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VANS



CARS



Examples of Rentruck's Fleet

Aerial view of Stakehill Industrial Estate



1.0 Introduction

This document has been prepared on behalf of J.R.Ashworth and Sons Ltd. t/as Rentruck to support the planning application for a new vehicular access junction into an existing surface car park from Bentley Avenue within the Stakehill Industrial Estate, Middleton.

Rentruck is a family business that has been operating out of Rochdale for over 50 years. As the name suggest Rentruck's main line of business is the rental of light commercial vehicles and cars.

Rentruck have very recently purchased this site for the sole purposes of parking their fleet, when not is use. As part of the purchase agreement the vendor obtained a Section 278 Agreement with Rochdale Highways for the design of the new access junction. Unfortunately the applicants were not aware that a planning permission was also required to sit along side the Section 278 Agreement.



J.R. Ashworth and Sons was established in 1924 as a haulage business servicing the companies of Lancashire

Aerial view of the north section of Stakehill Industrial Estate with site outlined in red



2.0 The Site

The site is on the north edge of Stakehill Industrial Park, bounded by industrial units to the east, south and west. Bentley Avenue runs along the north boundary of the site.

The south side of Bentley Avenue is fronted by several industrial units, all with vehicular access junctions from Bentley Avenue.

We understand the site was previously used as a car park for a neighbouring industrial unit that, at the time, was being used as a call centre by a company called Concentrix. The call centre was housed in an industrial unit further down Bentley Avenue opposite the Egg Farm. Typically call centres can have large staff numbers and can operate on shift basis creating a high demand on parking spaces, which may have created the need for a car park of this size. When used by the call centre the car park was accessed by vehicles off Finlan Road over land that is owned by others.

We understand that the call centre vacated the premises and as a result the unit and the car park were put up for sale. Due to market demand (or lack of interest) we understand the car park and the unit were then split and put up for sale separately and so Rentruck purchased the Car Park site only.

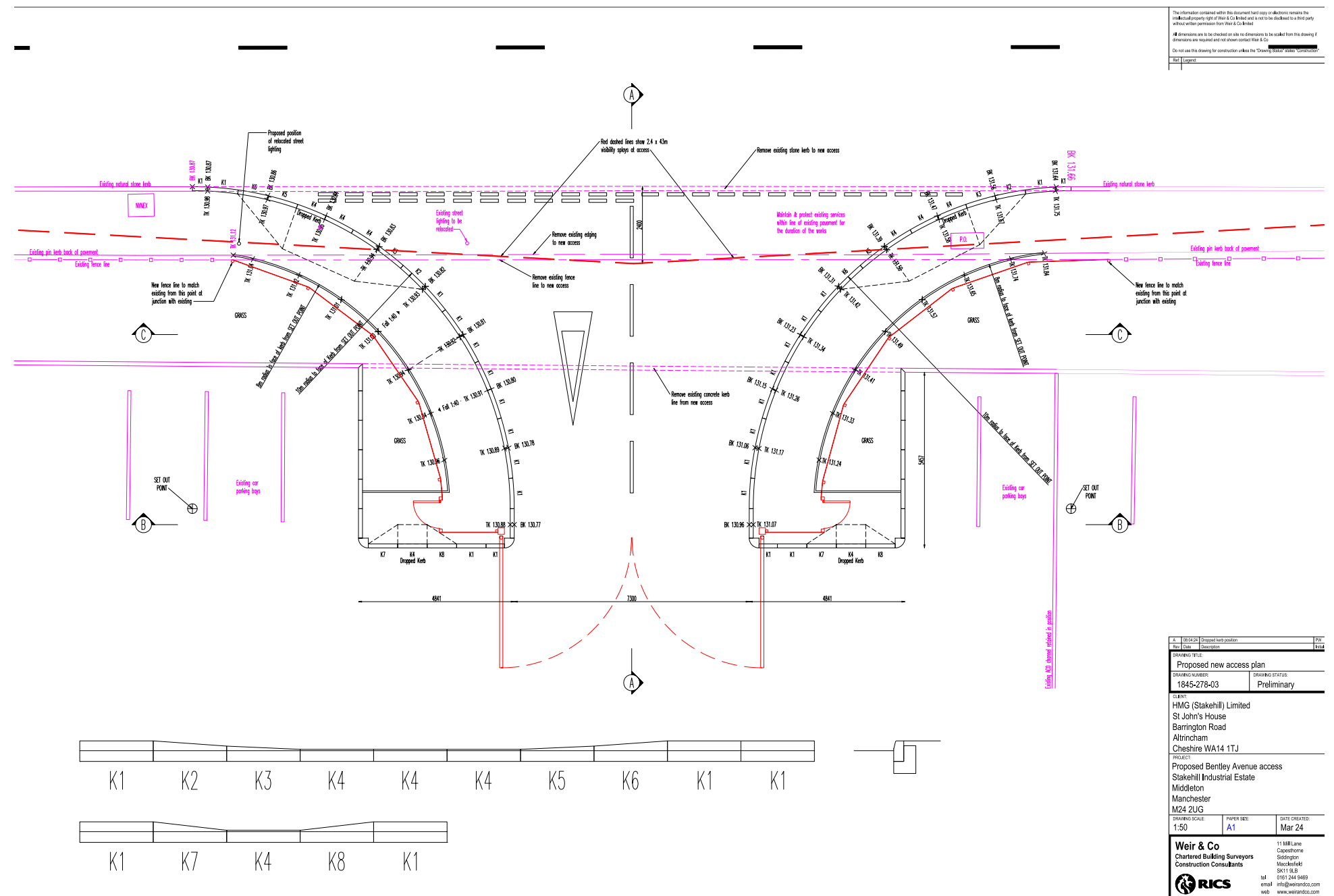
In order to be able to access the site independently, as part of the sale agreement Rentruck requested permission be sought for a new access junction from Bentley Avenue and so a Section 278 Agreement was drawn up and completed. This would allow Rentruck to freely access the site without relying on an agreement with a third party land owner.



Photograph of partial works of new junction installation taken 15.02.25

3.0 Section 278 Agreement

The section 278 agreement details the new access junction into the site from Bentley Avenue. The design has been agreed with Rochdale Highways Department to provide safe access and egress to and from the site.



Section 278 Agreement
Drawing 1845-278-03 Proposed Access Junction Design
Prepared by Weir & Co

4.0 Proposed Use

As previously mentioned Rentruck’s core business is the rental of light commercial vehicles and cars. Rentruck intend to park approximately 100 vehicles on this site.

The site will operate between 8am and 6pm Monday to Friday and 8am to noon on Saturday.

Very occasionally Rentruck may operate outside these times if a long distance delivery requires either an early start or a late return. At the very most this may occur twice a month.

On a regular trading day, it is anticipated that approximately 10 vehicles may access and 10 vehicles may exit the site each day.

CAR DERIVED VANS	SHORT WHEEL BASE VANS	MEDIUM WHEEL BASE VANS	LONG WHEEL BASE VANS	LUTON BOX VANS
				
EXAMPLE:	EXAMPLE:	EXAMPLE:	EXAMPLE:	EXAMPLE:
CITROEN BERLINGO VW CADDY VAUXHALL COMBO	VW TRANSPORTER RENAULT TRAFIC FORD TRANSIT	FORD TRANSIT	VW CRAFTER MERCEDES SPRINTER	MERCEDES SPRINTER

SPECIALIST VEHICLES

PEOPLE CARRIER	17 SEAT MINIBUS	GLASS RACK	JIFFY VANS	DROP SIDE VANS	PICK UP 4x4
					
EXAMPLE:	EXAMPLE:	EXAMPLE:	EXAMPLE:	EXAMPLE:	EXAMPLE:
FORD TRANSIT	FORD TRANSIT	FORD TRANSIT	ISUZU GRAFTER TOYOTA PROACE	FORD TRANSIT	VW Amarok

CARS

COMPACT CARS	SMALL CARS	MEDIUM CARS	LARGE CARS	EXECUTIVE CARS
				

Extract from Rentruck’s website displaying part of the range of light commercial vehicles and cars

5.0 Summary

This application has been submitted to facilitate the use of an existing surface carpark within an existing industrial development. The proposal maintains the existing use and does not include any redevelopment and merely proposes a new access junction necessary to unlock the use of the site without relying on 3rd party agreements for access.

Neighbouring industrial properties along the street all have vehicular access junction from Bentley Avenue.

Design details of the new access junction have already been approved by Rochdale Highways Department in the form of a Section 278 Agreement.

The applicant, Rentruck, is a local family business based in Rochdale with a core business of renting out light commercial vehicles and cars. It is intended to park these vehicles on the site.

As detailed in section 4 the site intends to operate the majority of the time within normal working hours. Only light commercial vehicles and cars will access/egress the site with a low number of trip generations per day.

We believe this proposed junction is a minor addition to what is predominantly an industrial environment and reflects other similar vehicular access junction along the same road into other neighbouring industrial units. The junction design has already been approved by Rochdale Highways Department and we believe this application should be supported.



View looking east along Bentley Avenue taken from in front of site 15.02.24



View looking the site from Bentley Avenue taken from in front of site 15.02.24



View looking west along Bentley Avenue taken from in front of site 15.02.24

Appendix A - Drawings for Section 278 Agreement

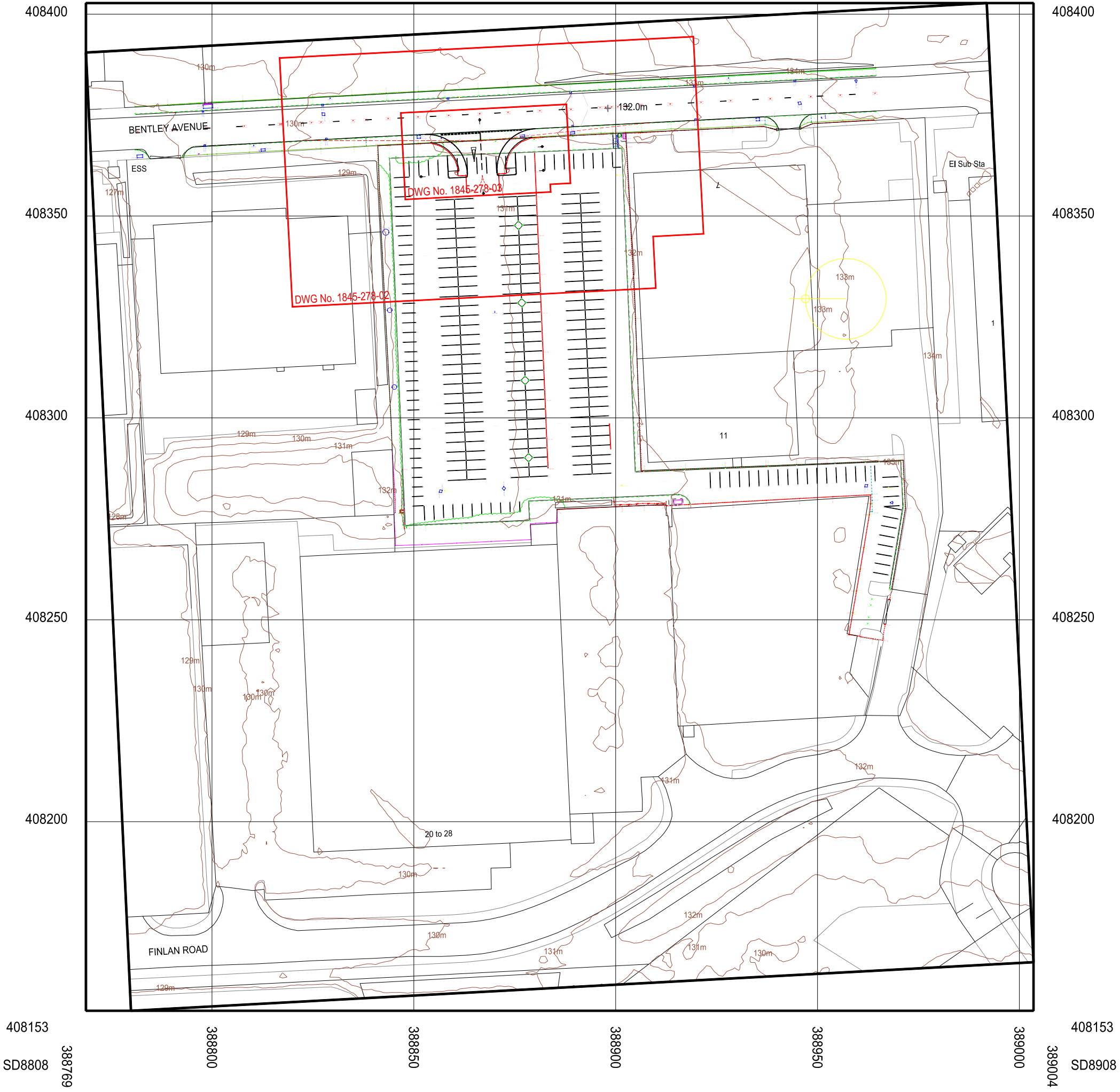
These are the drawings that were submitted and approved by Rochdale Highways Department as part of the Section 278 Agreement:

Weir & Co Drawings

- 1845-278-01 Location Plan proposed over existing
- 1845-278-02 Proposed New Access Over Existing
- 1845-278-03 Proposed New Access Plan
- 1845-278-04 Proposed Sections

CBO Transport Drawing

- CBO-0839-001 Proposed Bentely Avenue Access Arrangement (with tracking)



Rev					
Rev	Date	Description		Initials	
DRAWING TITLE:					
Location plan proposed over existing					
DRAWING NUMBER:			DRAWING STATUS:		
1845-278-01			Preliminary		
CLIENT:					
HMG (Stakehill) Limited					
St John's House					
Barrington Road					
Altrincham					
Cheshire WA14 1TJ					
PROJECT:					
Proposed Bentley Avenue access					
Stakehill Industrial Estate					
Middleton					
Manchester					
M24 2UG					
DRAWING SCALE:		PAPER SIZE:		DATE CREATED:	
1:1000		A3		Mar 24	
Weir & Co				11 Mill Lane	
Chartered Building Surveyors				Capesthorne	
Construction Consultants				Siddington	
				Macclesfield	
				SK11 9LB	
				tel 0161 244 9469	
				info@weirandco.com	
				web www.weirandco.com	

All dimensions are to be checked on site no dimensions to be scaled from this drawing if dimensions are required and not shown contact Weir & Co

Ref:	Legend:
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DRAWING TITLE: Proposed new access plan	
DRAWING NUMBER: 1845-278-03	DRAWING STATUS: Preliminary

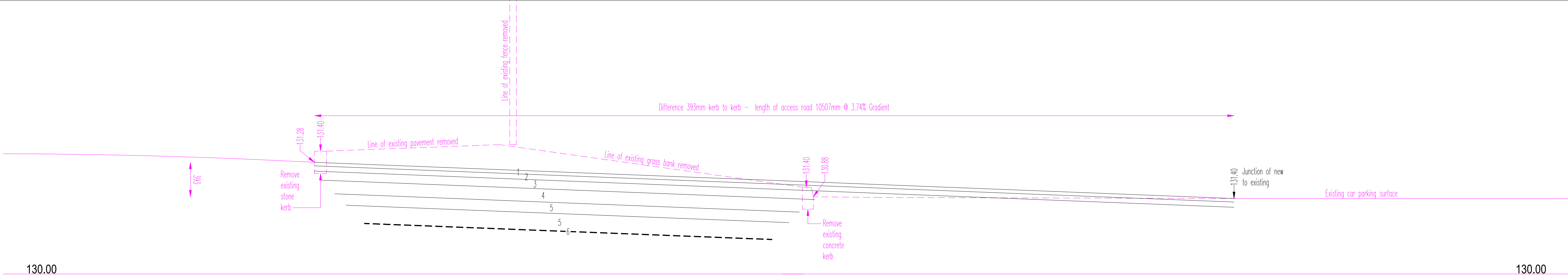
PROJECT:
Proposed Bentley Avenue access
Stakehill Industrial Estate
Middleton
Manchester
M24 2UG

Weir & Co
Chartered Building Surveyors
Construction Consultants

 **RICS**

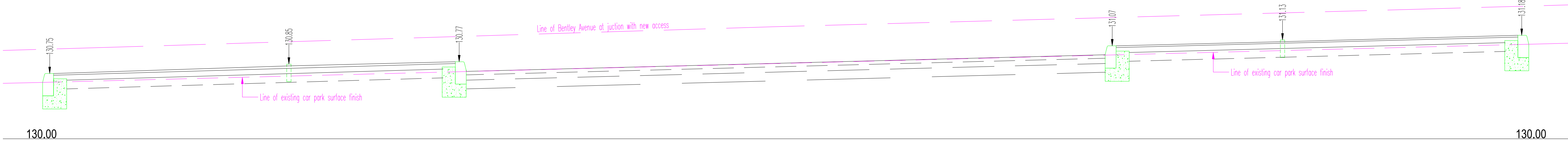
11 Mill Lane
Capesthorne
Siddington
Macclesfield
SK11 9LB

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web www.weirandco.com

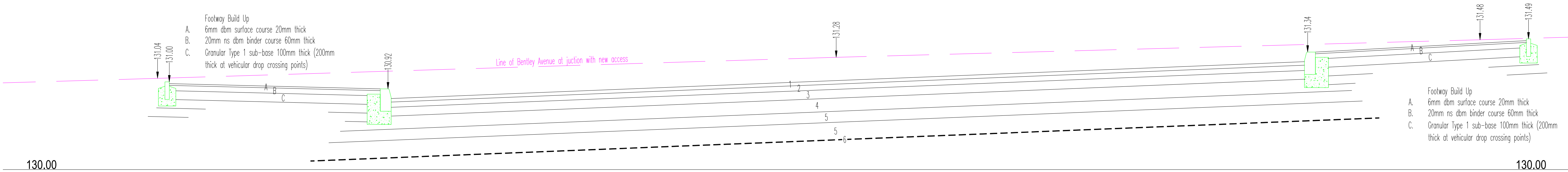


Proposed Section A-A

- 0/10mm Aggregate Industries S.M.A. TEX industrial surface course or equivalent approved. Min PSV = 55, Max AAV = 16, laid in accordance with manufacturer's requirements.
- AC 20 dense BIN 40/60 DES in accordance with BS EN 13108-1, BS PD 6691 and SHW clause 929
- AC 32 dense base 40/60 DES in accordance with BS EN 13108-1, BS PD 0801 and SHW clause 829
- Granular sub-base type1 to be in accordance with SHW clause 803 (see notes)
- CLASS 6F1, 6F2, 6F4 OR 6F5 capping in accordance with SHW clause 613 (see notes)
- Terram 1600 Geotextile membrane or equivalent approved to be provided where sub-grade material is predominantly clay.



Proposed Section B-B

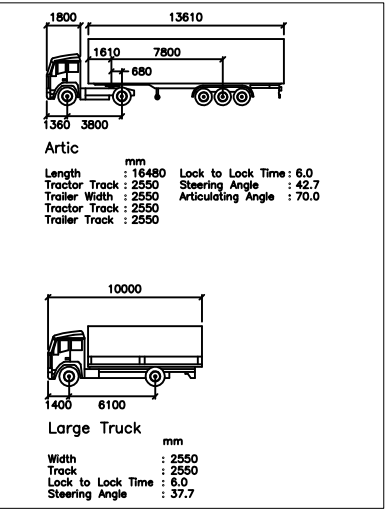
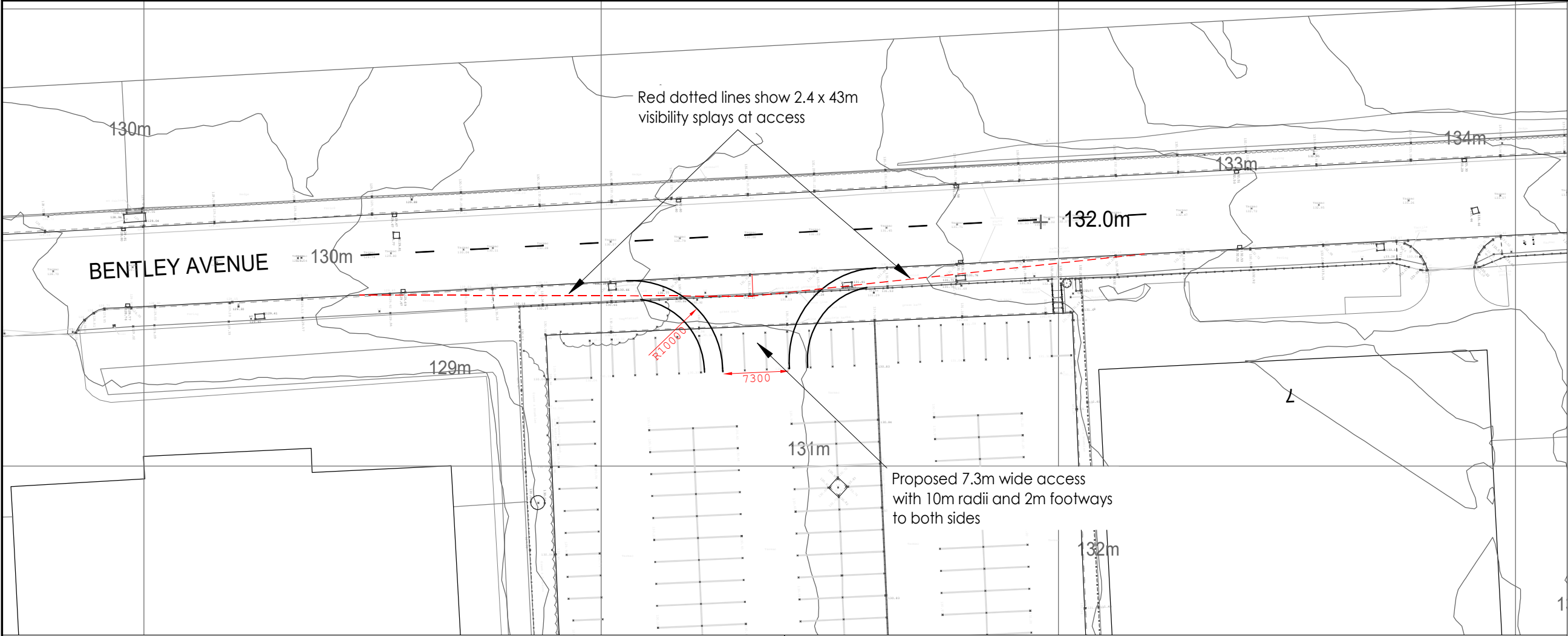


Proposed Section C-C

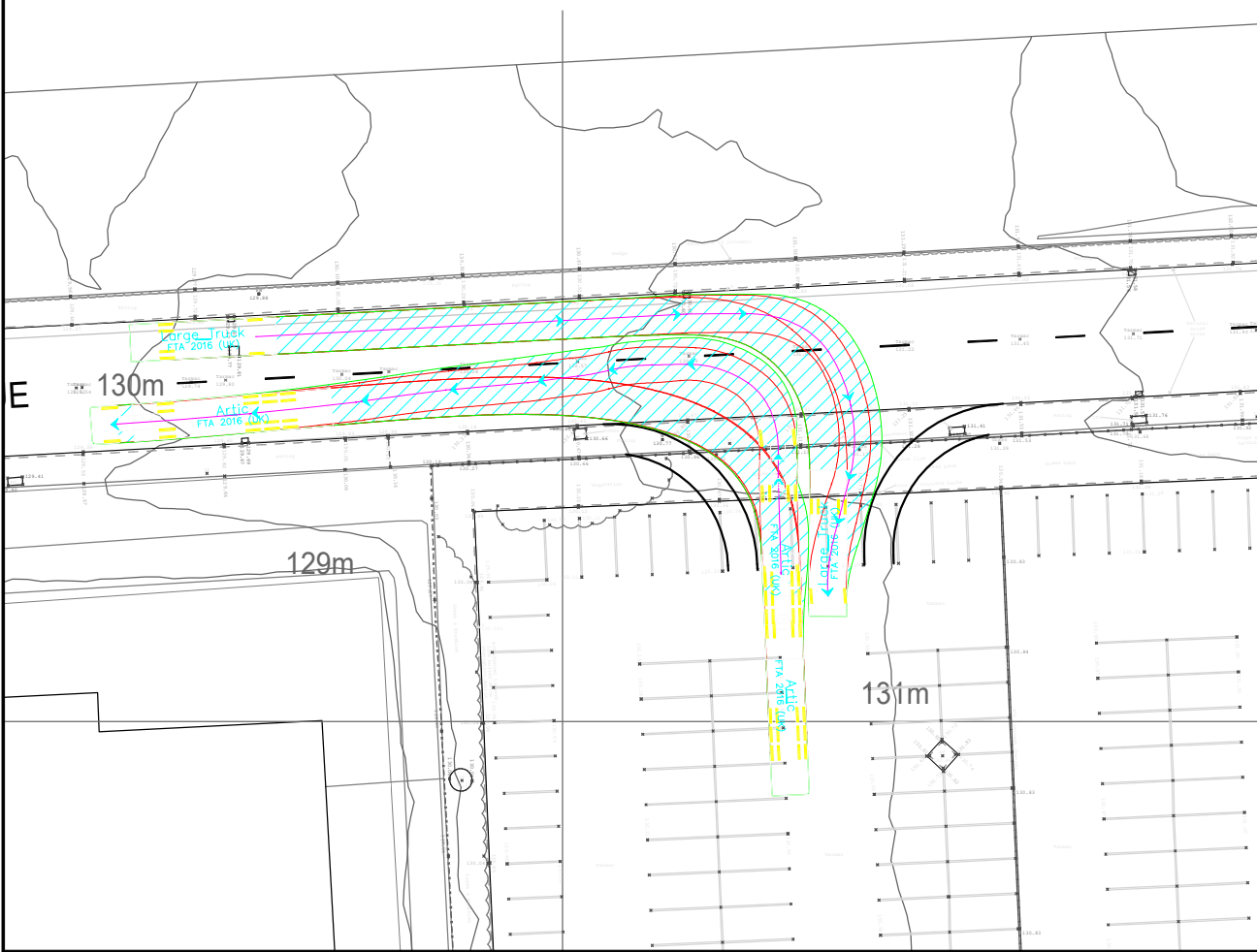
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- AC 20 dense BIN 40/60 DES in accordance with BS EN 13108-1, BS PD 6691 and SHW clause 929
- AC 32 dense base 40/60 DES in accordance with BS EN 13108-1, BS PD 0801 and SHW clause 829
- Granular sub-base type1 to be in accordance with SHW clause 803 (see notes)
- CLASS 6F1, 6F2, 6F4 OR 6F5 capping in accordance with SHW clause 613 (see notes)
- Terram 1600 Geotextile membrane or equivalent approved to be provided where sub-grade material is predominantly clay.

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Do not use this drawing for construction unless the "Drawing Status" states "Construction"	
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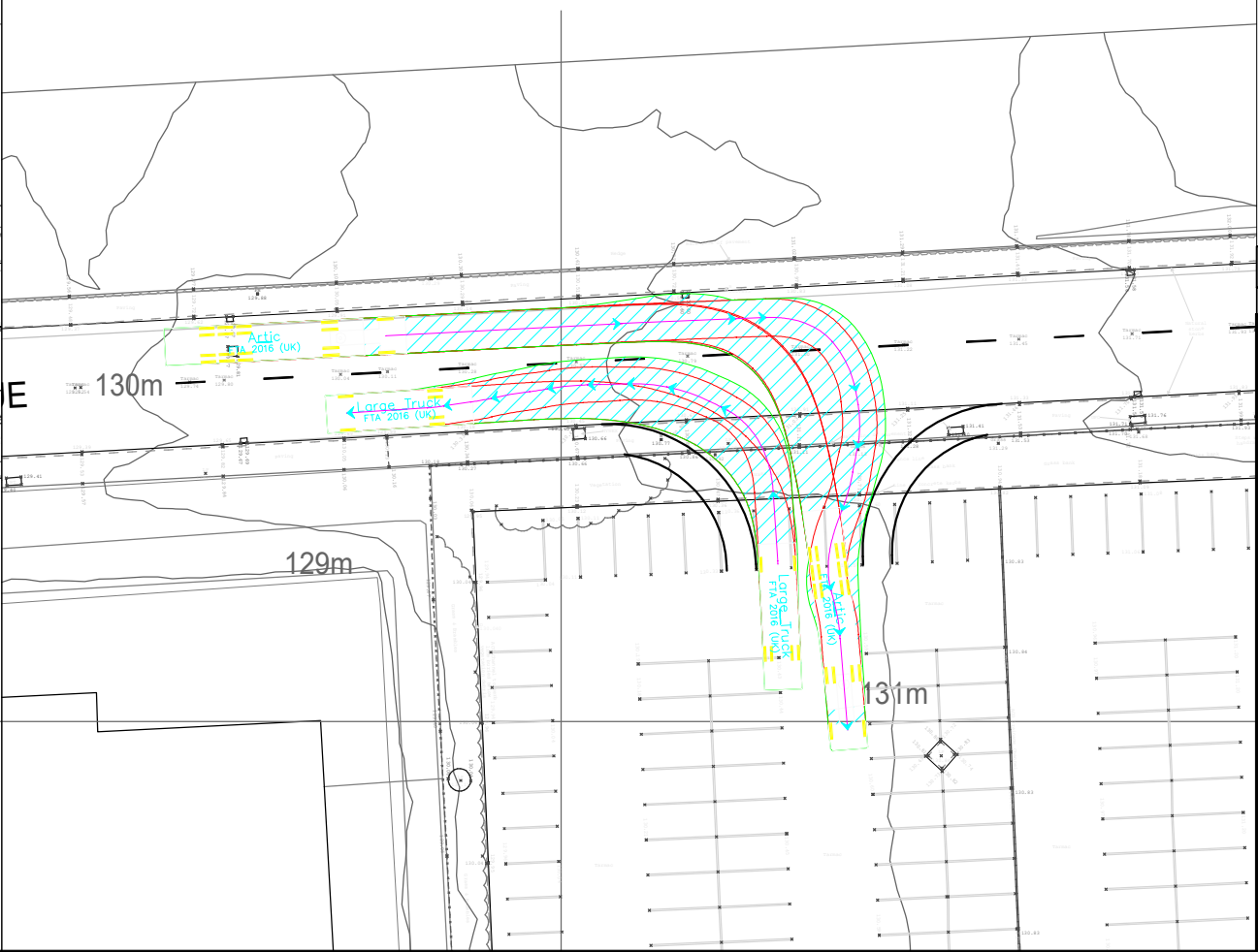
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CLIENT:				
HMG (Stakehill) Limited				
St John's House				
Barrington Road				
Altrincham				
Cheshire WA14 1TJ				
PROJECT:				
Proposed Bentley Avenue access				
Stakehill Industrial Estate				
Middleton				
Manchester				
M24 2UG				
DRAWING SCALE:		PAPER SIZE:		DATE CREATED:
1:25		A1		Mar 24
Weir & Co			11 Mill Lane	
Chartered Building Surveyors			Capesthorpe	
Construction Consultants			Siddington	
			Macclesfield	
			SK11 9LB	
 RICS			tel 0161 244 9469	
			email info@weirandco.com	
			web www.weirandco.com	



Swept Path Analysis: Articulated HGV Left Out / 10m Rigid HGV Right In



Swept Path Analysis: 10m Rigid HGV Left Out / Articulated HGV Right In



Rev.	Date	Revision Details	Drawn	Check	App.



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Client

Hollins Murray Group

Project

Stakehill Industrial Estate

Drawing Title

Proposed Bentley Avenue Access Arrangement

Drawn	Checked	Approved
SFB	PRC	PRC

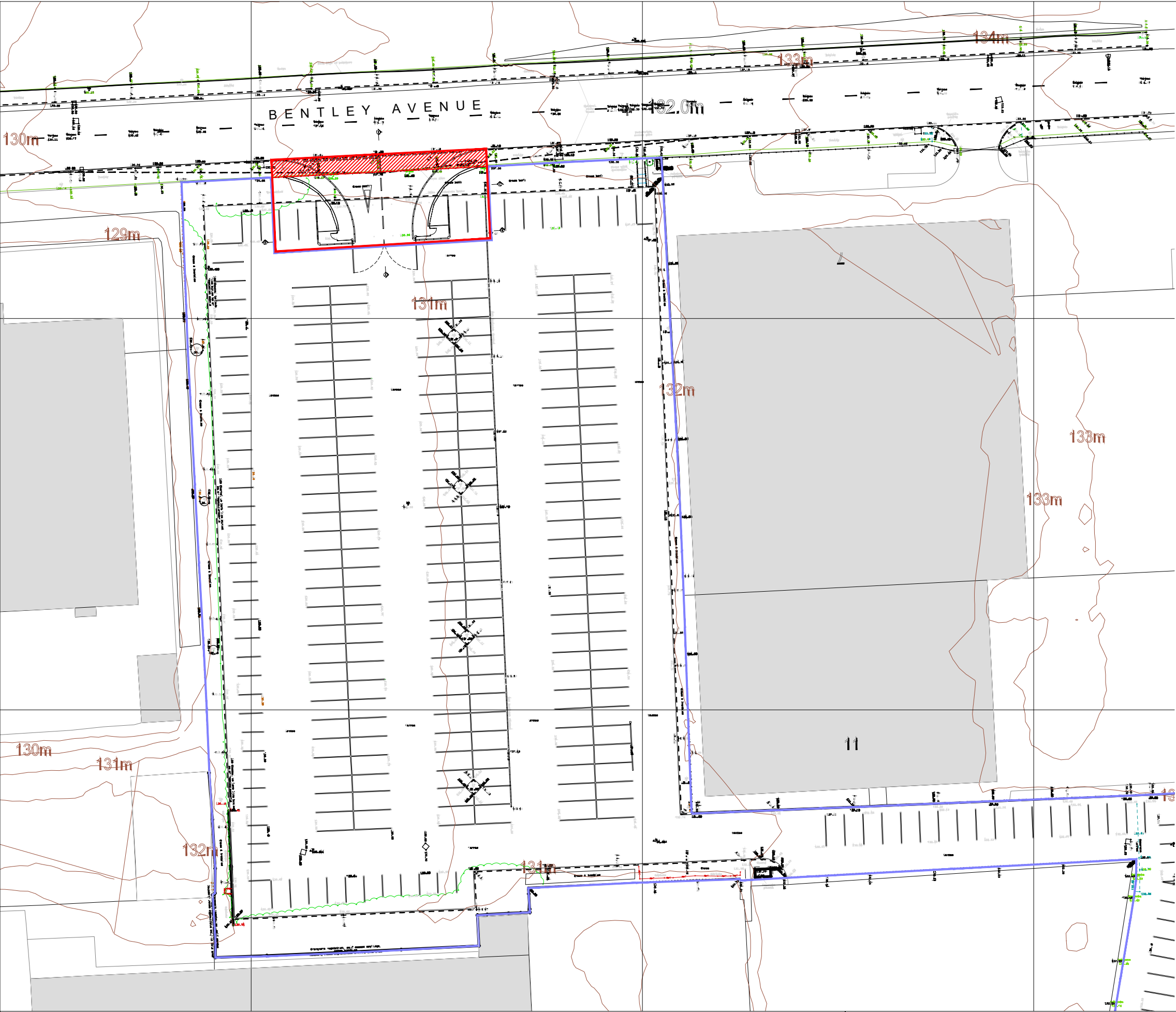
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1:500 @ A3	06.03.24

Status	Drg No	Rev
Information	CBO-0839-001	

Appendix B - Planning Application Drawings

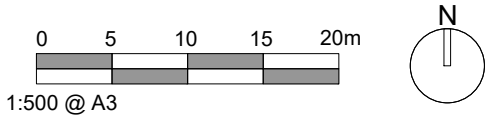
These drawings have been submitted as part of this planing application:

- 730 AP001 Rev- Proposed Site Plan with Application & Ownership Boundaries
- 730 AP002 Rev- Location Plan
- 730 AP003 Rev- Existing Siteplan
- 730 AP004 Rev- Proposed Siteplan



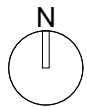
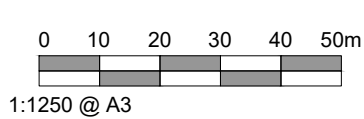
LEGEND

- Application boundary
- Ownership boundary (outside application boundary)
- Land within application that is owned by Rochdale Borough council



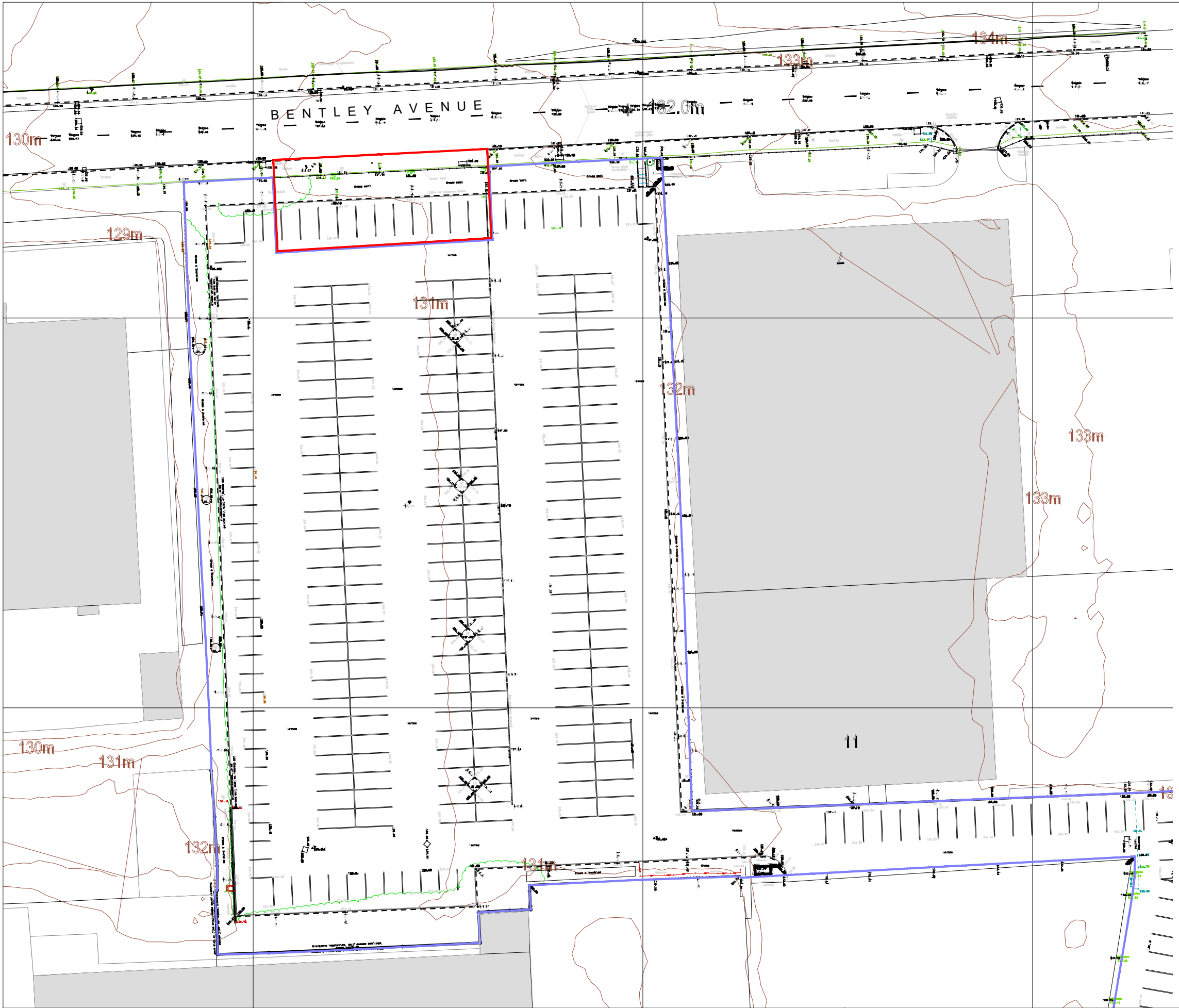
Revisions
Rev - 20/02/25 Initial Issue

CLIENT J R Ashworth and Sons Ltd t/as Rentruck				
PROJECT Car Park off Bentley Avenue, Stakehill, Middelton				
DRAWING TITLE Planning application & ownership boundaries				
SCALE 1:500 @ A3	DATE OF ORIGIN 20.02.25	PROJECT NO. 730	DRAWING NO. AP001	REVISION -



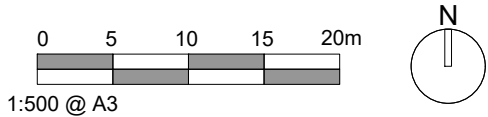
Revisions	20/02/25	Initial Issue
Rev -		

CLIENT J R Ashworth and Sons Ltd t/as Rentruck			
PROJECT Car Park off Bentley Avenue, Stakehill, Middleton			
DRAWING TITLE Location Plan			
SCALE 1:1250 @ A3	DATE OF ORIGIN 20.02.25	PROJECT NO. 730	DRAWING NO. AP002
			REVISION -



LEGEND

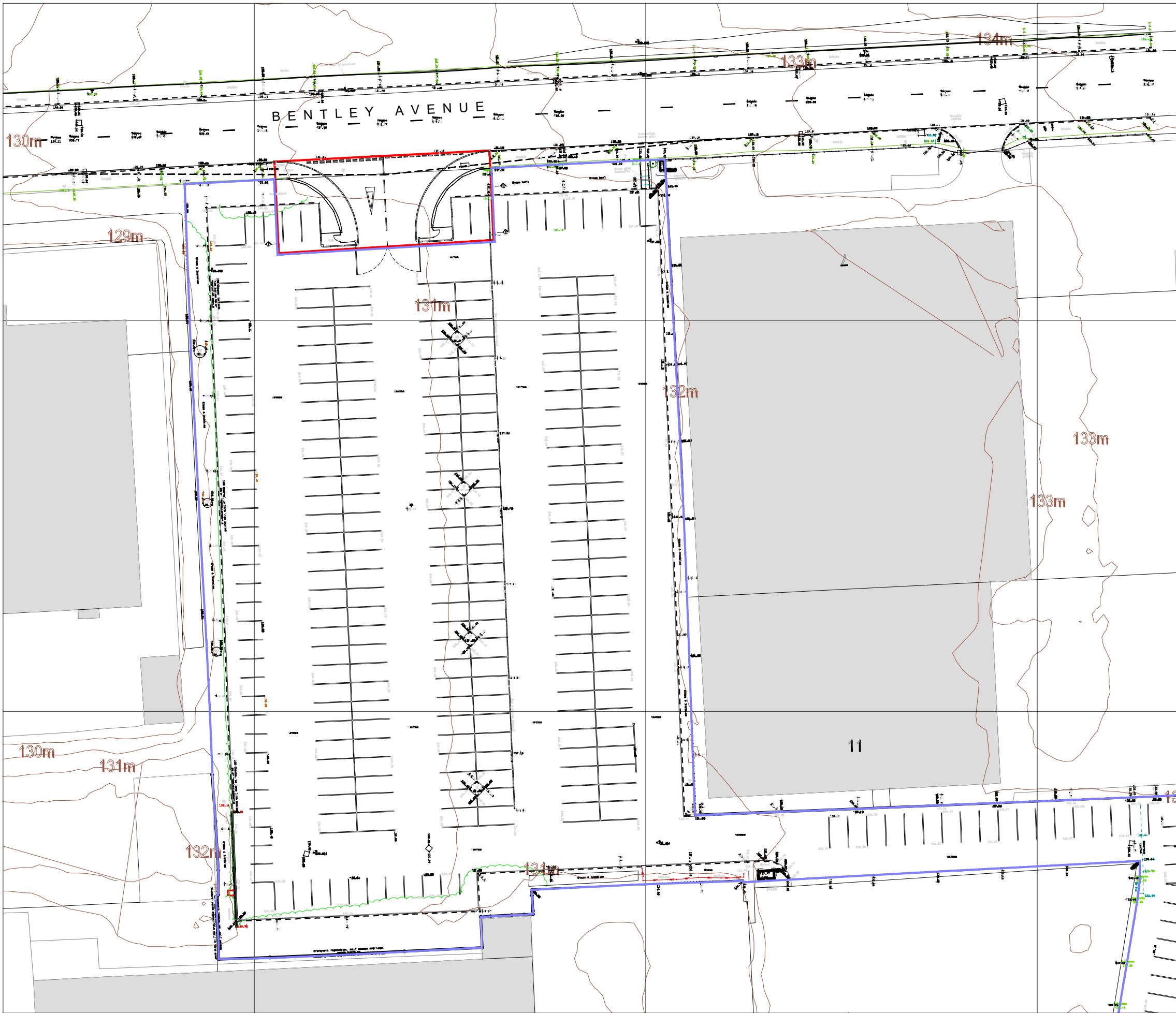
- Application boundary
- Ownership boundary (outside application boundary)



1:500 @ A3

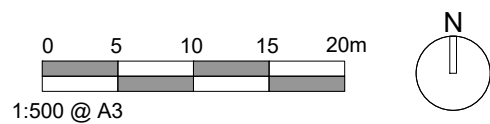
Revisions	20/02/25	Initial Issue
Rev -		

CLIENT	J R Ashworth and Sons Ltd t/as Rentruck			
PROJECT	Car Park off Bentley Avenue, Stakehill, Middleton			
DRAWING TITLE	Existing site plan (prior to works commencing)			
SCALE	DATE OF ORIGIN	PROJECT No.	DRAWING No.	REVISION
1:500 @ A3	20.02.25	730	AP003	-



LEGEND

- Application boundary
- Ownership boundary (outside application boundary)



1:500 @ A3

Revisions
Rev - 20/02/25 Initial Issue

CLIENT J R Ashworth and Sons Ltd t/as Rentruck				
PROJECT Car Park off Bentley Avenue, Stakehill, Middleton				
DRAWING TITLE Proposed site plan				
SCALE 1:500 @ A3	DATE OF ORIGIN 20.02.25	PROJECT NO. 730	DRAWING No. AP004	REVISION -

