

Our ref: Q240538
Your ref: PP-13298154
Email: hannah.swainston@quod.com
Date: 12 August 2024



Rochdale Borough Council
Planning Department
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Via Planning Portal

Dear Sir / Madam

Town and Country Planning Act 1990
Full Planning Application
Unit 9, Heywood Distribution Park, Pilsworth Road, OL10 2TL

On behalf of our client Iron Mountain ("the Applicant"), please find enclosed an application seeking full planning permission at the above Site ("the Site"). The proposed development for which planning approval is sought for is set out below.

"Refurbishment of existing warehouse and associated works." ('the Proposed Development')

The requisite fee for this application is **£2,535.00** based on a site area of 3.22 hectares ('ha') and 252 sqm of additional floorspace (GEA). In accordance with best practice, this submission has been made via Planning Portal (ref: PP-13298154) on the day of submission along with the transaction fee. No hard copies of the application have been provided but can be made available upon request.

Development Proposals

This Application seeks Full Planning Permission for the refurbishment and external alterations to the existing warehouse. Specifically, the proposals include:

- A new 12m canopy added to the northern level access door;
- A new sprinkler tank and pump house;
- A full perimeter fence allowing 1200mm gap adjacent to the existing facility fence;
- New car park entrance gates, which are proposed to be bifold automated with access control; and
- A new office amenity block.



The development proposals will facilitate the delivery of a high-quality employment space and allows for the modernisation of existing on-site activities, bringing with it significant economic benefits, which is in line with the Council's strategic ambitions for the Borough.

A full description of the proposed works is provided within the submitted Design and Access Statement and Planning Statement.

Submission Documents

The following documents are hereby submitted and form part of the application material:

- **Completed Application form (including Ownership Certificate);** *prepared by Quod*
- **Planning Statement;** *prepared by Quod*
- **Design and Access Statement;** *prepared by Quod*
- **Drainage Statement;** *prepared by Build Warranty*

The application drawings submitted are set out in **Appendix 1**. This appendix will be updated and submitted to Rochdale Borough Council ('RBC') should any new drawings be submitted during the determination phase.

Summary

We trust that the above and enclosed information is clear to enable to application to be promptly validated, but please do not hesitate to contact myself or my colleague James Guthrie (james.guthrie@quod.com) should you have any queries at this stage.

Yours sincerely

H. Swainston

Hannah Swainston
Senior Planner

enc. As above

Appendix 1 – Drawing List



Title/ Description	Drawing Reference
Location Plan	
Site Location Plan	24278-UMC-SI01-00-DR-A-0601[C]
Site Plans	
Existing Site Layout	24278-UMC-SI01-00-DR-A-0605[C]
Proposed Site Layout	24278-UMC-SI01-00-DR-A-0610[E]
Existing Building Plan	24278-UMC-0100-00-DR-A-1000[B]
Proposed Building Plan	24278-UMC-0100-00-DR-A-1010[D]
Existing Elevations	24278-UMC-0100-00-DR-A-1300[B]
Proposed Elevations	24278-UMC-0100-XX-DR-A-1310[B]
Amenity Building Elevations	24278-UMC-0100-XX-DR-A-1350[D]
Amenity Building Plans	24278-UMC-0100-ZZ-DR-A-0150[D]
Existing Fence Layout	24278-UMC-SI01-00-DR-A-0606[B]
Proposed Fence Layout	24278-UMC-SI01-00-DR-A-0611[E]
Proposed Sprinkler Tank Location	24278-UMC-SI01-00-DR-A-0620[B]
Proposed Canopy Details	24278-UMC-0100-XX-DR-A-1315[A]
Typical Fence Details	24278-UMC-SI01-00-DR-A-0625[A]