

Former Heritage Caravan
Park, Walpole Street,
Rochdale, OL16 2AU

Planning Statement

Revision /
26th March 2023

**SOLID
VOID**

This Design and Access Statement has been prepared by Solid Void on behalf of Hallmark Developments (North West) Ltd to supplement a planning submission for a Full Planning Application at the former Heritage Caravan Park. The land (2153sqm) is currently vacant and surfaced in tarmac, with utilities connections, and is abounded by 850mm high brick walls with brick piers and railings above. The proposals seek permission for a new industrial building (Use Class E(g)(iii)) which will be internally subdivided into 3no. smaller 262sqm (2819sqft) units.

The applicant recently acquired ownership of the application site, which they now propose to incorporate into the larger, adjacent, Heritage Business Park; having owned that site since 1989. The intention is to remove the existing palisade fence which presently subdivides the land, lock/stop access into the site via the existing vehicle gates on Walpole Street and ensure that a single point of access is only provided into the site via Chichester Street. This will not only improve security but will ease vehicle movements within the site, reduce reliance on Walpole Street and thus improve highway safety.

In 1988 both parcels of land (Heritage Caravan Park and Heritage Industrial Park) were under the same ownership and the architects, Cooper and Jackson, secured a full planning consent for 4no. industrial units to be erected on the land. However, the owners separated through divorce and as such, the land became separated. The owner of the larger land portion executed the planning permission and built 3 of the 4no. units they were able to facilitate, but the remaining unit wasn't built out by the other landowner.

Solid Void understands that the completion of the 3 industrial units, does not mean the permission for the 4th is extant, by virtue of the fact that the application site has been used as a caravan park for several years and brought into an alternative use.

However, this planning permission in effect, seeks to refresh the permission that was established on this land 38 years ago, and barring any significant changes to planning policy, we believe that the council should support this application as it will bring the site into beneficial use, improve employment opportunities within the borough and complete a development that has remained piecemeal for nearly four decades.

The red line site area straddles two defined areas of planning policy under the Rochdale Local Plan. The policies are as follows:

- **G/D/1** – Defined Urban Area
- **EC/3** – Employment Zone

The proposed new industrial building (use class E(g)(iii)) is compatible with the Rochdale Local Plan.