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Proposed Change of use Mitchell Mill

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Application Site

Mitchell Mill,
College Road,
OL12 6AE

Application Details:

Change of use of part property from B2 & B8 to 'E', Light Industrial (highlighted in light green)

Includes New staircase to elevation D and new first floor window to elevation.

This report takes into account the particular
Instructions and requirements of our client.
It is not intended for and should not be relied
Upon by any third party and no responsibility
Is undertaken to any third party.

Job number 115-WM

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1.0 INTRODUCTION

1. This planning application is submitted on behalf of Nu-fit Design Ltd for the conversion of Mitchell Mill from B2 & B8 to 'E', Light Industrial (highlighted in light green).
2. The aim of the application is to redevelop a currently redundant and dilapidated mill into a commercial viable asset enjoyed by both commercial tenants and future employees bringing jobs onto the area as well as a myriad of business that are paying business rates to the local authority.
3. The proposal seeks to retain the existing street scenes on all four elevations save for the newly installed spiral staircase to elevation D on the plans. Minor alterations to the fenestration on all elevations (new UPVC windows) will be proposed to be undertaken for EPC purposes.
4. The existing access points to the site will be retained.

2.0 SITE & CONTEXT

1. The site is located on college road near the centre of Rochdale.
2. The building were used for B8 & B2 uses with ancillary storage to the rear.
3. The financial viability of the mill has severely declined over several years with the business being sold to the current applicants in 2021.
4. The forecourt adjacent to the front elevation can be accessed by vehicles from College Road and provides 25No. off road parking spaces in a shared parking space of 50. It is proposed that these parking spaces will be used in conjunction with the proposed mixed commercial use being applied for.
5. The site lies within Rochdale Town Centre and possess excellent access to frequent bus services. In addition to a range of retail and commercial services the district centre contains amenities such as a medical centre (ash worth street surgery, and Dawes Family Practice), library (Riverside) and community centre (Sparth) as well as access to other facilities such as places of worship and housing within the adjacent area. The site is therefore ideally placed for mixed use refurb/change of use which will benefit the regeneration and renewal of the district centre and provide sustainably located commercial space within Rochdale.
6. The provision of sustainable located development is a keynote object which binds together national and local plan policy, particularly with regard to mixed use schemes such as the proposed development. The proposed development Will be entirely in accordance with this aim.

7. The commercial use on offer within the proposal will complement and enhance the viability and vitality of the district centre with development occurring on previously developed land. The proposed development therefore accords with the prioritisation given to recycling and efficient use of the application site, particularly when occupying a sustainable location.
8. The site currently has a negative impact on the town centre and surrounding locality, comprising an underused and quickly dilapidated building of unprepossessing appearance. The negative aspect of the site is accentuated by the sites prominent location. The proposed refurbishment representing the opportunity to enhance the beautiful setting of the districts antibody chain and sadly tissues Brownfield land into beneficial use.
9. The proposed refurbishment, in terms of its content and location, represents highly sustainable and appropriate development which is fully compliant with national and local plan policies.
10. The site was previously occupied by a tenant who left some years ago. Since that time the site has remained vacant, with exposed roofing and floor slabs and security vents including a somewhat sadly appearance. Redevelopment and refurbishment of the site will have a positive impact and provide the opportunity to enhance the appearance of the building oneself as well as the locality.
11. The proposed use which is being applied for is entirely appropriate for the use of the building and will reinforce the vitality and viability of the area. The proposed storage of light industrial chemicals at lower basement level is also appropriate at the site which lies well away from any established residential area as well as Rochdale centre itself, yet still providing the much-needed rejuvenation and regeneration of the area alongside the jobs that will create for the locality with established road and transport links to and from the site.
12. Detail design and refurbishment to be subject to resolve matters approval. However the intended proposal on the varied size of the commercial usage will be compatible with this part of the district centre.

3.0 BLENDING OF HYGIENE PRODUCTS, LOWER GROUND.

1. The tenant occupying at the lower ground floor in respect to the chemical cleaning manufacturer are experienced in the Chemical manufacture business for the past 25 Years. Historically they have operated a very successful manufacturing unit on Dodgson St, Rochdale under the name of Quat Chem Ltd which was well known to the RDA. Quat Chem did carry out more complexed manufacturing activity at the time involving Chemical reactions. Quat Chem were winners of some prestigious business export awards.
2. The proposed new venture at Mitchell Mill will consist of a simplified blending operation and a fewer product range.

3. Code 4828 applies to employers engaged in mixing, blending, compounding, packaging or bottling chemicals that are Not Otherwise Classified (NOC). Employers' operations that are subject to this classification do not manufacture any of the ingredients that comprise the chemicals, they receive the ingredients from others. Depending on the method the employer uses, chemicals are mixed with the use of machinery or by hand. Such products may be prepared by blending materials in the presence or absence of heat to produce a product. This classification includes sifting, grinding, pulverising, drying, liquefying, and blending ingredients with or without heat. Products are then filled in drums, containers, bottles or placed in packages and either shipped or delivered to the employer's customers by the employer's drivers or outside concerns.
4. The Blending area is in the lower ground area as colour coded on the plans submitted. No Chemical reactions or Processes will be carried out on site.
5. Activity will consist of 2 x 10,000lt bunded blending tanks. The bund wall is designed to hold circa 20,000lt to contain any spillages. All contaminants (floor washings etc) are captured / run into a sump tank. From here the water is tested for pH and solids levels
6. All raw materials will be segregated according to Health & Safety regulations and the storage quantities will be below the maximum allowed levels. Vast majority of raw materials are purchased in Plastic Packaging, hence cannot be damaged by damp or flooding. Any raw materials that are purchased in Fibre Kegs, will be stored elevated on racking above floor level.
7. All waste packaging will be collected by Licenced waste disposal firms.
8. Flammable materials will controlled & be ordered and used for blending on the day of delivery. Health & Safety & Environment Policies will be put in place.

4.0 IMPACT OF DEVELOPMENT ON THE PRIVACY AND AMENITIES OF EXISTING RESIDENTS AND FUTURE OCCUPIERS OF THE SITE

1. The proposal is sufficiently separated from the nearest residential properties to avoid adverse impact on the privacy and amenity of existing residents within the area (Mellor Street in the Sparth area as well as Holmes Street in the Spotland area. Residential property will not suffer undue disturbance from the proposal.
2. Vehicle servicing the proposal will use the existing site entrance from college Road, which also serves a number of other businesses. The additional use of the access will not have a significant impact on the community of residents nearby.
3. The proposal is considered appropriate within this district centre location. The site layout demonstrate the mixed use will be of sufficient size to provide satisfactory business performance and conditions which occupiers, with an adequate degree of privacy.

5.0 HIGHWAY/ACCESS CONSIDERATIONS

1. Detail design of the development of the subject reserved matters approval and will take into account the requirement to help and access to the retail/commercial units of persons with impaired mobility.
2. The provision of servicing to the rear tail/commercial units will be via the existing regular access to the site, situated off college Road. The entrance will be gated to provide a secure means of access to and from the site. The servicing your loss original supposed to enable vehicles to enter and leave in forward gear. These arrangements ensure servicing will come to station of the highway, avoiding congestion from on street parking outside frontage onto College Road.

6.0 SCALE

1. The proposal is contained within the existing building footprint.

7.0 APPEARANCE

1. The proposal retains the existing fenestration points with the minor alterations being to change the rotten timber windows with new UPVC windows with all the required emergency exit openers.

8.0 ACCESS AND SECURITY

1. The existing access points into the property from the rear elevation are to be retained. The entrances are in a prominent position and provide the required natural surveillance from the street as well as the shared car park.
2. All the proposed communal entrance doors will be fitted with video intercoms to maintain security by restricting access into the internal communal areas.
3. PIR activated security lighting will be positioned above all entrance doors to cover all areas of the property externally and internally.
4. All areas will be fitted with intruder alarms and communal CCTV system will be installed to cover access points and egress points, internal hallways, stairs and the grounds. Appropriate warning signs will be installed and the necessary Data Protection regulations will be complied with.

9.0 SUSTAINABLE DEVELOPMENT

1. Government guidance is set out in the national planning policy framework. The NPPF expresses a presumption in favour of sustainable development which is perceived as a golden pet within the planning systems. That's such sustainable development is viewed as performing economic, social and environmental roles.
2. The NPPF promotes the development of a strong and competitive economy. The guidance encourages sustainable economic growth and advocates planning polices which identify and address barriers to investment.
3. Overarching aim is to reduce the environmental sustainability impacts of our construction and refurbishment project and to have a minimum Display Energy Certification rating of 'D'.

4. The efficient use of an existing building represents the highest form of sustainable development. The property will be refurbished to a high standard to provide comfortable, energy efficient user space.
5. The proposal at Mitchell Mill has a significant refurbishment programme aimed at maintaining and enhancing the property and the environment it sits within. The contractors will work closely with Estates Development, proposed building users and external consultants to deliver on carbon and energy reduction targets, travel plan requirements, and water efficiency commitments.
6. A strategic approach to renewal and refurbishment of the site will play a key role in achieving our zero carbon target. This will involve a cycle of heating system renewal so we can begin reducing our reliance on fossil natural gas.
7. Decisions regarding building refurbishment and renewal are expected to be framed by what will deliver the best value and least environmental impact over the whole lifespan of the project; rather than a short term focus on lowest initial capital cost.
8. Below are some of the specific approaches, policies and standards that are guiding the proposals work on sustainable construction and refurbishment.

A: BREEAM

All new major new build and refurbishment projects are required to be certified as at least 'Excellent' using BREEAM (the Building Research Establishment Environmental Assessment Method). This is a comprehensive environmental assessment rating system for buildings, which includes aspects related to energy, water use, health and well-being, pollution, transport, materials, waste, ecology and management processes.

If BREEAM certification is not deemed appropriate, the design team must agree with Estate Management a method for measuring performance that is considered to be at least equivalent to a BREEAM 'Excellent' rating.

B: Heating and cooling policy

The proposal aims to provide a comfortable working environment for tenants and employees, while minimising carbon dioxide emissions and costs arising from the operation of heating and cooling systems. In particular we aim to minimise use of refrigerants that have high global warming potential.

C: Design & Standards Brief

The proposal requires their construction project teams to adhere to a Design & Standards Brief. This sets out a comprehensive set of design targets as well as requirements for demonstrating compliance. In particular refurbishment is expected to make intelligent use of form and fabric to reduce reliance on mechanical systems. For example daylight, natural ventilation, insulation and solar shading shall be exploited to reduce the energy demands from electric lighting, fans, heating and cooling systems.

D: Managing our buildings

The proposal aims to manage the property to promote environmental sustainability through its operations, its physical structures, and by enabling positive environmental behaviours. The owner has a commitment to maintain the grounds and buildings of the Mill in an environmentally sensitive way, from the planning and delivery of new projects to the chemicals used by the grounds maintenance teams.

10.0 CONCLUSION

The application demonstrates the appropriateness of the development in terms of the characteristics of the site and the surrounding area and with regard to compliance with planning policy. In particular the development will choose the following benefits:

1. Bring into beneficial use previously developed land occupying a highly sustainable location within Rochdale Centre.
2. Provide a commercial use to enhance the vitality and viability of the district and going to be towards the region regional renewal of the centre.
3. Provide development that will enhance the environment of the district centre and the surrounding area.
4. Provide development that links the commercial area with other existing amenities and improve access and movement within the district centre, increasing the legibility, job creation and functional purpose of the centre.
5. Provide commercial accommodation within a highly sustainable location of Rochdale.
6. Provide development that respects and is a part of the character of the district centre and surrounding area.
7. Provision of development that makes efficient use of available land whilst avoiding adverse impact on the privacy and tenancies of existing tenants.
8. Provision of development that will not be of detriment to highway safety considerations.
9. Provision of commercial development by satisfactory tenancy arrangements for future occupiers.

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