

PLANNING STATEMENT

Proposed Extension

**Corrosion Resistant Products
Ltd,
Todmorden Road, Littleborough,
OL15 9EG**



**Client: Corrosion Resistant
Products Ltd**

Ref: N1238 / C2

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Computer Model View of Proposed development model from Todmorden Road

1.0 Introduction

- 1.1 This Planning Statement has been prepared in support of proposals to demolish part of an existing production unit and two temporary storage units and construct a new extension to the production unit with office space at first floor level with new staff facilities and to construct a new storage unit to replace the temporary buildings on an existing commercial site on Todmorden Road in Littleborough. The proposals will allow Corrosion Resistant Products Ltd to continue to use the site for their headquarters and allow them to improve efficiencies and grow. The proposals will also provide an improved site access, improved on-site circulation, permanent storage, and car parking on the existing site adjacent to Todmorden Road.
- 1.2 This Supporting Planning Statement explains the background to the scheme and justifies why planning consent ought to be granted, having considered the relevant planning policy context, planning history and all other material considerations. It is accompanied by a series of technical documents which test the acceptability of the proposals considering the Development Plan policies.
- 1.3 The proposal accords with the adopted planning policy, will deliver substantial economic benefits to the locality and will inject significant investment into an established industrial destination. Accordingly, it is a scheme which is wholly deserving of planning consent. The proposals are entirely complementary to adjacent uses/occupiers and have been carefully considered to respond to the character of the area and protect neighbouring amenity. As such, there are no known reasons as to why a consent cannot be forthcoming.



Aerial Photos of proposed site from Google Earth with site boundary indicated by red line

2.0 Background

- 2.1 The site is located on Todmorden Road to the north of Littleborough town centre with Greenvale Business Park to the north and east. The River Roch runs to the east of the site. The Client has a busy and expanding business and are a leading manufacturer and stockist of high-quality PTFE lined piping equipment. They were founded in 1983 and supply the chemical and pharmaceutical sectors nationally and internationally from their base in Littleborough.
- 2.2 The existing site is south of the established Greenvale Business Park and is accessed from two existing points on Todmorden Road. The site access is separate from the access to the business park. Greenvale Business Park is very well established and has several well-known occupiers.



Aerial Photo of proposed site from Google Earth with site boundary indicated by red line

- 2.3 The site is therefore very well connected to the national road infrastructure and is an ideal location for the Client and carry out their operations.
- 2.4 No formal public rights of way cross the site, and the site can currently be accessed from two separate points on the existing access road. It is proposed to re-open an old site access point and add one new access point. One of the existing access points will be retained with the new proposals.
- 2.5 The site is currently secured on all sides with fencing and gates, and it is proposed to retain and enhance the security fences to improve security.
- 2.6 This area of Littleborough is a well-established employment zone with a varied mix of buildings which are all consistent with their uses. The buildings are mainly constructed from materials consistent with an industrial estate with many steel-clad units, facing brickwork to lower levels and concrete and tarmac yards and parking areas.

2.7 Planning History – The recent planning history is as follows.

25/00009/PRA56 – Prior approval for the installation of 630 420W solar panels.
(pending consideration)

23/00284/VRCON – Application to vary condition 1 on planning permission
20/00874/VRCON to extend the temporary planning permission by a further 3 years.
(Approved 08/12/2023)

22/00872/FUL – Erection of a detached single storey modular building to serve as a site canteen. (Approved 08/02/2023)

20/00874/VRCON – Application to vary condition 1 on planning permission
18/00959/FUL to extend the temporary planning permission. (Approved 28/09/2020)

18/00959/FUL – Erection of 2 temporary buildings for storage and manufacturing (retrospective). (Approved 13/03/2019)

18/00312/FUL – Extension to the existing manufacturing space of industrial works building. (Approved 27/06/2018)

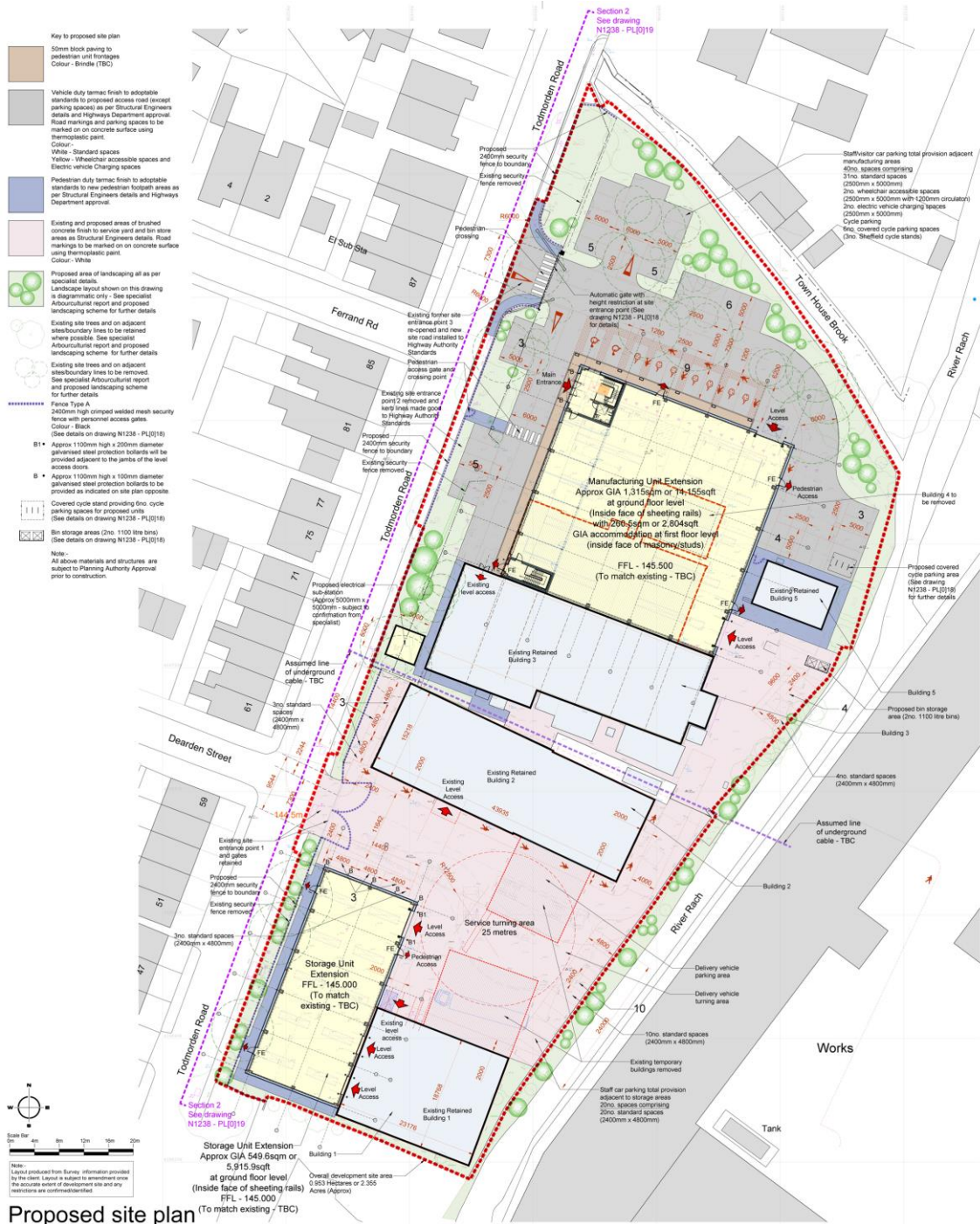
2.8 The planning history indicates that the lawful use of the site falls within use classes B1 (now Class E), B2 and B8 and the site has been operated on 24-hour basis 7 days a week.



Location plan of proposed site with site boundary indicated by red line

3.0 The Proposed Development

- 3.1 Planning permission is sought for the *“Part demolition of an existing production unit. Removal of two temporary storage and manufacturing units. Construction of a new two storey extension to the existing production unit and the construction of a new warehouse extension to the existing warehouse. Closure of one existing site access point and re-opening of a previous site access point from Todmorden Road including re-configuration and creation of additional car parking.”*
- 3.2 The proposed production unit will be a single steel portal framed building attached to the existing production unit with a ground floor reception, lift and toilet facilities with new staff facilities and first floor office and amenity space at First Floor level. The total new floor area of the production unit at ground floor will be approximately 826sqm and at first floor 292sqm. Approximately 53sqm of the existing production space will be demolished to allow for the new unit.
- 3.3 The new storage unit will be steel portal framed building linked to the existing storage unit and will provide approximately 578sqm of new storage space at ground floor level. Two temporary storage tents will be removed to allow for a much more efficient yard for loading and manoeuvring. The two temporary structures currently provide approximately 353sqm of space so there will be a nett gain of 225sqm storage space. The new facility will be taller than the existing storage unit to allow the two units to join with minimal alteration required to the existing gable end.
- 3.4 Access is currently from two existing vehicular access points into the site from Todmorden Road and it is proposed to close one of the existing vehicle accesses and re-open an old access point to the North of the site. The existing access to the storage unit will be retained with the boundary fence and gates.to the staff and visitor parking is separated from the service vehicle access with clear floor markings in white lining to avoid any collisions.
- 3.3 The new development will have the same use as the existing development, but the new buildings will be designed to operate more efficiently with clear open internal covered spaces, improved thermal performance, natural lighting and will be much more accessible with wider and taller access doors.
- 3.4 The existing pedestrian access points to the site will also be retained from Todmorden Road. A new pedestrian link will be provided with the re-opened access. A new access path from Todmorden Road to the new main pedestrian entrance will be provided as part of the proposals.
- 3.5 Both new buildings will have significantly improved thermal performance and will be designed to meet the current building regulations as a minimum with the addition of photovoltaic panels to the roof to promote sustainability.
- 3.8 The car parking layout has also been improved to separate the lorry parking and manoeuvring from the car parking and the spaces and circulation areas are much improved. Facilities for electric charging spaces will also be included in the proposals adjacent to the accessible spaces.



Proposed Site Plan

3.9 A Design and Access Statement also been prepared and submitted with the application which provides a more 'in depth' analysis of the proposals from a design led perspective.

4.0 Planning Policy Context

4.1 This section outlines the principle national and development plan policies that are relevant to the determination of the application.

4.2 The application site is located within the Pennine Fringe area and outside the Littleborough Town Centre Conservation Area.

4.3 The relevant policies to be considered are in the Rochdale Core Strategy which was adopted in October 2016. The National Planning Policy Framework (NPPF) is also an important material consideration and seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations.

4.4 The application site is situated in a Mixed Employment Zone EC/3 from the Rochdale Unitary Development Plan Adopted June 2006.

4.5 Relevant policies of the Core Strategy are;

S01 – Delivering a more prosperous economy
E1 – Establishing thriving town, district and local centres
E2 – Increasing jobs and prosperity
E6 – Supporting and diversifying the rural economy
S02 – Creating successful and healthy communities
C6 – Improving health and well being
S03 – Improving design, image and quality of place
P3 – Improving design of new development
S04 – Promoting a greener environment
G1 – Tackling and adapting to climate change
G2 – Energy and new development
G8 – Managing water resources and flood risk
G9 – Reducing the impact of pollution, contamination and land instability
G11 – Managing waste
S05 – Improving accessibility and delivering sustainable transport
DM1 – General development requirements

4.6 The relevant policies in the NPPF 2021 are;

Section 2 – Achieving Sustainable Development
Section 6 – Building a Strong Competitive Economy
Section 8 – Promoting Healthy and Safe Communities
Section 9 – Promoting Sustainable Transport
Section 11 – Making Effective Use of Land
Section 12 – Achieving well-designed places
Section 15 – Conserving and Enhancing the Natural Environment

4.7 At the heart of the NPPF is a presumption in favour of sustainable development and in the context of the guidance the application proposals perform an important economic role. They will provide an economic and job creating development on the existing employment site.

- 4.8 Planning policies are required to set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth and to identify strategic sites for local and inward investment to meet economic needs. The application site is designated Employment Land and has, therefore, been identified as being a suitable location for sustainable economic growth and investment.



Computer Model of the Proposed Development

- 4.9 Overall, the application proposals are in accordance with the objectives of the NPPF and will;
1. Deliver sustainable economic development.
 2. Deliver industrial/employment units at a designated local employment site consistent with its locality and historic/established use.
 3. Make efficient use of the sustainably located brownfield site.
 4. Result in job creation opportunities for the local area
 5. Will not affect the amenities of the local residential properties.
 6. Inject significant investment into the site.
 7. The proposals are wholly in accordance with the Development Plan
 8. Help to encourage increased tourism through job creation and increased visits to the application site.
 9. The proposals are of a type and scale appropriate to the wider surroundings and will provide a complementary business/commercial use consistent with adjacent uses.
- 4.10 The re-organisation of the site will provide additional parking on site for cars and HGV vehicles ensuring that there will be no impact on the on-street parking that can occur in the local Todmorden Road area.
- 4.11 The application proposes no change to the existing use of the site and buildings. The proposal will complement the retained buildings on the site and will also fit within the context of the wider industrial estate with appropriate and complementary facing materials.
- 4.12 The proposed development is also in accordance with policy GN3 as the neighbouring land uses will not be affected by the location of the proposed buildings and the proposed use. The proposals will therefore comply with the principles of all relevant policies of the adopted Local Plan and therefore should be supported.

5.0 Principles and Supporting Documents

- 5.1 As noted in the previous section, and the review of the relevant planning policies, the proposals will deliver an economic and job creating development on designated employment land.
- 5.2 The proposal will provide high quality employment space and deliver employment opportunities for the local community. They will also inject significant investment into the existing employment site.
- 5.4 The proposals will provide sustained economic growth with the delivery of high-quality employment spaces and job creation which are wholly in accordance with national, regional, and local planning policies.
- 5.5 The application is also supported by the following detailed documents;
1. Design and Access Statement
 2. Ground Investigation Reports
 3. Flood Risk and Drainage Strategy
 4. Coal Mining Risk Assessment
 5. Preliminary Ecological Appraisal
 6. Soft Landscape Proposals
 7. Tree Survey and Constraints Plan
 8. Transport Statement
- 5.6 In the context of the advice contained in the supporting reports the application proposals can be seen to be wholly compliant with the adopted Local Plan and the relevant policies of the NPPF.



Aerial view of proposed Site

6.0 Conclusion

6.1 We can therefore conclude the following;

- The application site is in an existing employment destination and is designated as Local Employment Land. Such land is safeguarded for employment uses such as those proposed as part of this application.
- The proposed development is entirely appropriate and justified at this location.
- There can be no objection, in principle, to the redevelopment of this site for employment generating purposes.
- The proposed development will deliver numerous planning benefits and will have a positive impact on the economic regeneration of the area.
- The proposed development will contribute to the Government's overarching aims for sustainable economic growth as established within the NPPF.
- The proposals will be finished to a high design standard and will deliver good-quality employment space within an identified employment site suitable for renewal.
- The application proposals do not raise any planning issues in terms of the impact on residential amenity.
- The proposals will have no impact on the existing traffic and highway network.
- The development does not raise any ecological, drainage or flooding concerns.

6.2 Overall the proposals are wholly in accordance with the Rochdale Core Strategy October 2016 and the relevant policies of the National Planning Policy Framework and as there are no amenity or technical issues raised it is entirely appropriate and should therefore be granted planning permission.



Computer Model View of development from the East