

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01455/FUL

Name and address for correspondence:	Applicant name:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	LEE MARTIN

Part I - Particulars of Application

Date of Application: 22 December 2022

Application No: 22/01455/FUL

Proposal:	Change of use from beauty salon to hot food takeaway (sui-generis)
Location:	327 Oldham Road, Rochdale, OL16 5JG,

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 An additional hot food takeaway within the Oldham Road at Royds Street West Local Centre would directly conflict with the requirements of Policy HF3 of the adopted 'Guidelines and Standards for Hot Food Takeaway Uses Supplementary Planning Document', resulting in an over concentration of hot food takeaways. The 20% threshold set for hot food takeaway uses at ground floor level within a local centre would be exceed and one non hot food takeaway use would separate two hot food takeaways. The cumulative impact of the number of hot food takeaways in this location would adversely affect the nature and character of Oldham Road at Royds Street West Local Centre to the detriment of its viability and vitality. The proposal is therefore contrary to Policies E1 and C6 of the adopted Rochdale Core Strategy, Policy HF3 of the Supplementary Planning Document 'Guidelines and Standards for Hot Food Takeaway Uses', 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 22 June 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.

For the avoidance of doubt, this decision relates to the following list of plans:

Site location plan

Existing & proposed block plans. Drawing no: 22.2894.21A

Existing floor plans & rear elevation. Drawing no: 22.2894.1B

Proposed details. Drawing no: 22.2894.20