

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01230/FUL

Name and address for correspondence:	Applicant name:
Mr Bruce Risk Walsingham Planning Brandon House King Street Knutsford WA16 6DX	EG Group Limited

Part I - Particulars of Application

Date of Application: 19 December 2023

Proposal:	The erection of a Petrol Filling Station inclusive of 4 Jet Wash Bays, 1 Roll Over Car Wash and 12 EV charging bays, the erection of 2no. Drive-Thru units (Class E) with circulatory routes and associated car parking, landscaping, installation of sub station and other works.
Location:	Land At The Junction Of Sir Isaac Newton Way, /Michael Faraday Avenue, Kingsway, Rochdale, OL16 4PS,

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 extent of the proposed main town centre uses in this location would be significant and insufficient assessment has been provided as to the impacts of these uses on any defined centre or planned investment in the creation of a new local centre at Kingsway Business Park. The proposal is therefore contrary to the NPPF and Core Strategy Policy E1.
- 2 The development of drive-thru restaurant units in the vicinity of Kingsway Park High School would fail to support healthy lifestyles and would therefore be contrary to policy C6 of the Rochdale Core Strategy 2016 and to the objectives of the adopted Rochdale Guidelines and Standards for Hot Food Takeaway Uses SPD (2017).
- 3 The proposed development of drive-thru café/restaurant and petrol filling station and associated retail store operating on a 24-hour basis would result in an unacceptable level of harm to the amenity of neighbouring residents arising from traffic noise and disruption, delivery vehicles, site operation, and loss of outlook. The proposal would

therefore be contrary to policy JP-P6 of the Places for Everyone joint planning document and policies DM1 and G9 of the Rochdale Core Strategy 2016.

- 4 The application is not supported by sufficient information to demonstrate that the proposed petrol filling station would not create an unacceptable risk of pollution to groundwater. Approval of the application would therefore be contrary to policy G8 of the Rochdale Core Strategy 2016.
- 5 The proposed development is not considered to achieve a high quality of urban design, failing to respond positively to the site context and neighbouring uses, and through the car dominated design failing to consider accessibility in the line with the sustainable transport hierarchy. The proposal would therefore be contrary to the NPPF, policies P3 and DM1 of the Rochdale Core Strategy 2016 and policy JP-P1 of the Places for Everyone joint planning document.

Procedure Statement:

Date Decision Issued 5 December 2024

Melanie Hale
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.