

PLANNING DESIGN AND ACCESS STATEMENT

SITE:

Land Station Road,
Milnrow, Rochdale,
OL16 4HQ

DATE:

October 2023

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1. INTRODUCTION

BRIEF

- 1.1 This application is submitted on behalf of Sonoco Industrial Products (hereafter referred to as “the applicant”) in respect of the erection of a new build warehouse unit to the rear of their extant site for use in connection with the main unit and the enclosure of an extant rear canopy to the existing building to provide additional, covered warehouse space at Station Road, Milnrow, Rochdale.

BACKGROUND

- 1.2 The application site relates to the existing home of Maqio00. The proposed unit is required for additional storage purposes in connection with the existing use on site. The site is located in an established employment/industrial area.
- 1.3 According to the adopted Local Plan Proposals Map the site is allocated as a Mixed Employment Zone, meaning that the proposed development is consistent with the strategic objectives of the Local Plan. The principle of the development is therefore supported.

PURPOSE

- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this Planning Statement is as follows:
- To describe the site and surrounding area.
 - To identify any statutory or local planning-related designations affecting the site.
 - To provide details of the scheme that is being brought forward.
 - To consider the proposed development having regard to the provisions of the Development Plan.
 - To consider any other material considerations.
- 1.5 This document should be read in conjunction with the suite of documents submitted in support of the planning application.

2. THE SITE & SURROUNDING AREA

SITE LOCATION

- 2.1 The application site is located on Station Road, the parcel of land sits to the rear of the existing Maqio warehouse and can only be accessed through the existing site. To the north and east of the site is the River Beal, beyond which there appears to be a vacant, previously developed plot, whilst to the south is the Metrolink line and directly west is the existing Maqio unit.
- 2.2 A site location plan extract is provided below:



Figure 2.1 Site Location Plan with approximate location of site outlined in red – not to scale.

SITE DESCRIPTION

- 2.3 The site comprises an existing industrial unit with an area of hardstanding and scrubland to the rear of the existing Maqio building.
- 2.4 The site is generally flat and free from any landscape features.

ACCESSIBILITY

- 2.5 The site is accessed from Station Road. The site is within close proximity of J21 of the M62 connecting it to the wider motorway network.
- 2.6 Milnrow Metrolink stop is directly in front of the application site and there are bus stops within 400m of the site on Dale Street, these provide services to Rochdale.

LOCAL SERVICES

- 2.7 The site is within an existing industrial and employment area. There are a number of existing services within walking distance of the site on Dale Street, including a Co Op Food store and cafes/hot food takeaways.
- 2.8 Milnrow Metrolink stop is directly in front of the application site and there are bus stops within 400m of the site on Dale Street, these provide services to Rochdale.

SUMMARY

- 2.9 In summary, this site is located in an urban area with excellent access to services.
- 2.10 The site is located in close proximity to the Metrolink, bus and road network, making it a highly sustainable site from an accessibility point of view.

3. STATUTORY AND OTHER DESIGNATIONS

HERITAGE DESIGNATIONS

- 3.1 The application site does not include any listed buildings and is not within a Conservation Area. There are no Scheduled Ancient Monuments within the site boundaries and the site is not within a designated World Heritage Site.

FLOOD RISK AND DRAINAGE

- 3.2 The site itself falls within Flood Zone 1; it is therefore not at risk of flooding. However, along the River Beal directly to the north and east there are areas of Flood Zone 3.

PUBLIC RIGHTS OF WAY

- 3.3 The site is not subject to any public rights of way.

ECOLOGY

- 3.4 The site is not subject to any statutory ecology related designations; there are no National Nature Reserves, Special Area of Conservation, Ramsar sites or Special Protection Areas within 1km of the site.

TREES

- 3.5 There are no trees subject to TPO within or adjacent to the site.

SUMMARY

- 3.6 In summary, the site is not constrained by any local, regional or national statutory or non-statutory designations that would preclude its development in the manner proposed.

4. THE PROPOSED SCHEME

DESCRIPTION OF DEVELOPMENT

- 4.1 This application seeks the erection of an irregular shaped warehouse unit to the rear of the extant Maqio building. The new building would be used solely in connection with the main unit on site and would not be operated as a separate entity. In addition it is proposed to consolidate the existing rear canopies attached to the extant main warehouse and provide an enclosed structure.

Use

- 4.2 The site accommodates Maqio, there would be not change to this. The new build unit is required for additional storage in connection with the main warehouse. Enclosing the rear canopies to the extant building will provide further useable warehouse space.

Appearance and Scale

- 4.3 The proposal seeks an irregular shaped new build. The new building would comprise 6.6m to the eaves.
- 4.4 The front elevation would feature 2no. roller shutter doors and 1no. pedestrian door. A pedestrian fire exit would also be located to the rear elevation.
- 4.5 Enclosing the extant rear canopies would create one solid built structure here. A roller shutter door would provide warehouse access alongside a pedestrian door.

Access

- 4.6 The site is currently accessed from Station Road. The new unit would only be accessible through the existing site. Space is provided for vehicle turning as shown on the submitted plans. A 3m strip is retained around the perimeter of the new building for access and maintenance purposes.

Landscaping

- 4.7 The site is located in an existing industrial area, landscaping is therefore limited. Existing boundary trees will be retained as per the submitted documents.

5. THE DEVELOPMENT PLAN

INTRODUCTION

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 5.2 This Section details the relevant documents that make up the Development Plan and material considerations such as guidance and Strategic objectives. Detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within the next two Sections of this Statement.
- 5.3 The adopted Development Plan for Rochdale Borough Council comprises the Core Strategy and the saved UDP Policies.

CORE STRATEGY

- 5.4 The Core Strategy acts as a guide for the future development or protection of land in the local authority. According to the adopted Proposals Map the site is subject to a Mixed Employment Zone allocation, which is in fact a Save UDP policy.
- 5.5 The Core Strategy does however note that the majority of employment zones (PEZs and MEZs) in the UDP are appropriate for continued employment use and should be retained. This proposal should therefore be supported in line with the general direction of travel of the Core Strategy to seek to retain and encourage employment uses in the Mixed Employment Zones.

SAVED UDP POLICIES

- 5.6 Policy EC/3 Mixed Employment Zones – this states that within these zones development will be permitted for employment generating uses including Business Uses, General industry, warehousing and distribution, sui generis uses, entertainment, leisure and tourism and retail uses that comply with policies elsewhere in the plan.
- 5.7 The policy requires that any development is appropriate in scale and character to the local area and that it can be accommodated without harming local living conditions.
- 5.8 The proposed new build warehouse is located to the rear of the existing unit, it would not be visible from the streetscene and would not cause any nuisance to existing neighbours. The proposed enclosed structure at the rear of the main warehouse would seek to consolidate what is already there and provide a more uniform appearance. The scheme is of an appropriate scale and siting in this setting and is wholly in accordance with this policy.

SUMMARY

- 5.9 The proposed development is entirely acceptable and in accordance with the Development Plan.
- 5.10 It has been demonstrated above that the proposed development complies with the provisions of the Development Plan. Commensurate with Section 38(6) of the Planning and Compulsory Purchase Act 2004 the application should be approved unless material considerations indicate otherwise.
- 5.11 We now go on to discuss other material considerations relevant to the determination of the subject application in Chapter 6.

6. OTHER MATERIAL CONSIDERATIONS

INTRODUCTION

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

“In principle...any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration falling within that broad class is material in any given case will depend on the circumstances” (Stringer v MHLG 1971).

- 6.2 Material considerations must be genuine planning considerations, i.e. they must be related to the development and use of land in the public interest. The considerations must also fairly and reasonably relate to the application concerned (*R v Westminster CC ex-parte Monahan 1989 refers*).

- 6.3 In this case the following material considerations are relevant.

NATIONAL PLANNING POLICY & GUIDANCE

- 6.4 The National Planning Policy Framework (NPPF) (revised version published July 2021) articulates the priorities of the Plan for Growth within planning policy.
- 6.5 At the heart of the 2021 revised NPPF lies the ‘presumption’ in favour of sustainable development, which supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.
- 6.6 The NPPF states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7). It summarises the objective of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.7 The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive, and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high-quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment.

- 6.8 Section 6 of the NPPF relates to building a strong and competitive economy. Paragraph 81 states that 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.
- 6.9 The policies contained in the NPPF are largely repeated and reiterated in the Local Plan.

CONCLUSIONS

- 6.10 Taking into account the planning policy and guidance at a national level and the other material considerations, the proposals would comprise high quality, sustainable development and should be approved without delay.

7. SUMMARY OF BENEFITS AND CONCLUSIONS

- 7.1 This application is submitted on behalf of XX (hereafter referred to as “the applicant”) in respect of the erection of a new build warehouse unit to the rear of their extant site for use in connection with the main unit on site at Station Road, Milnrow, Rochdale.
- 7.2 It has been demonstrated within this statement that the proposed development would accord with the policies of the Local Plan and those at a national level. The site is allocated for employment development and this proposal will fulfil that allocation whilst allowing an existing business to grow and invest in their current location.
- 7.3 The application is supported by:
- Arboricultural Report
 - Ecological Assessment
 - Biodiversity Metric Report
 - FRA
 - Energy Statement
 - Phase 1 Contamination Report
 - Transport Technical Note
- 7.4 The proposals are in a sustainable location, in close proximity to the road network, Metrolink and bus network, making it a sustainable site from an accessibility point of view.
- 7.5 There are no technical reasons why the proposed development cannot be allowed.

THE PLANNING BALANCE

- 7.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- “where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.*
- 7.7 This is a scheme that has clearly been shown to be compliant with the provisions of the Development Plan and those material considerations identified also support the proposed development. It is respectfully requested therefore, that it is approved without delay.