

DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION

Valume Ltd, CCG Depot, Ainsworth Street, Rochdale

16th July 2025

1. Introduction

This Design & Access Statement has been prepared to accompany a full planning application for the retrospective regularisation of minor amendments to the previously approved scheme (ref. 18/00239/FUL) at Valume Ltd, CCG Depot, Ainsworth Street, Rochdale.

The application seeks to regularise as-built deviations and proposed drawings while confirming compliance with the original planning conditions. The changes relate primarily to window positions, internal layouts, and material finishes, all of which maintain the original intent, scale, and massing of the development.

The application package includes:

- Existing drawings (site, plans & elevations)
- As-built drawings (site, plans & elevations)
- Proposed drawings (site, plans & elevations)
- Landscaping Specification & Plan
- This Design & Access Statement
- Drainage Plan & Specification to Follow on Completion

This submission is intended to avoid the need for separate discharge of conditions applications and resolve the matter in full.

2. Site and Context

The site lies at the corner of Ainsworth Street and Fishwick Street, close to Oldham Road in Rochdale town centre. It is bounded by industrial and commercial properties and sits within a well-established commercial area. The character of the surrounding buildings is mixed, with industrial sheds, traditional shops, and some residential properties nearby. The site is well connected by road networks.

3. Development Summary (Amount & Use)

The original approval allowed for:

- A northeast extension to provide additional warehouse/storage space
- A southwest extension for three ground-floor retail units with first-floor office accommodation

The as-built development has been constructed largely in line with the approved layout and massing. Minor changes include removal of parapet detail and internal alterations, but no increase in footprint or scale.

Valume Ltd continues to operate as an online wholesale and multichannel seller. The development supports job creation and local commercial activity.

4. Layout

The proposed layout remains consistent with the approved plans:

- Warehouse space extended to the northeast with additional roller shutter access
- Offices to the opposite side with access removal from Fishwick Street

No changes to vehicular routes. The layout supports operational efficiency and local service delivery.

5. Scale and Appearance

The overall scale remains consistent with the approved scheme. Rooflines match the original building and surrounding units. Architectural features including curtain wall glazing, gutter details, and cladding design have been retained.

As-built amendments to window placement and façade detailing are minimal and do not materially affect the street scene or character. Materials used were agreed on site during construction and match those shown in the original submission.

6. Parking and Access

Access remains unchanged from Ainsworth Street.

The extended parking area is still to be completed as approved, providing ample space for cars and delivery vans to enter, maneuver, and exit safely in forward gear. Pedestrian access is level and compliant with Building Regulations.

7. Planning Conditions Compliance Summary

We confirm that the following original conditions have been met or will be addressed within this application:

Condition 1: Commencement confirmed

Condition 2: Updated proposed drawings included for approval

Condition 3: Use remains ancillary to main storage and distribution

Condition 4: External materials confirmed via on-site agreement (samples available)

Condition 5: Surface water drainage installed as per hierarchy; no foul connection required as part of the as built extension. New office extension with foul connection to suit new drainage plan and specification.

Condition 6: No trees or nesting habitats affected

Condition 7: Approved parking layout to be implemented as part of the proposed office extension

Condition 8: Landscaping scheme to be delivered in line with proposed plans & specification

Supporting text and photographic evidence will be included with the application where required.

8. Sustainability

Valume Ltd remains committed to low-carbon operations. PV installation has been considered and may be implemented in future phases under permitted development. The development promotes walkable access to services and employment in Rochdale.

9. Conclusion

This application seeks to regularise as-built minor amendments and confirm full compliance with the original permission while gaining approval for the slightly tweaked approved drawings. There is no material increase in scale, use, or impact. All planning conditions are addressed in full, and no further discharge applications should be required.

We trust that the Local Planning Authority will support this efficient and practical resolution to regularise development on this site.