

Planning Statement

for

Erection of 1 b2/ b8 industrial building

at

**Cown Top Lane
Rochdale
Greater Manchester**

client

Supashed

January 2023

1.0 General

This statement has been prepared to accompany an application for full planning permission to Rochdale Borough Council for the erection of a new b2/ b8 industrial building at Land Off Cowm Top Lane, Rochdale, Greater Manchester.

The statement should be read in conjunction with the following drawings by Campbell Driver Partnership:

- OS plan - 22.113.001B
- proposed site plan - 22.113.002F
- proposed plans and elevations - 22.113.007C
- existing site plan - 22.113.008B
- proposed site sections - 22.113.009A
- 22.113A design and access statement
- 22.113 energy and climate change adaptation statement

And the following supporting documents by others:

- Arboricultural impact assesment - Bowland Tree Consultancy
- Arboricultural constraints appraisal - Bowland Tree Consultancy
- Extended Phase 1 Habitat Survey - Rachel Hacking Ecology
- Transport Statement - Mode
- Air Quality Assessment - Miller Goodall
- Noise Impact Assesment - Miller Goodall
- Crime Impact Statement - Greater Manchester Police
- Phase 1 Geo-Environmental Assessment - Paul Waite Associates
- Proposed Drainage Strategy - Paul Waite Associates
- Proposed Impermeable area - Paul Waite Associates
- Existing Greenfield Areas - Paul Waite Associates
- Greenfield Run-off Analysis - Paul Waite Associates
- Site Location Plan - Paul Waite Associates
- Drainage Attenuation Storage - Paul Waite Associates

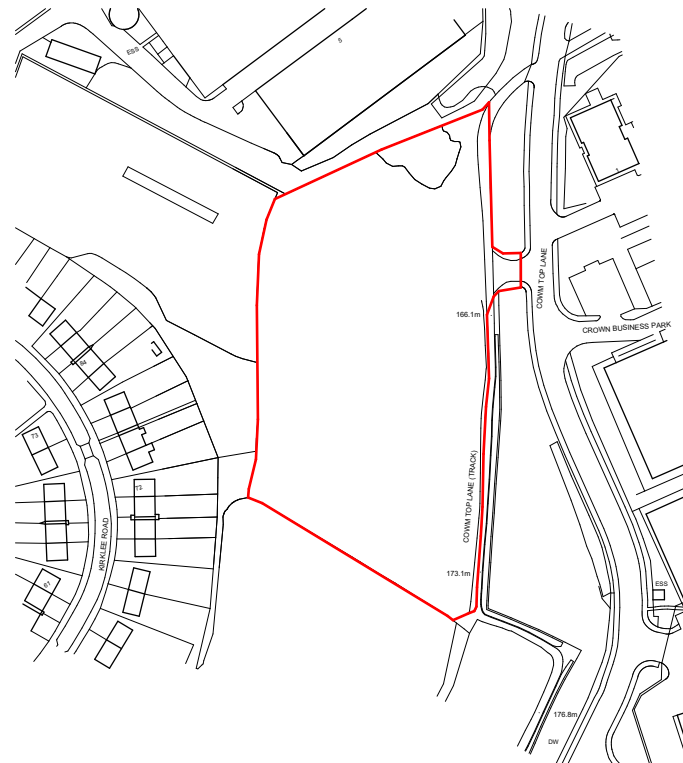
2.0 Site

2.1 Location

The site is located off Cowm Top Lane in Rochdale, Greater Manchester. The site is highlighted in drawing 22.113.001A by a red outline.

2.2 Site History

The surrounding area to the site has been subject to numerous planning applications for the erection of b2/b8 units for the crown business park area. The last application for the adjacent site was for a b8 industrial unit in 2018.



3.1 Existing usage

The site is currently vacant open space land

3.2 Proposed usage

The proposed usage of the land will be for a new b2/b8 industrial building split into 3 industrial units.



4.0 National Planning Policy

National Planning Policy is included in the National Planning Policy Framework (NPPF). The policies deemed as relevant to the proposal are listed below.

4.1 Section 2 - Achieving Sustainable Development

Section 2 highlights in paragraph 7 how

'The purpose of the planning system is to contribute to the achievement of sustainable development'

The sustainable development is achieved through having an economic objective, a social objective and an environmental objective as described in paragraph 8. This application is in principle for a new site for the creation of 3 x 'starter' units for commercial use designed to be flexible to suit any potential occupiers requirements creating an attractive proposal for either new businesses or smaller branches of established businesses. The second social objective is orientated towards housing developments of which this site has not been designated in any previous applications. The environmental objective is achieved using sustainable building practices as well as new landscaping that is proposed across the site to remedy disruption caused by previous land filling and land tipping on the site.

The most relevant paragraph within this section is paragraph 11 which states that plans and decisions should apply a presumption in favour of sustainable development.

4.2 Section 6 - Building a Strong Economy

Section 6 states in paragraph 81 that

'Planning Policies and decisions should help create the conditions in which businesses can invest, expand and adapt'

With no end user currently in place this proposal has an element of flexibility that more bespoke units do not, allowing for various businesses to occupy the units and for the occupation by different future tenants in the instance of relocating of any businesses that occupy the units. This flexibility in particular enables the units to become a strong foundation for early stages of a businesses development within the local economy.

4.0 National Planning Policy

4.3 Section 9 - Promoting sustainable transport

Section 9 highlights in paragraph 104 how

'Transport issues should be considered from the earliest stages of plan-making and development proposals'

From the early stages of this development Mode Transport consultants have been contacted and their input and analysis of the proposal can be seen in the transport statement.

4.4 Section 12 - Achieving well-designed places

Section 12 highlights in paragraph 126 how

'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'

In particular paragraph 130 highlights how the proposal should be sympathetic to the local character and surround built environment. The proposed unit follows similar design principles to the neighbouring units utilising vertical and horizontally laid profiled cladding broken up with flat cladding panels. The use of darker tones to break up the lighter cladding will also provide a distinctive look for the unit in comparison to those surrounding.

4.5 Section 15 - Conserving and enhancing the natural environment

Section 15 highlights in paragraph 174 how

'Planning policies and decisions should contribute to and enhance the natural and local environment'

Accompanying this application is an extended phase 1 habitat survey which explains in detail the current conditions and the potential impact the development would have as well as recommendations for mitigating any negative impacts. This in addition with the Arboricultural Impact Report will form the basis for a detailed and appropriate landscaping plan that will enhance the local area and mitigate any impact from the development.

5.0 Local Planning Policy

Local Planning Policy is detailed in the Rochdale Adopted Core Strategy that was adopted in October 2016. The following policies were deemed as relevant to the proposal:

5.1 SO1 - To deliver more prosperous economy

Strategic objective 1 relates to the councils focus on identifying quality employment sites and improving the boroughs image to attract investment.

5.2 SO3 - To improve design, image and quality of place

Strategic objective 3 relates to raising the quality of design and promoting sustainable development.

5.3 SO4 - To promote a greener environment

Strategic objective 4 focuses on ensuring that development is energy efficient and contributes to carbon reduction.

5.4 SD1 - Delivering sustainable development

This planning policy highlights how the council will take a positive approach that reflects the presumption in favours of sustainable development contained in the National Planning Policy Framework.

5.5 SP1 - Rochdale boroughs role in the city region

This policy highlights how Rochdale Borough will contribute to the success of the Manchester city region by delivering investment that meets the national and sub regional objectives for employment growth.

5.6 SP2 - The Spatial strategy for the borough

This policy highlights how investment, developments and improvements will be focused in targeted areas. This site currently falls within the Crown business Park economic growth corridors and areas.

5.7 SP3/R - To promote a greener environment

Strategic objective 4 focus on ensuring that development is energy efficient and contributes to carbon reduction.

5.8 E2 - Increasing jobs and prosperity

This planning policy highlights how Crown Business Park provides high quality sites with good access to the motorway network and public transport facilities.

5.0 Local Planning Policy

5.9 E3 - Focusing on economic growth corridors and areas

This planning policy highlights how Crown Business Park should be promoted as an area available for B1, B2 and B8 use.

5.10 P1 - Improving image

This planning policy highlights how high-quality design is required in all developments especially those on main transport corridors of which the site is adjacent to.

5.11 P3 - Improving design of new development

This planning policy highlights how all new development including associated landscaping regardless of location must adhere to high standards of design. ensuring developments are well proportioned and contribute positively to the townscape.

5.12 G1 - Tackling and adapting to climate change

This policy indicate ways in how the council will ensure growth does not increase CO2 emissions with a particular point of promoting the efficient re-use of buildings. Despite this proposal being for a new building it is designed with reuse for multiple future occupiers in mind.

5.13 G2 - Energy and new development

This policy indicate how great emphasis will be put on energy demand reduction and energy efficiency in new developments.

5.14 G7 - Increasing the value of biodiversity and geodiversity

This policy highlights how no development should result in a net loss of biodiversity in the borough. This will be ensured throughout the development through the implementation of a detailed landscape scheme informed by environmental and arboricultural assessments already undertaken on site.

5.15 G9 - Reducing the impact of pollution, contamination and land instability

To combat any issues of contamination on land a detailed phase 1 desk study has been compiled with recommendations for further phase 2 investigations once the application has been approved to better inform of current ground conditions and suitability.

5.16 T1 - Delivering sustainable transport

The submitted transport statement outlines how the proposal will have a low impact on the local highway network.

5.17 DM1 - General development requirements

This policy highlights how proposals should be compatible with surrounding land uses. Due to the site being part of the Crown Business Park the industrial proposal should be seen as suitable for the site.

6.0 Summary

The proposed development should be approved due to it complying with all the relevant planning policies. At its core the proposal is for a flexible trio of industrial units that can be reused by various tenants to suit their needs. It is within an existing industrial site and will improve upon the derelict land that has been the site of land tipping in recent times. The development will also create minimal levels of disruption to established transport networks as well as no significant impact towards air and noise quality in the area.