



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

TO ACCOMPANY A PLANNING APPLICATION FOR FULL PERMISSION FOR:

**REDEVELOPMENT OF EXISTING PREMISES, COMPRISING FULL
DEMOLITION; ERECTION OF NEW BUILDING FOR CLASS B8 PURPOSES
WITH ANCILLARY OFFICES; INSTALLATION OF EXTERNAL PLANT AND
GATEHOUSE; HARDSTANDING FOR SERVICING AND PARKING;
ATTENUATION POND; AND BOUNDARY ENCLOSURE**

ON LAND AT WATERFOLD BUSINESS PARK, BURY, BL9 7BJ

ON BEHALF OF TPIF (PORTFOLIO NO.1) LLP

APPLICANT REF: PF/10784

NOVEMBER 2023

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1.0 INTRODUCTION

1.1 The Applicant, TPIF (Portfolio No.1) LLP, seeks a grant of full planning permission for the redevelopment of existing commercial premises at Waterfold Business Park for:

'Redevelopment of existing premises, comprising full demolition; erection of new building for Class B8 purposes with ancillary offices; installation of external plant and gatehouse; hardstanding for servicing and parking; attenuation pond; and boundary enclosure.'

1.2 The Applicant is the owner of the premises subject of this application.

1.3 Access to the premises remains as existing from the private road, named Waterfold, which connects on to the public highway network at the Rochdale Road roundabout with the M66.

1.4 Notice of this application has been issued to the owners of the access road over which the Applicant has full access rights. Notice of this application has also been issued to the subsisting lease holders of the premises.

1.5 This application is made following the receipt of Pre-Application Advice issued on 30th March 2023 – and a subsequent proactive meeting with Ms Rachel Carney, Planning Officer.

1.6 The planning application comprises the following plans:

- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-131000 Rev P2 Location Plan
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-131001 Rev P6 Site Plan

- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-131100 Rev P3 Warehouse Layout
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-131101 Rev P3 Office Layout
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-131102 Rev P3 Hub Layout
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-131103 Rev P3 Roof Plan
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-131200 Rev P2 Sections
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-131300 Rev P2 Elevations
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-210109 Rev P02 Gatehouse GA Plans and
Sections
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-310101 Rev P02 Gatehouse Elevations
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-920100 Rev P2 GIA Plans
- Dwg No. 22-244-SGP-G1-ZZ--ZZ-DR-A-920101 Rev P2 GEA Plans
- Dwg No. 01-04-2022 Rev 0 Topo Survey
- Dwg No. 15133_P02 Rev B Tree Retention and Removal Plan
- Dwg No. 70115512-LA-PL-001 Rev P02 Landscape Concept Plan
- Dwg No. 70115512-LA-PL-002 Rev P01 Landscape Strategy
- Dwg No. 70115512-LA-PL-002 Rev P01 Illustrative Landscape Sections
- Dwg No. REH2023NO2766-RAM-DR-00001 Rev A Drainage Strategy
- Dwg No. 6473-CBC-00-XX-DR-E-63001-Rev2 Proposed External Lighting Layout
- Dwg No. 6473-CBC-00-XX-DR-U-96001 Electrical Services Layout
- Dwg No. 6473-CBC-00-XX-DR-U-96002 Water Services Layout
- Dwg No. 6473-CBC-00-XX-DR-U-96003 Gas Services Layout

1.7 The following reports are provided to support the planning application, namely:

- Planning Statement
- Design & Access Statement
- Arboricultural Impact Assessment
- BREEAM Pre-Assessment Report
- Ecological Appraisal (accompanied by Biodiversity Metric 4.0)
- Energy & Sustainability Statement
- External Lighting Impact Assessment
- Flood Risk Assessment & Drainage Strategy
- Noise Assessment
- Phase I Environmental Site Assessment
- Transport Statement
- Travel Plan
- Utilities Statement

1.8 The existing premises were designed to meet the bespoke occupier requirements of Currys PC World. In consequence, the existing premises comprise a non-typical arrangement of office accommodation relative to the scale of the warehouse. The office space requirement has been abandoned by the occupier for some considerable period of time. The occupiers are shortly to give up the lease of the premises.

1.9 The Applicant has given consideration to the future potential of the site. The Applicant is advised that the ratio of office accommodation to warehouse space is such that it is highly unlikely a new occupier of the existing premises would be secured.

1.10 The Applicant is hence advised that the existing premises should be regarded as being at the 'end of the shelf life'. Redevelopment to provide a higher standard of building design; meeting modern occupier expectations; and making a full and efficient use of the site, is considered the most expedient option to secure a new occupier and new employment opportunities within the Borough.

1.11 The scheme has been designed to achieve a BREEAM 'Excellent' accreditation, demonstrable of the high quality design which is proposed in 're-purposing' this allocated employment site to meet the needs of the modern logistics sector.

1.12 It is, of course, acknowledged that this proposal does involve the loss of an area of self-set woodland – which has been allowed to become established on land allocated for employment development, but no longer required by the occupiers. The loss of this self-set woodland has been taken into account in the preparation of this application. In this context, the planning history of the premises is also considered to be relevant. The history is set out in the next section.

2.0 PLANNING HISTORY

2.1 Planning permission was originally granted to Seddon Waterfold Ltd (Ref: 99/D36899) in October 1999 for:

‘Erection of warehouse (Class B8) and office unit (Class B1) involving proposed diversion of public right of way.’

2.2 The Boundary and Parameters Fence Setting Out Plan (Dwg No. A99/080/L(91)01-P3) is attached as **Appendix 1** to this Statement – and shows the land to the west of the unit being identified as *‘Area for future expansion’*.

2.3 Planning permission was subsequently granted (Ref: 04/D42886) for a warehouse of 4,645m². The proposed site layout plan (Dwg No. 14378-A01-101 Rev A) is attached to this Statement as **Appendix 2**. This permission granted consent on the ‘expansion land’ as identified in the 1999 consent. The Applicant has not been able to establish from the Council’s planning website, or evidence on the ground, whether this consent was lawfully commenced.

3.0 RELEVANT PLANNING POLICY CONSIDERATIONS

3.1 The development plan comprises:

- Rochdale Borough Unitary Development Plan, adopted June 2006
- Rochdale Core Strategy, adopted October 2016

Rochdale Borough Unitary Development Plan ('UDP')

3.2 The UDP has been saved until the adoption of the Allocations Plan, which presently is in draft form.

3.3 Policy EC/2 of the UDP establishes Primary Employment Zones, which include Waterfold business Park. The underlying objective of the policy is to support proposals for industrial and warehouse development, subject to the criteria being met.

Rochdale Core Strategy

3.4 Policy E2 of the Core Strategy seeks '*Increasing jobs and prosperity*'. The supporting text states at paragraph 7.27:

'The provision of a good supply of land and premises for employment uses, suitable for all types of businesses in accessible locations, is essential if we are to ensure the creation of more and better jobs and increase prosperity in the borough.'

3.5 Other relevant policies of the Core Strategy are considered to be:

- Policy GM1 *General Development Requirements*
- Policy G6 *Enhancing Green Infrastructure*
- 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 Instability*
- Policy P1 *Improving Image*
- Policy P2 *Protecting and Enhancing Character, Landscape and Heritage*
- Policy P3 *Improving Design of New Development*
- Policy T2 *Improving Accountability*

National Planning Policy

3.6 The Framework, which sets out national planning policy, is to be given substantial weight in decision-taking. Of particular relevance to this proposal are the following sections:

- Section 6: Building a strong, competitive economy
- Section 11: Making an effective use of land
- Section 15: Conserving and enhancing the natural environment

3.7 It is in the context of these policy considerations that the merits of the application are considered.

4.0 PLANNING CONSIDERATIONS

4.1 In a Court Judgement related to a case in Rochdale Metropolitan Borough Council (*R v Rochdale Metropolitan Borough Council ex parte Milne* [2000]), it has been held that, in determining whether a proposal is in accordance with the development plan, it is not necessary for the development to be in accordance with each and every policy of the development plan.

4.2 As the Courts acknowledged, policies in development plans may 'pull in different directions'. It is, hence, important to identify the dominant policy to which the proposed development relates.

4.3 It is submitted that, for the purposes of development management, Policy EC/2 'Primary Employment Zones' (Saved Policy from the Rochdale Borough Unitary Development Plan 2006, to be read in conjunction with Core Strategy Policies E2 and E3) is the dominant policy in providing a specific land use designation to Waterfold Business Park – namely the site (including the application site). Waterfold Business Park is to function as a Primary Employment Zone within the Borough.

4.4 The planning presumption within Policy EC/2 is that development and changes of use for industrial business and warehouse use will be permitted subject to 3 criteria, namely:

- a) Are of appropriate scale and character to the area;*
- b) Will cause no unacceptable environmental or amenity problems in the employment area or adjoining areas; and*

- c) Will cause no unacceptable traffic problems and have adequate on-site provision for parking, servicing and manoeuvring.'*

4.5 The specific details of this application, including the clearance of self-set trees (not all existing trees are proposed for removal), are to be considered under this overarching policy context.

4.6 The Pre-Application Enquiry Response, dated 30th March 2023, states that (page 4):

'... loss of any trees should, in the first instance, be avoided.'

This is considered not to be a correct analysis of national planning policy. No specific policy is provided in respect of trees other than Veteran or Ancient Trees. No tree on the site qualifies for this description. Paragraph 180 of the Framework requires consideration as to whether a proposal would cause 'significant harm to biodiversity'. For the reasoning explained in the Arboricultural Impact Assessment and the Ecological Appraisal, the removal of the low quality trees does not cause significant harm to biodiversity (see further comments in the Statement under the sub-heading 'Trees').

a) Are of appropriate scale and character to the area

4.7 The accompanying Design & Access Statement describes the pattern of surrounding development, which is generally typical of a modern employment area. The existing building is of substantial scale, but is 'of its age' and was not designed for the modern agenda of functional efficiency for logistics and operational efficiency, particularly in terms

of securing energy efficiency. The space available for offices is generally excessive for the requirements of a logistics occupier of the building.

- 4.8 The site, located proximately to an all-ways junction on the M66, is ideal for a logistics operator in both the receipt of goods and the onward distribution of goods.
- 4.9 It is fundamental to recognise that modern logistics operations are quite distinct from traditional warehouses. Logistic operations rely upon efficiency in the handling of goods through high technology. In consequence, the ancillary office accommodation comprises Grade 'A' office accommodation to attract highly skilled personnel in the management of IT systems to control the movement of goods. Highly skilled technology engineers are required to ensure that IT systems function efficiently at all times.
- 4.10 Modern logistics often now engages some product assembly prior to onward delivery to manufacturers. For example, in the motor trade, a so called '3PL' (third party logistics) provider may assemble the light cluster and cameras within a bumper assembly prior to onward delivery of the part assembled product. Modern logistics is far removed from the form of warehouses, where jobs were low skilled and low paid, with little prospect of career growth, and low levels of employment.

Conclusion on criterion a)

- 4.11 It is hence concluded that redeveloping these outdated premises to suit a modern logistics occupier, as proposed, with the balance between warehouse and ancillary offices, is wholly appropriate to the 'scale and character' of Waterfold Business Park as a Primary Employment Zone.

b) Will cause no unacceptable environmental or amenity problems in the employment area or adjoining areas

Trees

4.12 The existing trees have been surveyed pursuant to BS 5837 2012. None of the trees on site are of Category H (High Quality). The majority of the trees on site are surveyed as being Grade C (trees of Low Quality), with relatively few trees being of Grade B (Moderate Quality). Accommodating the proposal necessitates the removal of 12 individual trees and 5 groups of trees and the felling of self-set woodland. All tree loss relates to trees of low quality i.e. Category C.

4.13 The loss of the trees and the area of self-set woodland is necessary to make an efficient use of this allocated land for high quality employment development. This area of land has had the benefit of an earlier planning permission. The self-set woodland has become established in consequence of the land not being required by the particular occupier. The land is required for employment development in the wider public interest – as evidenced by its allocation and commitment to employment development in the development plan.

4.14 The trees to be lost in order to accommodate the development are considered not to provide a substantial contribution to visual amenity. The arboriculturist considers that the impact of this tree removal is '*negligible*' and is consistent with the provisions of Core Strategy Policy G6.

4.15 The landscaping scheme is shown on Dwg No. 70115512-LA-PL-002 Rev P01 Landscape Strategy, which includes provision for new native tree planting. This new tree planting includes land within the control of the Applicant (west of application site) to enhance the Greenspace Corridor along the River Roch.

4.16 In so far as it is acknowledged that the proposal involves tree loss, albeit of low quality, the Applicant has been advised in the Pre-Application Response that a reasonable financial contribution may be sought by the LPA to enable off-site tree planting to take place. The Applicant invites discussions with the LPA with the intention of entering a Planning Obligation under Section 106 of the Act.

4.17 It is submitted that the extent of a financial contribution should reasonably recognise the low quality of the existing trees and woodland – and the quality of the proposed tree planting within the submitted landscaping scheme.

4.18 In the context of this criterion, it is submitted that the proposal will not have an unacceptable environmental impact upon trees.

Biodiversity

4.19 An Ecological Appraisal and Biodiversity Metric accompanies the application.

Noise

4.20 The Energy & Sustainability Statement has assessed noise at a high level. By reasoning of the location of the site within the Waterfold Business Park, close to the M66, noise from warehousing activities is not likely to cause material harm to residential receptors.

4.21 A Noise Report also accompanies the application.

Storm Water Drainage/Flood Risk

4.22 The stormwater drainage strategy demonstrates that the discharge of storm water off site (into the sewer system) is no greater than the existing discharge rate, taking into account both increases rainfall as a consequence of climate change.

4.23 This arrangement is achieved through the creation of an attenuation pond, together with the installation of subterranean crates. (The site conditions are not suited to the infiltration and referenced at paragraph 7.03 of the Flood Risk Assessment & Drainage Strategy.)

4.24 Storm water will be discharged at a rate of no more than a 1 in 1 year greenfield runoff rate (25l/s). This discharge rate can be effectively controlled by the imposition of a reasonable planning condition.

Sustainability

4.25 The Energy & Sustainability Statement describes the measures taken to ensure the development satisfies the energy hierarchy, namely:

- Reducing energy demand ('Be Lean')
- Efficiency in the use of energy ('Be Clean')
- Renewable energy provision for residual energy consumption ('Be Green')

4.26 The energy demand within these premises is reduced by:

- i) The quality of construction with insulated panels on the roof and walls.
- ii) The deployment of 10% of the roof area for day light panels.
- iii) The provision of the following:
 - energy efficient lighting (PIR controls and occupancy sensing in relevant areas);
 - zonal thermal and lighting controls;
 - variable speed pumps and fans;
 - enhancement of pipework and ductwork, thermal insulation; and
 - specific fan powers improved beyond Part L requirements.
- iv) The anticipation that only the offices would be heated – by heat pump technology (probably air source heat pump).

4.27 The Applicant proposes the installation of PV panels across 20% of the usable roof space so as to provide a renewable power source for occupiers.

4.28 It is important to recognise that the proposed design will **facilitate** an elective provision by future occupiers to install PV panels on up to 100% of the usable roof space (i.e. excluding roof daylight panels; man-safe margins at the eaves). There is no policy requirement for this scale of PV provision – and, for many occupiers, the residual energy demand would not utilise this amount of electrical energy production. However, the portal frame needs to be designed from the outset to withstand the loading of this extent of PV panels. The design provision for future proofing this building should be welcomed by the LPA.

4.29 Similarly, the provision is made within the carpark for 36 electric vehicle (EV) charging point spaces. Passive provision is made for further EV charging points through the installation of trunking within the car park. Trunking for EV charging points for commercial vehicles is similarly made within the service yard.

Crime Prevention

4.30 The DAS describes the measures taken to minimise the incidence of crime. The probability is that these well-located premises for logistics, will be occupied on a 24/7, 365 day basis. On-site presence by personnel is proven to be the most effective measure for the deterrence of crime.

4.31 CCTV will be installed around the site to enable surveillance of all external areas. The CCTV will be connected to the permanently occupied gatehouse. All movement into and out of the service yard and the car park will be controlled by barrier, with an appropriate entry/exit system.

4.32 It is considered that the design appropriately minimises the risk for crime and anti-social behaviour.

Conclusion on criterion b)

4.33 It is considered that the redevelopment of these outdated premises with a modern high quality designed logistics building does not raise any other environmental issues. The proposals will not cause unacceptable environmental harm, or amenity problems within the surrounding area.

c) *Will cause no unacceptable traffic problems and have adequate on-site provision for parking, servicing and manoeuvring*

4.34 The Transport Statement (TS) has considered the potential impact of the development on the operation of the surrounding highway network. The conclusions of the TS (paragraphs 5.1.1 and 5.2.1) are set out below:

The report is summarised as follows:

- *The site is accessible by a choice of travel modes and will reduce reliance on the private car consistent with national and local planning policy.*
- *The proposed development is well conceived in terms of its access arrangements, composition and layout.*
- *The proposed car, cycle, motorcycle and disabled parking provision accords with local standards.*
- *It has been demonstrated that the servicing arrangements will be able to accommodate delivery traffic.*

- *The traffic assessment included in this report is based on a realistic traffic impact scenario and demonstrates that the proposals are expected to result in a total net reduction in traffic, which cannot be constituted as a severe impact in accordance with the NPPF.*
- *The proposed traffic effect of the development is not expected to materially worsen any potential occurrence or pattern of collisions on the local highway network.*

The results of this assessment highlight that the proposed development is acceptable from a transport perspective.'

Conclusion on criterion c)

4.35 The proposals comply with the provisions of Policies DM1 and T2 in respect of transport. In the context of national planning policy (Framework 111), the residual cumulative impact on the surrounding highway network cannot be categorised as being 'severe'.

5.0 SUMMARY AND CONCLUSIONS

5.1 As explained, the existing premises were constructed to suit the operational requirements of particular occupier, which required an unusually high office content. This requirement has become redundant – to the extent that the office premises have been vacant for some time.

5.2 It is considered that the premises can reasonably be characterised as comprising an underutilised asset within an area that is regarded as one of the best employment assets in the Borough. The public interest is not well served by this situation.

5.3 The Applicant has been advised that there is no reasonable prospect of identifying an occupier which would require the existing accommodation. In short form, the premises have outlived their useful purpose. The public interest is better served in allowing redevelopment to:

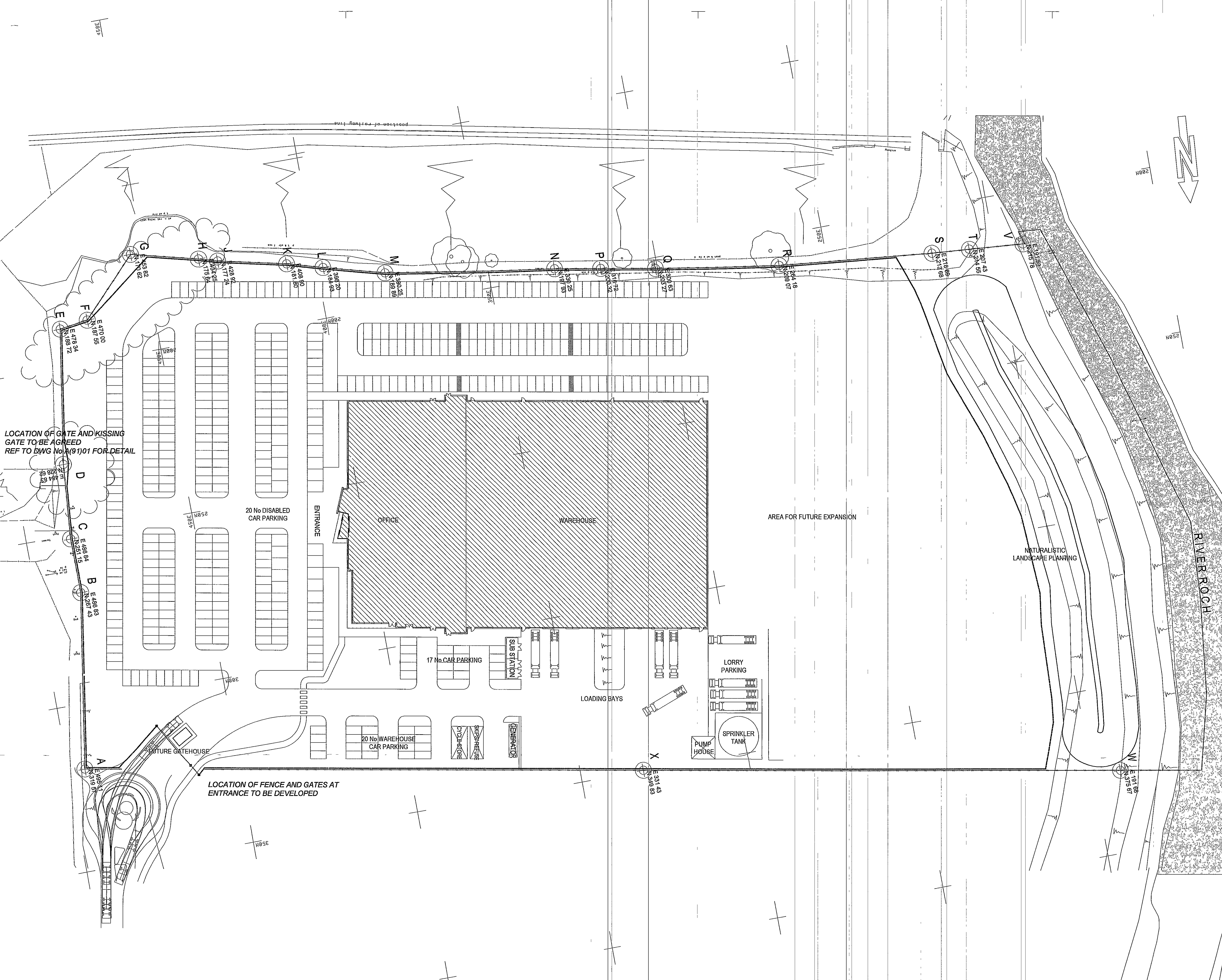
- i) achieve a replacement building of high quality appearance;
- ii) achieve a building that is of higher quality in terms of energy usage and efficiency; and
- iii) provide a building that will attract a logistics occupier to create a wide range of jobs within the warehouse and Grade A office accommodation.

5.4 The existence of the self-set woodland is a consequence of the remainder of the site no longer being required by the current occupiers. This area of allocated land is required for employment development in the wider public interest.

5.5 It is acknowledged that there is a necessity to remove low quality trees and woodland to accommodate this investment. The Applicant is willing to make a reasonable contribution towards off-site tree planting elsewhere in the Borough that recognises the condition of existing trees and self-set woodland. The proposal does not involve the loss of a significant amenity to the Borough.

5.6 The location of the site close to the M66 junction is ideally suited for a modern logistics company, bringing new jobs to the Borough. The proposal is considered to be in accordance with the development plan, read as a whole. Planning permission should be granted accordingly.

APPENDIX 1 Dwg No. A99-080-L(91)01-P3 Boundary and Parameters Fence Setting Out Plan



LOCATION OF GATE AND KISSING
GATE TO BE AGREED
REF TO DWG No A(91)01 FOR DETAIL

LOCATION OF FENCE AND GATES AT
ENTRANCE TO BE DEVELOPED

NOTES

Check all dimensions on site
Do not scale from this drawing
Report any discrepancies and omissions to HLM Architects
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KEY

X E 331 43
N 349 83

BOUNDARY COORDINATE
RELATIVE TO GREENHATCH
SURVEY

--- BOUNDARY LINE

--- SECURITY FENCE LINE
(450MM IN BOARD OF
BOUNDARY LINE)
REF TO DWG No A(91)01
FOR DETAIL

P3	FENCE ALIGNMENT AMENDED	04/07/00 AKO
P2	FENCE ALIGNMENT AMENDED	23/08/00 AKO
P1	PRELIMINARY ISSUE	23/11/99 AKO

REVISIONS

title

**BOUNDARY &
PERIMETER
FENCE
SETTING OUT**

scale @ A1 1 500
date JUNE 2000
project

drawing no A99/080/L(91)01

rev P3

drawn MS
date plotted

client

**DIXONS GROUP
RETAIL PROPERTIES
LIMITED**

**PC WORLD
BUSINESS DIRECT
HEYWOOD**

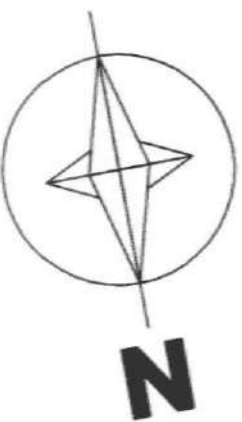
HLM ARCHITECTS

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LONDON SHEFFIELD GLASGOW

APPENDIX 2 Dwg No. 14378-A01-101 Rev A Proposed Site Layout (compressed)

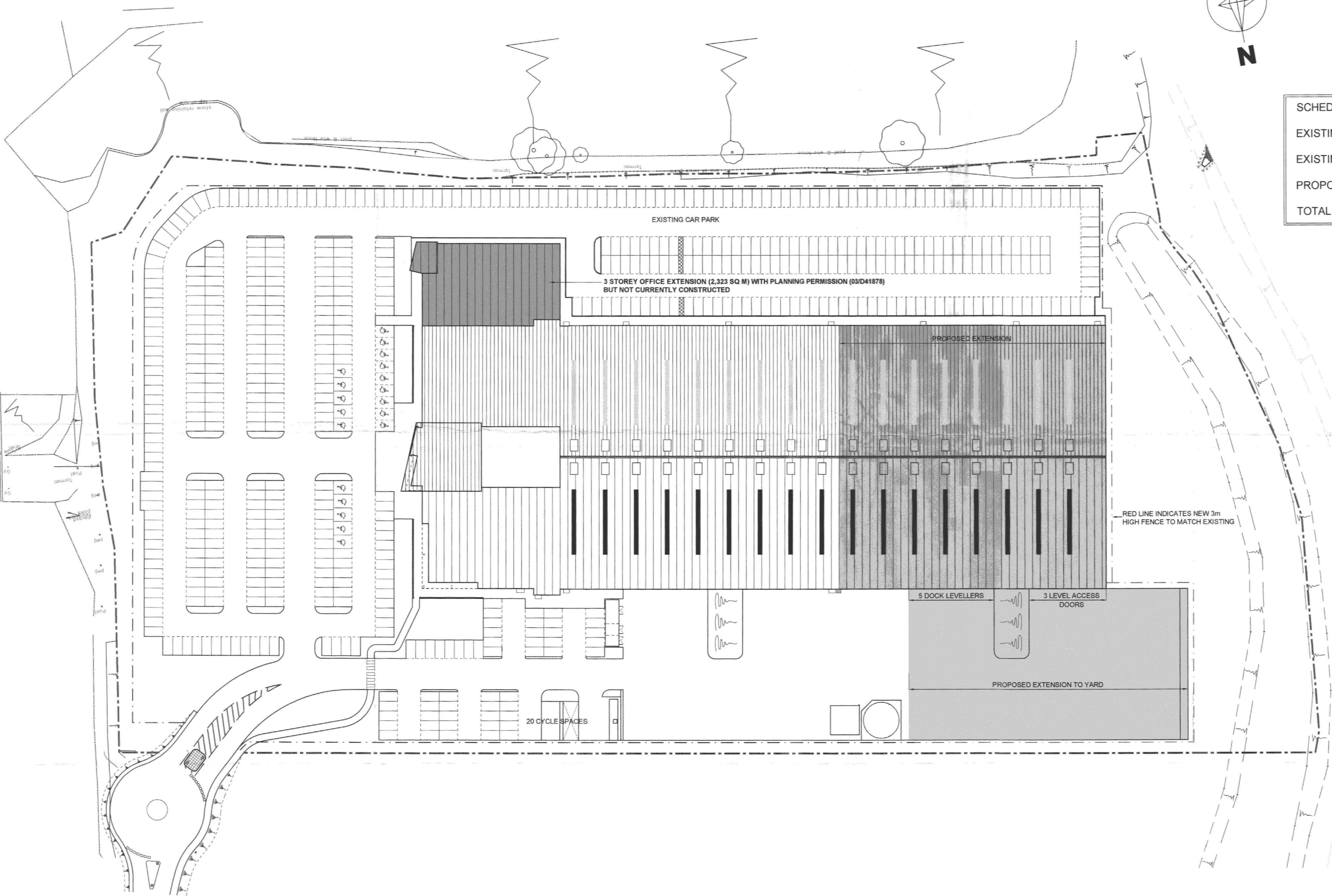
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SCHEDULE OF AREAS

EXISTING OFFICE	- 6,968m ²
EXISTING WAREHOUSE	- 4,645m ²
PROPOSED WAREHOUSE EXTENSION	- 4,645m ²
TOTAL WAREHOUSE AREA	- 9,290m ²



A	Length of building reduced by 3m	SUN	22.01.2004
rev	amendments	by	date

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Client:
**Dixons Group
Retail Properties Ltd**

Project:
**PC World Business Direct, Heywood
Extension to Warehouse**

Title:
Proposed Site Layout

Drawing Status: **Preliminary** Date Created: **Jan 2004** Drawing Scale: **1:500**

Drawing Number: **14378 / A1 / 101** Rev: **A**

Project Leader: **AWY** Drawn By: **LM** Initial Review: **SUN** Rec Copy Check:

10m SCALE 1:500