



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00283/FUL

Name and address for correspondence:	Applicant name:
Mr Ali Siddique Footprint Design Ltd Innovation centre Brunswick Street Nelson Nelson BB9 0PQ	Mr Z Mahmood

Part I - Particulars of Application

Date of Application: 23 October 2024

Application No: 24/00283/FUL

Proposal:	Change of use from existing first floor nightclub to 4no self-contained one bedroom flats. Ground floor restaurant to be retained.
Location:	Venus Lounge , 41 York Street, Heywood, OL10 4NN

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 proposal would have a detrimental impact on the amenity of the users of Flats 3 and 4, due to the close proximity of the flue serving the downstairs restaurant, depositing odour at first floor level. The resulting odour and air pollution would have a detrimental impact on the health and wellbeing of the users of the property. As such it is considered that the proposal is contrary to Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P6 of Places For Everyone Joint Development Plan, and the National Planning Policy Framework.

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

16 January 2025

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.

INFORMATIVE:

For the avoidance of doubt, the Decision Notice relates to the following drawings:

Location Plan

Proposed First Floor plan - A060_L(00)006 - 10/08/2023

Proposed Ground Floor Plans - A060_L(00)005 - 10/08/2023

Proposed Elevations A060_L(00)007 - 10/08/2023

Existing Elevations - A060_L(00)004 - 10/08/2023

Existing Plans - A060_L(00)003 - 10/08/2023

Existing Lower Ground Floor Plan - A060_L(00)002 - 10/08/2023