



CHORLTON PLANNING LTD

Town Planning & Development Consultants

FULL PLANNING APPLICATION

**DEMOLITION OF EXISTING INDUSTRIAL BUILDING AND
ERECTION OF FOUR STOREY RESIDENTIAL DEVELOPMENT
COMPRISING 40 No. ONE AND TWO BEDROOM APARTMENTS
WITH ASSOCIATED CAR PARKING AND LANDSCAPING**

SITE AT BROWN STREET, LITTLEBOROUGH

**PLANNING, DESIGN & ACCESS
STATEMENT**

Prepared by Chorlton Planning Ltd

On behalf of

P Casey and Co. Ltd

A:2353
October 2021

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1.0 THE SITE

1.1 The site is located off Brown Street, a cul-de-sac accessed via Albert Street, Spring Vale Terrace and Regent Street, Littleborough. Albert Street links the road network to Featherstall Road (A58) to the south which is the principal road from Rochdale to Littleborough. Littleborough town centre is to the east of the application where a range of services and access to public transport are available. Littleborough train station with services to Rochdale, Manchester and Halifax is within the town centre.

1.2 The application site and the area around it is generally flat. The application site contains buildings that are used mainly for storage purposes – NJA Self Storage. The main building appears to be a brick built industrial building that has been clad in metal sheeting to the Brown Street frontage, which gives it a relatively modern appearance. Other storage buildings have been erected on the site. The main building fronts directly onto Brown Street. To the north and west of the site is an industrial estate, which is separated from the application site by a substantial belt of trees. To the east and south of the site the area is predominantly residential consisting of mainly terraced houses fronting directly onto the residential streets. The access to the site is close to the junction of Brown Street and Regent street.

2.0 PLANNING HISTORY

2.1 There are three previous planning applications relating to the site that are relevant to the current proposals:-

Reference: 19/00884/OUT

Proposals: Outline planning application for demolition of existing industrial building and erection of 5 storey residential development comprising 37No. one and two bedroomed apartments for people over the age of 55, with associated car parking and landscaping.

Decision: Pending.

Reference: 14/00749/OUT

Proposal: Outline planning permission with all matters reserved for residential development for people over the age of 55

Decision: Invalid application

Reference: 11/D54209

Proposal: Outline Application (Including Access, Layout and Scale) For Residential Development - Demolition Of Existing Industrial Buildings And Erection Of 37 Retirement Apartments For Over 55s, Car Parking, Landscaping And Development Ancillary Thereto

Decision: Approved with conditions September 2011

3.0 THE PROPOSALS

3.1 The application seeks consent for the demolition and removal of all buildings on the site and the erection of a 4 storey building to accommodate 40 apartments. The apartments will be available for affordable rental from a Housing Association

3.2 The accommodation will consist of 31 No. 2 bedroomed apartments and 9 No.1 bedroomed apartments

3.3 The main entrance to the new building will be from the Brown Street elevation close to its junction with Regent Street.

3.4 The building block will be in the western part of the site with a landscaped car park facing onto Brown Street. It will be 4 storey in height with a regular rhythm of fenestration to reflect the scale and design of traditional mill architecture. The walls being finished in a red facing brick and the roof will be flat and contained by parapet walls.

3.5 The car park will be appropriately landscaped, with the existing tree belt in the western part of the site retained and reinforced

3.6 The car park will provide 38 parking spaces with an additional 2 disabled spaces close to the entrance. A bin store, within a small fenced off compound with landscaping, will be provided close to the car park

3.7 Full details of the proposed development are provided on plans prepared by CJ Partnership, Architects, and the supporting reports prepared by Consultants should be read in conjunction with this report. These are as follows:

Flood Risk Assessment & Outline Drainage Strategy	-	LK Consult
Preliminary Ecological Appraisal	-	Urban Green
Arboricultural Impact Assessment	-	Urban Green
Bat survey	-	Angela Graham
Noise Assessment	-	Braiden Acoustics
Phase I desk study and contaminated land assessment	-	GeoAssist Ltd
Heritage Report	-	Garry Miller

4.0 PLANNING POLICY CONTEXT

4.1 The site is unallocated for any primary purpose on the Proposals Map of the Rochdale Local Plan.

4.2 The following policies of the Rochdale Adopted Core Strategy are relevant to the proposed development:-

- Policy C1 - Delivering the right amount of housing in the right places
- Policy C3 - Delivering the right type of housing
- Policy C4 - Providing Affordable Homes
- Policy P1 - Improving image
- Policy P2 - Protecting and enhancing character, landscape and heritage
- Policy P3 - Improving design of new development
- Policy E2 - Increasing jobs and prosperity
- Policy G2 - Energy and new development
- Policy G7 - Increasing the value of biodiversity and geodiversity
- Policy G8 - Managing water resources and flood risk
- Policy G9 - Reducing the Impact of Pollution, Contamination and Land Stability
- Policy T2 - Improving accessibility
- Policy DM1 - General development requirements

4.3 Advice within the National Planning Policy Framework (NPPF) is also relevant along with the emerging Greater Manchester Places For Everyone Plan (PFE), Rochdale Council's Supplementary Planning Documents 'Residential Design Guide' (2007), 'Energy and New Development' (2008) and 'Provision of Recreational Open Space in New Housing' (2008).

Policies C1, C3 & P1

4.4 The Council's first preference for new housing development outside allocated areas is on previously developed land.

4.5 The application relates to a site with an established industrial use containing several permanent and temporary buildings.

4.6 Policy C3 states that in order to deliver the right types of well-designed homes to meet the overall needs and aspirations of the borough, the Council will:-

"Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character; and

Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups".

4.7 The policy recognises that making the efficient use of the land available for residential development is important. Higher density development is to be encouraged within areas that can sustain higher densities and those that are accessible, such as the application site which is close to Littleborough centre with excellent access to public transport.

4.8 Housing policy looks to address the need for a range of types of dwellings to attract residents to the borough and also retain them.

4.9 Policy C4 aims to provide affordable housing for people to buy or rent that is appropriate for their needs.

4.10 The text to the Policy states:

“ the need for affordable housing has increased in recent years due to an ever increasing gap between housing costs, particularly for owner occupation, and household incomes. This national trend is evident throughout the borough and, coupled with the difficulty in getting mortgages, has meant that people are finding it increasingly difficult to access market housing.

The Strategic Housing Market Assessment for Rochdale borough shows an estimated annual requirement, using the recommended Communities and Local Government methodology, of 204 additional affordable homes per year. This represents 44% of the total housing requirements of 460 per year. The Council will work with developers and partners, utilise affordable housing initiatives, and bring empty homes into use to help achieve this target and meet affordable housing needs”.

4.11 The Scheme will provide 40 high quality, energy efficient dwellings at an affordable rental level.

4.12 The proposed development is considered to be fully compliant with Core Strategy policies C1, C3,C4 and P1.

Policy P2

4.13 This policy seeks to protect the Borough’s character and distinctiveness and in particular its heritage.

4.14 It is acknowledged that the existing building has some heritage value. A heritage assessment has been prepared by Garry Miller, Architectural Historian. This concluded that the architectural value of the building is low but the interest lies in its historical significance. Anecdotal information suggests that there was once a cinema in the building but no hard evidence supporting this was found. The conclusion was that demolition is considered acceptable but a formal record of the building should be made before it is demolished.

Policy P3

4.15 This policy seeks high quality design in all new developments.

4.16 The concept of the development is to provide high quality living space within the Littleborough community in an accessible location.

4.17 The proposed building is of a scale, density and massing that befits its local context. The proposed layout makes good use of the site whilst meeting the minimum separation distance requirements with the existing built development on Brown Street and ensuring that there is no adverse impact on the visual amenity of the street scene. Its

4.18 Detailed plans have been prepared by the CJ Partnership

Policy E2

4.19 This policy states that the Council:-

“seeks to 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”.

4.20 The policy goes on to say that it 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”;

4.21 Section 1(g) states that the Council will:

Allow non employment uses including housing in employment zones (excluding Heywood Distribution Park and Stakehill Business Park) and on existing large employment (B1 - B8) sites (over 0.4 ha) outside employment zones where:

- i. there is a proven lack of demand for the site for a suitable employment use, it's not suited in land use terms to any employment use and there is a satisfactory employment land supply in the area; and*
- ii. it would not impact on the ability of existing businesses to operate satisfactorily; and*
- iii. it will enable high quality mixed use employment development on strategic corridors, close to centres or transport interchanges, or*
- iv. it will help support the delivery of regeneration proposals in a priority regeneration area; or*
- vi. development would remove a severe environmental problem*

4.22 It continues:-

*In the north of the borough, we will seek to maintain existing levels of employment land and where possible improve the number, range and quality of jobs. To do this we will:
v. redevelopment of the site would enable reinvestment that will provide jobs in the borough; To do this we will:*

a. Protect existing employment zones, and employment (B1 – B8) sites and premises (over 0.2ha) and support their retention and redevelopment for employment uses. Change to non employment uses will only be supported where:

i. it satisfies i(g) above; and

ii. it can be demonstrated that the change of use will not result in the loss of jobs in the local area or measures are proposed to mitigate the impact of any job losses.

4.23 The existing use of the site is primarily for storage which is a low employment activity. There will not then be any significant job loss due to the proposed development.

4.24 The land and properties served by Brown Street and the surrounding highways are primarily residential and are relatively narrow. The site is more suited to housing than employment uses. There is a large area of employment uses immediately to the west of the site and others available within Littleborough Town Centre.

Policy G2

4.25 The replacement of the existing industrial buildings on the site with the purpose-built apartment development provides an excellent opportunity to maximise energy efficiency by taking the fabric first approach to design and construction.

4.26 The proposed building will achieve or exceed the standards required within the current Building Regulations.

4.27 The site is ideally located in terms of access to public transport links and is within easy reach of Littleborough town centre and its shops and services thereby reducing the need for reliance upon travel by car by future occupants.

Policy G7

4.28 A Preliminary Ecological Appraisal and an Arboricultural Impact Assessment (AIA) have been carried out by Urban Green, environmental consultants. Their reports are provided with the application submission.

4.29 The loss of habitat due to redevelopment will be minimised and new landscaping introduced within the site. This will be a type that encourages local wildlife. A bat survey has been carried out. No bat activity was found. No badgers or hedgehogs were found but a check needs to be made before the site is stripped

Policy G8

4.30 A flood risk assessment and outline drainage strategy, prepared by LK Consult, is provided with the application submission.

4.31 The site is not located within an area identified on the Local Plan Proposals Map as being at risk from flooding and the Environment Agency maps show the site as falling within Flood Zone 1 and being at negligible or very low risk of flooding. However, there is a small area in the western part of the site that is shown to be at medium to high risk of surface water flooding.

4.32 Recommended measures have been forward within the report and will be incorporated into the scheme.

Policy G9

4.33 A Phase I desk top study and contaminated land risk assessment has been carried out by GeoAssist Ltd. The report has been submitted with the application.

Policy T2 & the NPPF (Sustainability)

4.34 The NPPF encourages development that is close to basic services and public transport facilities in order to reduce reliance on private car travel.

4.35 The site is close to an established residential area to the edge of Littleborough town centre. It is located within close walking distance of a wide range of shops and services and eating and drinking establishments.

4.36 The site has good access to areas of both formal and informal recreational open space including Littleborough Cricket Club and Hollingworth Lake, in addition to a network of public footpaths.

4.37 There is a regular bus service in operation along the nearby A58 and Littleborough railway station is located less than 1km away.

Policy DM1

4.38 The proposed development meets all of the relevant criteria of this policy in its high quality design and compatibility with surrounding land uses. The development will not have an adverse impact in terms of visual intrusion, loss of privacy or pollution. The use of the site for housing will improve the amenity of nearby residents.

4.39 Vehicular and pedestrian access will be from Brown Street. All parking will be on site.

4.40 The volume of traffic likely to be generated by the proposed development can be adequately catered for by the existing highway network and will not lead to an adverse impact on the amenity of existing residents by virtue of noise and disturbance or competition for car parking spaces. The removal of the commercial/warehouse/storage traffic will reduce highway conflict and improve overall safety.

4.41 With regard to amenity, a noise assessment has been carried out by Braiden Acoustics Ltd.

NPPF

4.42 Advice contained within the National Planning Policy Framework (NPPF) is also relevant and the above justification applies to relevant guidance contained within this document.

5.0 DESIGN

Amount/Size/Use

5.1 The proposal will provide 40 one and two bedroom apartments for affordable rental.

5.2 The floor areas of the proposed apartments will be compliant with those set out within the DCLG's Technical Housing Standards - Nationally Described Space Standard document.

Layout

5.3 There will be adequate manoeuvring space within the car park to ensure the safe ingress and egress of vehicles.

Scale

5.4 The scale of the proposed built development is appropriate to the site and intended use, as is the scale of associated activities.

Landscaping

5.5 A mixture of hard and soft landscaping will be provided with the emphasis on using native tree and shrub planting to encourage the wildlife and increase bio-diversity .

Appearance

5.6 The building block will be a simple shape and massing reflective of mill architecture with uniform fenestration. The walls will be finished in red brick, again reflective of the local mill architecture, and the building will have a flat roof contained within parapet walls.

5.7 The car parking areas will be hard surface with permeable materials and will be softened by appropriate landscaping.

6.0 ACCESS

6.1 Vehicular and pedestrian access will be from Brown Street.

6.2 The site is within an accessible location and has excellent access to public transport links. Cycling and walking are also feasible modes of transport for future residents.

6.3 The areas around the site will be hard surfaced to provide safe and convenient access to pedestrians and vehicles. The building itself will be constructed in full compliance with current building regulation standards and ensure safe access for people with varying levels of mobility.

7.0 CONCLUSIONS

7.1 The application site is within a residential area of Littleborough close to the town centre. It will provide high quality rental accommodation to serve a particular sector of the housing market where such housing is in demand.

7.2 It is in a highly sustainable location within easy walking distance of Littleborough town centre where a full range of services are available. The provision of 40 new homes will add to the society and economy of Little Borough town centre.

7.3 The removal of heavy industrial traffic from the narrow streets and its replacement with light residential traffic will improve the amenity of the area

7.4 The development is compliant with the Rochdale Local Plan, the NPPF and the emerging PFE.

7.5 The proposal is in the interests of good and proper town planning and we would respectfully request that it be approved.

October 2021