



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00468/FUL

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Elliot McBurne

Part I - Particulars of Application

Date of Application: 24 May 2023

Application No: 23/00468/FUL

Proposal:	Change of use from a retail shop to chauffeur service with travel agency
Location:	7 Market Street, Heywood, OL10 1HT,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

1. The potential uncontrolled pick-up, drop-off and waiting of vehicles outside the chauffeur office on the busy A58 would interrupt the free flow of traffic and have a detrimental impact on road safety. This would have a detrimental impact upon the function and safety of a busy strategic highway. The proposal is therefore contrary to Policies DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.
2. The proposal does not provide a high quality design as no changes are proposed to improve the building. As the proposal does not take the opportunity to enhance the quality of the area this conflicts with DM1, P2 and P3 of the Core Strategy.
3. Due to the proposal's negative impact on highway safety the proposal cannot be considered to have a positive impact on the living conditions of neighbouring business owners, employees and their customers. The proposal therefore conflicts with policies DM1 and P3 of the adopted Core Strategy and the NPPF

Procedure Statement:

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued 14 September 2023

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.