

Planning Statement

Land adjacent to Unit 1

Exmouth Street

Rochdale

OL16 4SX

Erection of a Storage Building Consisting of 3 Units and Installation of Boundary Treatment Consisting of Paladin Fencing.

January 2024

Building Design Services (BDS)

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1.0 INTRODUCTION

- 1.1 This planning statement is submitted by Building Design Services on behalf of the applicants who own and manage the vehicle repair shop at Unit 1, Exmouth Street, Rochdale. A large portion of the site is unused and open. The site is of poor quality and has been empty for at least the past 10 years. It is unsightly and does get fly tipped often. The land is in a useful position for development which will result in an enhancement and better use of the land.
- 1.2 In the past Rochdale's local economy has underperformed in comparison to Greater Manchester and the rest of the north-west with low levels of employment and high levels of unemployment. Rochdale is therefore looking to widen its employment base, with an increase in the range and quality of jobs in the borough and improved access to jobs outside the borough. There are significant opportunities within the borough to achieve this over the next 15 years.
- 1.3 A more prosperous local economy, which is diverse, competitive, sustainable, and lower carbon, is essential to the success of Rochdale borough. It can help to:
- Create the right environment for more successful and healthier communities;
 - Attract more inward investment;
 - Create a greener environment;
 - Provide more resources to improve services, facilities and quality of life; and
 - Improve the image of the borough as a destination of choice for businesses.
- 1.4 The applicant would like to work with the Council in order to secure approval for the proposed use.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site relates to a small open piece of land located off Exmouth Street adjacent to Hughtrede Street in Rochdale. The land has stood empty for a number of years. The site is relatively flat and has recently been cleared. It is evident this is not a greenfield site and has in the past been extensively used by the vehicle repair unit to store cars, however, those cars have been cleared to make way for the proposed development.
- 2.2 The entrance into the site is from from Hughtrede Street. Trees are positioned surrounding the site, although outside of the red line boundary. The site has recently been bound by palisade fencing 1.8m in height to provide security.
- 2.3 The surrounding area is of mixed use with a residential dwelling (No.4 Exmouth Street) and a repair garage to the north as part of a small terrace block. The backs of terraced dwellings are located to the west along Oldham Road. To the east of the site boundary runs Sudden Brook with allotment gardens beyond. A small residential development is under construction to the south fronting Broad Lane.
- 2.4 The UDP Proposals map shows that the site is unallocated but in the defined urban area. Rochdale Town Centre is located approximately 1.22km to the north. The main road leading to the site is Oldham Road which is easily accessible.



Above: The site is located adjacent to Hughtrede Street and accessed off Exmouth Street. The surrounding area consists of a mixture of uses.



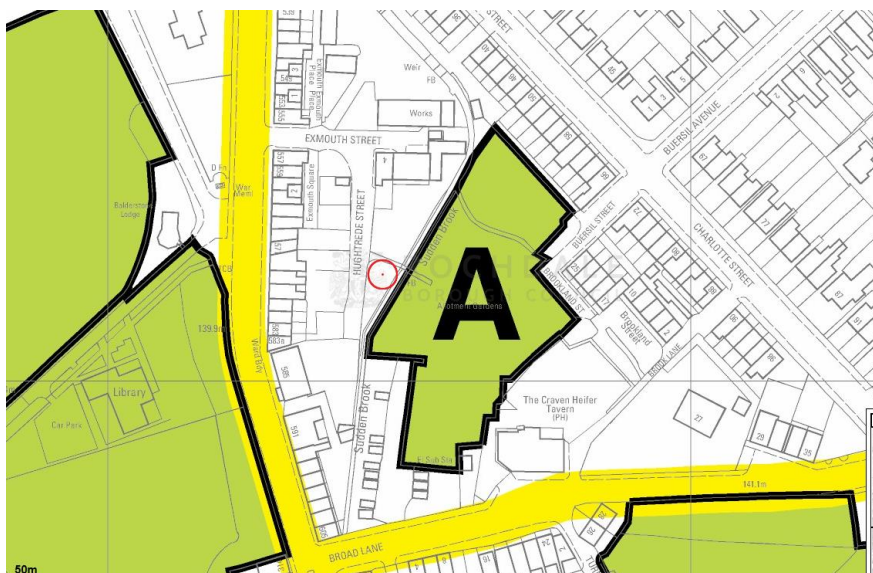
Above: Image above shows the proposed site with the vehicle repair garage in the foreground an the rear elevation of the residential dwelling.



Above: Image above taken from the existing vehicle repair garage looking down the proposed site

3.0 PROPOSED DEVELOPMENT

- 3.1 The applicant is applying for planning permission to erect a storage building on site consisting of three units. The current state of the land poor and is fly tipped regularly. The proposed building will be designed to complement the area, will be easily accessible and make good use of the site in this mixed use location.
- 3.2 The storage unit in total will be 34m x 6.4m. The height will be 3.2m to eaves and 5.5m in total height to the ridge. The building will be split into three separate storage units that would be let out to local businesses or individuals for them to store stock/household goods etc. The units will provide secure storage. The building will not have any windows, a roller door would be provided for access to each unit. Internally a WC and small tearoom would be provided.
- 3.3 The building would be built from blockwork and red brick just above ground level with corrugated sheeting above. The roof would also be of metal sheets. The design and build have been kept simple.
- 3.4 Access will remain from Hughtrede Street, as such the entrance would be the same as existing. A further entrance exit would be positioned to the south of the site for ease. Of use of the site. Seven parking spaces will be provided to the front and sides of the storage building, this would also provide parking for the existing vehicle repair Unit at the site.
- 3.5 There are no trees or bushes on site that would be negatively affected by the proposed development. No trees in the surrounding area will be impacted by the construction of the units.



Above: The Councils UDP Plan above shows Protection of Allotments to the east of the site. The site itself is the urban boundary with no specific designation.

4.0. INVOLVEMENT

- 4.1 No formal pre-application advice in this instance has been sought from the Council given the size of the development. The scheme put forward is an acceptable proposal proving quality storage in this area.
- 4.2 Paragraph 39 of the NPPF states;
- “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”.
- 4.3 This planning Statement has been submitted as part of this planning proposal to provide a reasoned justification of the proposal using local and national planning policy and guidance.
- 4.4 The issues of Highways safety, amenity of the surrounding area, design and the principle of the development are taken into consideration in the assessment below.

5.0 HISTORY

5.1 A history check has been undertaken which has revealed the following planning history for the site;

[Change Of Use Of Premises To Light Industrial \(Class B1\) Business Use With Part Conversion And Change Of Use To Form Dwelling And Erection Of Single Storey Extension To Form Store](#)

Buersil Works Exmouth Street Balderstone Rochdale

Ref. No: 92/D28658 | Received: Tue 29 Sep 1992 | Validated: Tue 29 Sep 1992 | Status: Decided

[Erection Of 2.0 Metre High Fence](#)

Land Adjacent To Hughtrede Street Off Exmouth Street, Rochdale

Ref. No: 90/D24660 | Received: Tue 09 Jan 1990 | Validated: Tue 09 Jan 1990 | Status: Decided

[Private Garage.](#)

Exmouth Street Yard Balderstone Rochdale

Ref. No: 86/D19909 | Received: Sat 25 Oct 1986 | Validated: Mon 10 Nov 1986 | Status: Decided

6.0 RELEVANT PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 Rochdale's Core Strategy was adopted in July 2016 and is the key Development Plan Document. It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long-term strategic policies for Rochdale's future development and will form the framework that planning applications will be assessed against.
- 6.3 The Core Strategy seeks to deliver sustainable development and growth in accordance with the objectives of the National Planning Policy Framework (NPPF). It aims to increase investment in the borough and to make it a more prosperous place by 2028. The Core Strategy will have a major role in guiding the regeneration of the borough, building on the investment that has already taken place in some areas and identifying where to focus on next.

- 6.4 The following Local Plan policies have relevance to the proposal:

DM1 GENERAL DEVELOPMENT REQUIREMENTS

- P2 PROTECTING AND ENHANCING CHARACTER, LANDSCAPE AND HERITAGE
- P3 IMPROVING DESIGN OF NEW DEVELOPMENT
- E2 INCREASING JOBS AND PROSPERITY
- G9 REDUCING THE IMPACT OF POLLUTION
- T2 IMPROVING ACCESSIBILITY

Saved Unitary Development Plan (UDP) Policies:

G/D/1 DEFINED URBAN AREA

NPPF (2021)

6.5 The NPPF clearly states ‘that the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7). Paragraph 10 confirms that ‘in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development’. Paragraph 11 states that a presumption in favour of sustainable development is at the heart of the NPPF. It goes on to say that ‘for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.6 Paragraph 81 of the NPPF states:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”.

6.7 Paragraph 83 of the NPPF states that Planning policies and decisions should: recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

6.8 Paragraph 124 of the NPPF states:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

- 6.9 Paragraph 130 of the NPPF, advises that Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.10 Paragraph 111 of the NPPF states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.11 The general perspective of the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

National Planning Practice Guidance (NPPG)

- 6.12 The government published its NPPG on 6 March 2014. This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

7.0 ASSESSMENT

- 7.1 The three storage units proposed would be located within the defined urban area. Policy E2 of the Councils Core Strategy is relevant and which states 'We will ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation and retention of successful businesses and increase the number and quality of jobs to create a more prosperous lower carbon economy'.
- 7.2 The application site is Defined Urban Area as allocated under the Rochdale Unitary Development Plan. As such policy G/D/1 is relevant to any applications on the site and this establishes that development should be located in the urban area so as to support urban regeneration and protect the countryside.
- 7.3 The proposed erection of three storage units would make use of a site which needs investment and one that needs bringing up to a good standard for the storage of goods. The site is disused and not looked after, it generally appears tired and unloved. The investment would bring the site back to a suitable functional use and where it would not have a negative impact on the surrounding area. Much needed additional covered storage space is also required for the existing repair garage at the site.
- 7.4 The site is well located in relation to small- and large-scale storage and general industrial uses on the fringes of the town centre as well as bringing employment in an urban area so as to support urban regeneration.
- 7.5 The proposal would provide good quality accessible, dry and modern storage units which is much needed in this inner urban area. It would enhance the character of the area by making good use of existing land, it would consider the needs of the local community, protect the surrounding built environment and provide the future occupiers with services within walking distance and reducing the need to travel long distances to other units.
- 7.6 The effect on residential amenity by reason of noise or other nuisance would be minor given its location, the amount of use the storage units would generate and amongst other similar uses, the sites existing use, and by virtue of its location in the regional centre.
- 7.7 It is also considered that the proposal would not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure. Highways safety is further discussed in the relevant section below.
- 7.8 In respect of part of the above policies, the area is predominantly mixed-use and the proposed units would be amongst existing commercial buildings at the site. The proposal is not therefore considered to have a negative

impact on the character of the area. The site is also located in a sustainable area with good access and facilities and which makes efficient use of the land whilst delivering an appropriate use for the site.

- 7.9 In light of the above it is considered that the principle of providing a storage units at the application site is acceptable.
- 7.10 **Policy DM1 of the Core Strategy sets out a number of basic planning considerations that apply to all development. Further to this, paragraph 67 of the NPPF, containing the core planning principles, advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.**
- 7.11 **Policy G9 of the Core Strategy sets out that the Council will seek to reduce all forms of pollution by requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.**
- 7.12 It has already been established above that the principle of providing storage units at the site is considered acceptable, consideration should also be given to the previous use of the site which was probably storage or industrial and not residential use. The area is established as mixed use, and the proposal would therefore be in keeping with existing land uses around the area. It is however important to ensure that the proposal would not impact unduly on matters such as noise and other pollution effects, with regards given to the impact of the development upon existing surrounding properties.
- 7.13 In relation to noise it should be acknowledged that there would be some noise from neighbouring commercial land uses as well as from road noise. However, the site has been used previously for external storage. Because of its previous use and location with an existing vehicle repair garage at the site, the noise from the proposed use is not considered to have a significant impact on the amenity of neighbouring occupiers or from external noises.
- 7.14 The unit doors would also be positioned a considerable distance from the residential properties along Oldham Road where the impact of the units from noise would be minimal on those properties. The intensity of use of the units is also considered to be minimal as storage.

- 7.15 The proposed building will be positioned facing the rear windows of the properties on Oldham Road. About 26m metres would remain between the rear elevations of the terrace and the proposed building. The proposed building would not be overly tall and will keep a sufficient distance between buildings in this close-knit location.
- 7.16 The proposed development would provide good sized storage units that would be expected to be provided for businesses and individuals within this area. the proposal would be compatible with the density and character of the surrounding development.
- 7.16 In light of the above, it is considered that the development would provide good quality storage units and building, so as to protect neighbouring residents from any excessive levels of overshadowing and/or loss of privacy and a good standard of living accommodation. The application is therefore acceptable in this respect and would meet with the expectations of Policies along with the relevant requirements of the National Planning Policy Framework.
- 7.17 **Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.**
- 7.18 **Paragraph 130 of the revised National Planning Policy Framework states that ‘decisions should ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’.**
- 7.19 The surrounding buildings consist of a mixture of materials including red brick and render. The development of the site would enhance the area by the clean up of the site. The proposed building would be simple in form and design. The shape would be rectangular with a low-pitched roof design. The size of the building would be proportionate in the area and overall size of the site.
- 7.20 The external materials used for the building would be red brick at lower levels and metal sheeting above with a dual pitch style roof. The brick used would match the neighbouring residential dwelling. The proposed boundary treatment consisting of 1.8m high palisade fencing would be transparent from distances and of a good quality design in this residential location, it would complement the area and also provide security for the site.

- 7.21 Overall the proposed building would be a vast improvement to the existing visual appearance of the site and would enhance the area considerably. The design of the unit doors can be confirmed, and a condition attached if necessary. As such, given the size, design and use of materials there would be used no detrimental impact on the surrounding area.
- 7.22 In light of the above, the proposal would result in no undue harm to visual amenity and would improve the overall character and appearance of the area and the street scene. The application would therefore accord in this regard with policies, the NPPF and SPD.
- 7.23 **Policy T2 of the adopted Core Strategy relates to accessibility and Policy DM1 requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.**
- 7.24 The current site has been used for parking scrap/redundant cars for some time; however, the proposed development would not be as intensive by comparison. The site is located close to local centre and industrial areas and the town centre of Rochdale and therefore in an accessible location. Seven parking spaces would be provided, and the existing access will be used, and further access/exit introduced to the south of the site.
- 7.25 Vehicles loading goods from the units would be able to reverse into the units within the site. This is a quiet area where the impact of the development would be very low. Also, Hughtrede Street is not a through road at this location.
- 7.26 No large vehicles would be used as part of the development. The number of car parking spaces provided would meet the requirement of the Core Strategy Parking Standards which is 1 car parking space per 100square metres. The units in total would provide 217 square metres of storage space. The parking provided would be sufficient provision for a development of this size in a location as sustainable as this (close to the main town centre and major bus route). In addition, 1 space per 60msq should be provided for B2 General Industrial Uses, this would be for the vehicle repair garage. As such four parking spaces are justifiable.
- 7.27 It should be noted that the Parking Standard is a maximum parking standard, and in this instance an over provision is being provided.



Above: The existing entrance into the site is to be retained.

- 7.28 It is not expected that this proposal would impact negatively upon the surrounding highway network.
- 7.29 Bin storage would be provided along the back of the yard area and would be brought to the front where refuse would also be collected from.
- 7.30 Given the details, it is considered the proposed development can safely be provided without resulting in harm to pedestrian and highway safety. The proposed development as demonstrated would be in accordance with Policies T1 and T2 of the Councils Local Plan and the NPPF where the proposal would not have a severe cumulative impact to warrant refusal of the application.

8.0 CONCLUSION

- 8.1 It has been demonstrated that the proposed development can be carried out in full compliance with the Councils policies in the Local Plan and the National Planning Policy Framework. The development would provide good quality storage units which would bring a positive contribution into the local area of Rochdale without creating a significant detrimental impact on the amenity of the local occupiers and residents.

APPENDIX