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Legal & Corporate Communications

Planning Statement

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Application Site

Land at South West of Caton Street,
Rochdale
OL16 1QJ

Application Details:

New build single storey M.O.T garage shed..

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 new build off Caton Street to house a existing and successful car mechanic business.
2. The aim of the application is to redevelop a currently redundant and dilapidated piece of land 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 unit. 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 and as per the drawings submitted.

2.0 SITE & CONTEXT

1. The site is located Caton Street near the centre of Rochdale.
2. The roads adjacent to the front elevation can be accessed by vehicles from Drake Street and provides a number of off road parking spaces in a shared parking space. It is proposed that these parking spaces will be used in conjunction with the proposed commercial use being applied for.
3. 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 (Nye Bevan), library (Riverside) and community centre (Castlemere) 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 / new build which will benefit the regeneration and renewal of the district centre and provide sustainably located commercial space within Rochdale.
4. 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.
5. 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.

6. The site currently has a negative impact on the town centre and surrounding locality, comprising an underused and quickly dilapidated piece of land 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.
7. The proposed refurbishment, in terms of its content and location, represents highly sustainable and appropriate development which is fully complaint with national and local plan policies.
8. The site was is being occupied by a series of fly tippers who have left their calling cards on numerous occasions including. The site has remained vacant, with exposed overgrown grass and weeds 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.
9. 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 usage 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.
10. 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 THE DEVELOPMENT PROPOSAL.

1. The applicant has been advised by the VOAS that the building needs to have the benefit of aN approved planning application to be family licensed, hence the submission of the planning application.
2. The formal MOT test takes approximately 35 to 45 minutes and during that period the vehicles engine only needs to be run for 45 minutes at a time..
3. The station is intended to be operated on a pre-booked appointment only.
The appointment to being available on an hourly basis. The facility will only have the capacity to create one car at a time, consequently the provision of hourly appointments only. Bearing in mind that all kinds of mechanical issues will also be dealt with on site when MOT is are not being undertaken.
4. Customers will be required to either wait during the MOT test I'll collect the car shortly after conclusion and before the next appointment. They are more than welcome to wait in the office that is also being proposed as part of the new build.

5. Internal facilities to be installed include a hydraulic lift and all the associated internal testing facilities required to comply with and undertake the MOT test.

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. Residential property will not suffer undue disturbance from the proposal.
2. Vehicles servicing the proposal will use the existing site entrance off Drake street, 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.

6.0 SCALE

1. The proposal is contained within the proposed building footprint as per the plans.

7.0 APPEARANCE

1. The proposal is in line with all neighbouring commercial units operating within the area albeit 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 policies 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 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.

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.
10. Notwithstanding the fact that, as an MOT testing station and in the money that was the proposal is to be a pretty significant internal areas of the building will be used as access and parking as per the plans submitted.
11. With a low traffic generation of two vehicles an hour (one in for MOT and one out after completion of MOT, similarly with any mechanical fixtures) it is clear that the nature of the shoes and its traffic generation will be de minimus and therefore will have no material impact on normal traffic flows along the adjacent roads.
12. The application demonstrates that it fully meets its parking requirement and therefore no adverse impacts will arise on those existing parking facilities on the general level of parking experienced in the area.

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