

Our Ref: GM/93712

18 June 2025



Rochdale Metropolitan Borough Council
ROCHDALE MBC,
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

Dear Sir/Madam

SAINSBURY'S SUPERMARKETS LIMITED
42-44 HARE HILL ROAD, LITTLEBOROUGH, OL15 9BA
APPLICATION FOR PLANNING PERMISSION FOR NEW PLANT EQUIPMENT AND
RELOCAITON OF EXISTING.
PLANNING PORTAL REFERENCE PP-14104771

Introduction

Alder King Planning Consultants, on behalf of Sainsbury's Supermarket Ltd, have been instructed to submit an application for planning permission for new refrigeration plant equipment to the rear of the Sainsbury's Local store on Hare Hill Road, Littleborough.

The Site

The site consists of the convenience store located on Hare Hill Road with a rear parking and servicing area contained within an open elevation which is a continuation of the store building, wrapping around to Barehill Street. Access to the parking and service area is gained from Barehill Street. The plant area for the store is located in this service area, against the north west elevation of the building. It is mostly hidden from view by the open-elevation of the building, which provides effective screening.

The site is surrounded by a mix of commercial and residential uses.

The site is not located in a flood zone, however it is within a conservation area and the defined town centre boundary.

The Proposal

Planning permission is sought for new plant equipment to the rear of the Sainsbury's Local on Hare Hill Road. The plant, which will be located within the existing plant fenced and gated enclosure, will consist of a new "packaged plant" unit, which will replace some of the existing plant. The existing "FCU" will be slightly moved to make way for the new unit.

Sainsbury's Supermarkets Limited has committed to being Carbon Neutral by 2035. This application is associated with one of numerous plant upgrades taking place across Sainsbury's stores around the country to reduce greenhouse gas emissions and energy usage. This development will contribute



towards this goal, ensuring that the Littleborough Sainsbury's Local store will be able to run in a sustainable and efficient manner for years to come.

Planning Policy

Paragraph 131 of the National Planning Policy Framework (NPPF) (2024) emphasises the importance of good design in creating high-quality and sustainable buildings and places. Paragraph 185 states that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions, and the natural environment. Paragraph 187 further highlights the need to mitigate and reduce to a minimum potential adverse impact resulting from noise from new developments.

The Rochdale Borough Unitary Development Plan is the most relevant part of the adopted local plan in respect of proposals such as this one, notwithstanding that it is nearly 20 years old and therefore carries limited weight. Of most relevance, given the location of the proposed plant, is policy BE/17 which concerns new development in conservation areas. The policy states that "development proposals will be permitted that preserve or enhance the character of or appearance of conservation areas. The policy goes on to state that relevant considerations will include the relationship of the development to the existing building, the site and its surroundings. The policy also says that the design and siting of car parking and servicing facilities will be a relevant consideration.

Policy G/EM/1 notes that the council will seek "the minimum practicable levels of ground, air, water and noise pollution from all developments".

Planning Considerations

The key considerations for this proposal are its impact on the conservation area and on potential for noise pollution. These considerations need to be set against the wider benefits of the proposal, which are to ensure that the store's efficient operation is facilitated and that its carbon footprint is reduced through the installation of more environmentally friendly plant.

In terms of the impact on the conservation area, the siting of the plant has been deliberately chosen to maintain the current arrangement. The proposed plant will be positioned in the existing plant area. Whilst it is slightly larger than the existing plant which it replaces, it will have no material impact on the character and appearance of the conservation area. The location of the plant is largely screened from the road and the visual receptors within and beyond the conservation area boundary, due to the presence of the boundary wall. On balance, the proposal will preserve the current relationship between the store's plant and the conservation area, in line with the requirements of policy BE/17.

The application is supported by a noise impact assessment which concludes that all predicted noise levels from the new plant are below the threshold criteria for both residential and commercial receptors. Noise impact at the nearest residential receptor is classified as "low impact", meaning no adverse effect is expected. Accordingly, the proposal accords with the expectations of policy G/EM/1.

Application Submission

The planning application consists of the following:

- Completed application forms
- Covering letter (this document)

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- Drawings:
 - Location Plan (PL-001)
 - Existing Site Plan (PL-002)
 - Proposed Site Plan (PL-003)
 - Existing Elevations (PL-005)
 - Proposed Elevations (PL-006)
 - Proposed Plant Detail (PL-010)
- Plant Noise Impact Assessment

The planning application fee has been paid via the planning portal. We trust the information submitted with this application is sufficient for to validate and determine the application but should you require any further details, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'G. Morris'.

GARY MORRIS
Partner

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