

Development Management
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Our ref EKPS/221201/JK

Neo
9 Charlotte Street
Manchester
M1 4ET

Submitted via the Planning
Portal

www.euankellie.co.uk

07 August 2023

Dear Sir or Madam,

Application of Full Planning Permission: Fieldhouse Industrial Estate, Fieldhouse Road, Rochdale, OL12 0AA (Planning Portal Reference: PP-12342098)

On behalf of our client Bizspace, please find enclosed an application for Full Planning Permission for the Demolition of units D8, F13 and F14-15 within the Fieldhouse Industrial Estate.

Background

The application site relates to the Fieldhouse Industrial Estate, which comprises of a large collection of industrial buildings of varying size, age and construction surrounded by hardstanding. Amongst these is a brick-built former Victorian Mill, which features on the Council's local list of non-designated heritage assets. The southern end of the estate is populated by a series of smaller buildings that have been assembled over time (See **Figure 1**) and which include the following:

- Unit F13 – linear in plan and topped by a pitched roof, this single-storey, brick-built structure adjoins Units F12 and F14-15. The building measures 211sqm in size (See **Figure 2**, overleaf).
- Units F14-15 – A mid-twentieth century building that has a square footprint and provides 870sqm of floor-space over two floors (See **Figure 3**, overleaf).
- Unit D8 – This single-storey metal-clad building runs alongside the site's eastern boundary and tapers in footprint at its southern end. It is topped by three dual-pitched roofs and covers an area of 721sqm (See **Figure 4**, overleaf).



^ Figure 1 – Aerial Overview



^ Figure 2 – Unit F13



^ Figure 3 – Unit F14-15



^ Figure 4 – Unit D8

All of the units described and shown above are considered to be in 'general industrial' use (Class B2), however they are in a poor state of repair and have become surplus to requirements in the context of the wider Bizspace estate and the operations that are undertaken there.

In August 2022 prior approval was sought from the Council (ref. 22/00361/DEM) for the demolition of Units D8, F13 and F14-15. However, this was refused in September 2022 for the following reason:

"The buildings have been identified as unsafe and uninhabitable. Insufficient information has been provided for the reason building units F13 and F14 - F15 are considered to be unsafe and uninhabitable. Additionally, no details have been provided as to whether it is practicable to secure safety or health by works of repair or works for affording temporary support. As such the application fails to comply with paragraph B.1 (a) of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)."

The Proposed Development

Buildings for Demolition

Extent of Ownership

^ Figure 5 – Demolition Plan

- **Unit F13** has already partially collapsed and is in a condition where further collapse is imminent. Collapse could have catastrophic consequences, with part of the building supporting a live gas main and the building also being next to a road. Repair is not viable given that the building is already partly collapsed and it has been recommended that demolition is undertaken as a matter of urgency.
- **Unit F14/15** is in a very poor condition with a failed roof covering, which is flooding the floors below. This flooring has caused the concrete frame to spall and expose rusting reinforcement, many of the terracotta blocks have spalled and have fallen into the space below.
- **Unit D8** is a dated industrial warehouse, which has been fire damaged.

Images demonstrating the poor condition of the Units to be demolished can be seen in **Figures 6-8** below, and also within the Appendices that support the Building Condition Report.



^ Figure 6 – Unit F13



^ Figure 7 – Unit F14-15



^ Figure 8 – Unit D8



Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.

At the local level the relevant policies are those set out in Rochdale's Core Strategy, which was adopted in October 2016.

Policy E2 (Increasing Jobs and Security) of the Core Strategy states that the Council 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. To do this the Council will:

- Protect those existing employment zones and employment (B1 - B8) sites outside employment zones which are most suited to continued employment use. Uses other than employment will be permitted where it can be demonstrated that they would be more appropriate.

It is clear from the survey commentary and accompanying photography contained within the Condition Report that the buildings to be demolished currently make no meaningful contribution to the employment offer within the Industrial Estate or the Borough as a whole. Furthermore, the Report goes on to demonstrate that it would not be viable to try and renovate each of the buildings.

In any event, the wider Bizspace estate will continue to function as an employment site, with the demolition works having no direct effect on employment numbers. Indeed the demolition works would actually have a positive impact in so far as they will allow the estate to operate in a safer and more efficient manner.

For these reasons, the application is considered to be in compliance with Policy E2 of the Core Strategy.

Supporting Plans and Documents

The following information has been submitted via the Planning Portal in support of the planning application:

- Planning Application Form and Certificate A.
- Demolition Plan (Rev A) Fieldhouse Industrial Estate
- Building Condition Report Rev: 0 – Roger Hannah, 23 March 2023
- Existing Elevations – Drawing No. 3392 05 Rev: A
- Proposed Elevations – Drawing No. 3392 06 Rev: A
- Asbestos Demolition Survey Ref. HCA02246 Version 1 – Home Counties Asbestos Ltd., 17 April 2022
- Asbestos Demolition Survey Ref. HCA02250 Version 1 – Home Counties Asbestos Ltd., 06 April 2022
- Method Statement – ST Demolition and Groundworks Ltd. 03 August 2023
- Preliminary Roost Assessment and Nocturnal Bat Survey Report – e3p ref: 80-955-R1-1, dated 10 August 2022.

Payment of the required Planning Application Fee of £532 (comprising application fee of £468 and Planning Portal administration fee of £64) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012) has been made via the Planning Portal.

We would be grateful if you could confirm receipt of this planning application and confirm in writing that it has been successfully registered and validated.

Please do not hesitate to contact me by 'phone (07300 806 110) or by e-mail (james@euankellie.co.uk) should any matters arising from the application require clarification.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'J Ketley', with a stylized flourish at the end.

James Ketley MRTPI
Associate Director
james@euankellie.co.uk