



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00567/FUL

Name and address for correspondence:	Applicant name:
Mr Michael Chrich Meller Limited Meller Ltd, The Lace Mill 42 - 44 Derby Road Draycott Derby DE72 3NJ	Mr Mark Terry

Part I - Particulars of Application

Date of Application: 29 July 2024

Application No: 24/00567/FUL

Proposal:	Existing truck stop to be used as overspill parking/waiting area for operational vehicles together with the installation of bio-fuel tank, generator and LV Panel container including installation of 50 EV charge points
Location:	Truck Stop, Heywood Distribution Park, Pilsworth Road, Heywood, OL10 2TT

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 application has failed to definitively demonstrate through the submission of appropriate evidence that the development would successfully mitigate against the identified excessive noise levels caused by the development. For the above reasons the proposal would be detrimental to the neighbouring amenity of the residential dwellings to the north owing to the unacceptable noise levels generated by the development which would be contrary to the requirements of Core Strategy Policies DM1 and G9 and paragraph 198 of the NPPF.

Procedure Statement:

The development does not 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 27 February 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.