

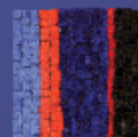
Planning Statement

Erection of Storage Building Anchored to
Existing Concrete Base

Tetrosyl Distribution Warehouse,
Royle Barn Road,
Castleton,
Rochdale,
OL11 3DT

Tetrosyl Ltd

OCTOBER 2025



mosaic
town planning

Mosaic Town Planning Bloc 17 Marble St. Manchester M2 3AW	Enquiries: 0161 638 9211 enquiries@mosaictownplanning.co.uk www.mosaictownplanning.com
Prepared by:	Zac Wilkinson. Checked by Alex McLaren.
Version:	Submission Draft
Date of Issue:	14 th October 2025

Contents

1	Introduction.....	2
2	The Proposals	3
3	Site and Surroundings.....	4
	Local Plan Designation	5
4	Planning History	6
5	Planning Policy and Evidence Base.....	7
	National Planning Policy Framework.....	7
	Local Policy	8
	Rochdale Borough Core Strategy (Adopted 2016).....	8
	Rochdale Unitary Development Plan Review (Adopted 2006)	8
	Places for Everyone Joint Development Plan (Adopted 2024)	9
6	Analysis	10
	Principle.....	10
	Development Management Considerations	11
	Design and Layout.....	11
	Parking, Access and Vehicular Movement.....	11
	Heritage.....	12
	Other matters.....	12
	Presumption in Favour of Sustainable Development	13
7	Conclusion	14

1 Introduction

- 1.1 This Planning Statement accompanies a full planning application for the erection of a storage building at Tetrosyl Distribution Warehouse, Royle Barn Road on behalf of Tetrosyl Ltd.
- 1.2 This statement considers the site and its surroundings and summarises the planning policies which are material to the proposal, along with further guidance and evidence which has been considered.
- 1.3 The analysis addresses all the issues which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.
- 1.4 This statement should be read in conjunction with the following plans and documents:
 - Site Location Plan (Ref: 25060 - SDA - ZZ - ZZ - DR - A - 0001)
 - Proposed Plans and Elevations (Ref: 25060 - SDA - ZZ - ZZ - DR - A - 0201)

2 The Proposals

2.1 The application description is as follows:

“Erection of ancillary surface-mounted storage building, anchored to an existing concrete base.”

2.2 Tetrosyl is a supplier and distributor of car care products, ranging from cleaning supplies to paint and oils. The site in Rochdale is used as a distribution centre.

2.3 The site operates from 06:00 to 22:00 Monday to Friday. There are 130 full time staff, and 3 part time staff at the site. The development will not affect the operating hours nor employee numbers.

2.4 The company has identified a clear and urgent need for additional sheltered storage space within the site for storage of palletised goods.

2.5 The area of hardstanding where the building will be sited is part of the main loading yard for the site and is currently used for external storage.

2.6 The dimensions of the proposed building are as follows:

Internal

- 34.0m length x 24.0m width (GIA: 816 sqm)

External

- 34.2m length x 24.5m width x 9.0m eaves height / 13.2m ridge height (GEA: 838 sqm)

2.7 The building will be anchored to the existing hardstanding. **As such, no intrusive groundworks or foundations will be required for the erection of the building.**

2.8 The building will be constructed from an aluminium frame with galvanised steel connections, light-grey steel cladding walls and a translucent-white PVC-coated polyester roof. The building will be accessed from the north-western elevation via 2 roller shutter doors and 1 pedestrian door, with another pedestrian door to the rear of the building on its south-eastern elevation.

2.9 Wider site access will remain as existing directly off Royle Barn Road to the north-west.

2.10 The design, materials, and prefabricated method of construction of the building will ensure a quick delivery, minimising disruption to existing operations and allowing the company to rapidly address its need for increased covered storage space.

3 Site and Surroundings

- 3.1 The application site is a 0.14 ha area of concrete yard associated with the wider use of the site. The company's premises include a large warehouse building including an extension, as well as vehicle access, car parking and yard area.
- 3.2 The site is bound by industrial premises to the North, south and west, off Royle Barn Road. To the east, it is bordered by Gipsy Lane, the Rochdale to Manchester train line, and the Rochdale Canal. Castleton Station is nearby to the south.
- 3.3 The entire site is located in Flood Zone 1, defined by the Environment Agency as at low risk of fluvial flooding.
- 3.4 Castleton South Conservation Area is located to the south of the site, the significance of which will be discussed later.
- 3.5 The site consists entirely of an existing sealed concrete surface and is void of natural or habitat features. As such, the development does not impact any habitats and qualifies for the *de minimis* exception under biodiversity net gain legislation.
- 3.6 The site is accessible on foot and by bicycle from the surrounding residential areas, making walking and cycling a viable option for any local employees to commute. Bus stops located on Royle Barn Road service the site with several local bus routes such as #17, #880 and #881, connecting the site with Rochdale Town Centre and other local destinations.
- 3.7 Castleton railway station is within a 7-minute walk from the site, facilitating travel to both Rochdale and Manchester within 30 minutes.
- 3.8 The site is well connected to the surrounding road network. Royle Barn Road links to the A627 to the east, connecting the area with Manchester, as well as junction 20 of the M27, providing access to the wider motorway network.

Local Plan Designation

- 3.9 The application site is part of the 'Land North of Royle Road' Existing Employment Zone designation in the Local Plan map.

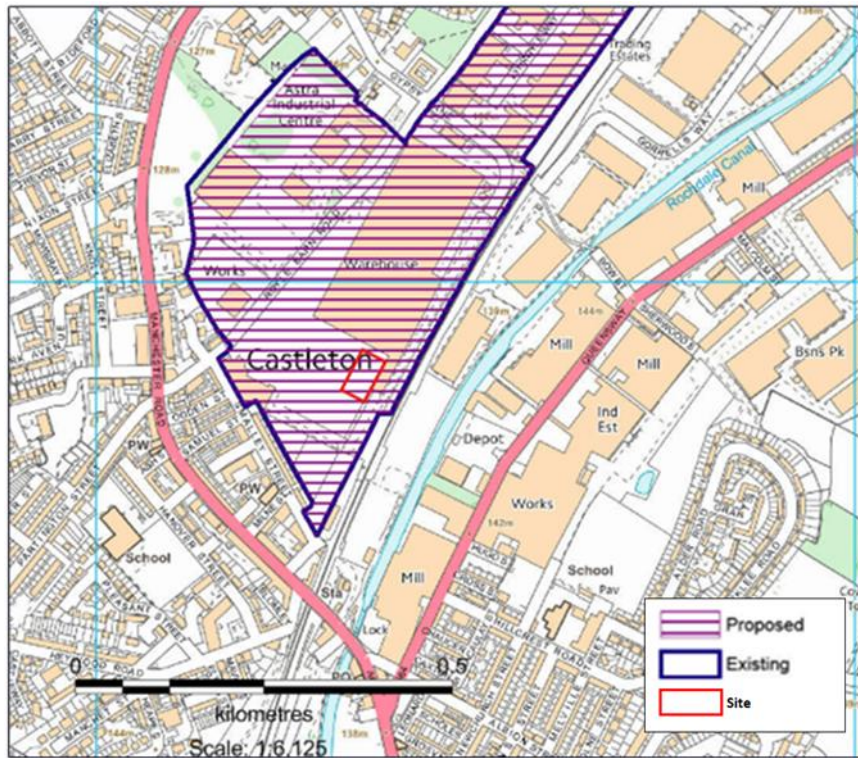


Figure 1: Extract from Rochdale Borough Council Local Plan Map

4 Planning History

4.1 The following previous planning application on site is relevant:

- Application Ref: 15/01421/FUL – Erection of external loading canopy on Smalley Street elevation, Royle Barn Road: Approved with conditions (2015):
 - Shall be completed using the following external materials: - Elevations - C1000 corrugated sheet cladding in RAL 9006 Metallic Silver; - Roof - R1000 corrugated sheet cladding in Goosewing Grey: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with the UDP and NPPF.

5 Planning Policy and Evidence Base

National Planning Policy Framework

- 5.1 The National Planning Policy Framework ('NPPF'; December 2024) sets out the purpose of the planning system of achieving sustainable development via three overarching objectives: **economic, social and environmental**.
- 5.2 Paragraph 11 of the NPPF requires Local Planning Authorities to apply a presumption in favour of sustainable development during decision-taking. This means that Local Planning Authorities should be:

"...approving development proposals that accord with an up-to-date development plan without delay; or ... where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 5.3 In support of building a strong and competitive economy, paragraph 85 of the NPPF states that:
"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."
- 5.4 Paragraph 87 of NPPF also goes on to explain that planning policies and decisions should *"recognise and address the specific locational requirements of different sectors."* This requirement includes making provision *"for storage and distribution operations at a variety of scales and in suitably accessible locations"*.

Local Policy

5.5 The local development plan comprises of the following:

- The Rochdale Core Strategy (Adopted 2016)
- Rochdale Unitary Development Plan Review (Adopted 2006)
- Places for Everyone Joint Development Plan (Adopted 2024)

Rochdale Borough Core Strategy (Adopted 2016)

5.6 Policy SO1 – To delivery a more prosperous economy: To ensure delivery on this, the council will ***“Identifying quality employment sites and areas to increase the number and range of jobs and employment levels”***

5.7 Policy E2 – Increasing jobs and prosperity: The council aims to supply the borough with a sufficient volume of employment land to ensure the economic future of the area and the businesses in it are retained.

5.8 Policy E3 – Focusing on economic growth corridors and areas: This policy identifies key areas within the borough which should be a focus for economic developments.

- Stating ***“in the Castleton corridor we will: Promote development of the following key sites: Royle Road B1, B2 and B8 and commercial development”***.

5.9 Policy P3 – Improving the design of new developments: This policy states the importance of new developments being sympathetic to their surroundings in terms of scale and that they ***“adhere to high standards of design”***. The following principles are relevant to this proposal:

- ***“respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;”***
- ***“Ensure that buildings contribute positively to the townscape, and are well proportioned”***
- ***“Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible”***
- ***“Ensure buildings can be easily adapted to meet future/alternative needs of occupants;”***

Rochdale Unitary Development Plan Review (Adopted 2006)

5.10 Policy EC/2 – Primarily Employment Zones: Within these zones, developments for industrial, business and warehouse uses (B1, B2 and B8) will be permitted where they have no effect on highways related matters, the environment/local amenity and are of appropriate scale and design.

- 5.11 Policy BE/17 – Buildings affecting conservation areas: If a development has the potential to impact a conservation area, the should aim to adhere to mitigation measures in terms of design principles and local character, these follow a similar approach to those set out in Policy P3 of the Rochdale Core Strategy.

Places for Everyone Joint Development Plan (Adopted 2024)

- 5.12 Policy JP-J1 – Supporting Long-Term Economic Growth: ***“A thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on:”***
- a. “Maintaining a very high level of economic diversity across our boroughs”***
 - b. “Facilitating the development of high value clusters in key economic sectors” .***
- 5.13 Policy JP-J4 – Industry and Warehousing Development: Within the boroughs, 3,513,000sqm of new and accessible industrial and warehouse space will be provided within the period. In order to do so there will be a high level of flexibility will be taken in the supply of these sites in order to reach the targets.
- 5.14 Policy JP-S1 – Sustainable Development: In order to help tackle climate change, new developments should aim to not only ensure economic benefits but also help to minimise any significant environmental impacts, through sustainable construction and materials.

6 Analysis

Principle

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section (2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies. In relation to this application, the development plan consists of the Rochdale Borough Core Strategy (adopted 2016), Rochdale Unitary Development Plan Review (Adopted 2006) and the Places for Everyone Joint Development Plan (Adopted 2024).
- 6.2 In accordance with the Rochdale UDP (**Policy EC/2**), The site is located within an existing employment zone defined by Rochdale Council. Taking this and the proposed B8 use class of the building, the proposal complies with **Policy EC/2** as it helps in retaining existing employment land. This policy states that developments within B1, B2 and B8 Classes will be supported, on the basis that they have no adverse impact on highways or local amenity. Given the size and storage nature of the building, it complies with this policy.
- 6.3 The proposed storage building is compliant with **Policy SO1** of Rochdale's Core strategy. Which outlines the councils desire to increase employment stock within the borough. The proposal will support Tetrosyl as a local business and employer, helping them adapt to changing operational needs.
- 6.4 The use is further supported as the site is found within the Castleton Growth Corridor, as seen in the Key Diagram from the Core Strategy. As stated by **Policy E3**, development of general industrial buildings (classes B2, B8) will be supported, therefore the proposal is compliant with this policy.
- 6.5 As well as Local Policy, the development is also supported by the NPPF, in particular paragraphs 85 and 87. Paragraph 85 states *"significant weight should be placed on the need to support economic growth and productivity, taking into account the needs of local businesses"*. Paragraph 87 then outlines how decisions should *"recognise and address the specific locational requirements of different sectors"*.
- 6.6 The proposals are suitably located, compliant with National and Local Policy, entirely appropriate to the surrounding area, and will meet the needs of an established local business and employer. The proposals should therefore be supported in principle.

Development Management Considerations

Design and Layout

- 6.7 The siting of the storage building has been chosen to ensure the most efficient use of the site, utilising space within a large general yard area where palletted goods are already stored, therefore not interfering with current parking provision or vehicle pathways.
- 6.8 As the building will be used for storage, it will not result in any material change or intensification of the use of the site, resulting in a minimal impact on local amenity.
- 6.9 The design of the building is compatible with the surrounding industrial context. The building comprises an aluminium frame with galvanised steel connections, light-grey steel cladding walls and a translucent-white PVC-coated polyester thermo roof. This reflects the materials, colour palette and style of the existing warehouse building on site, as well as those in surrounding employment sites in the Castleton Corridor.

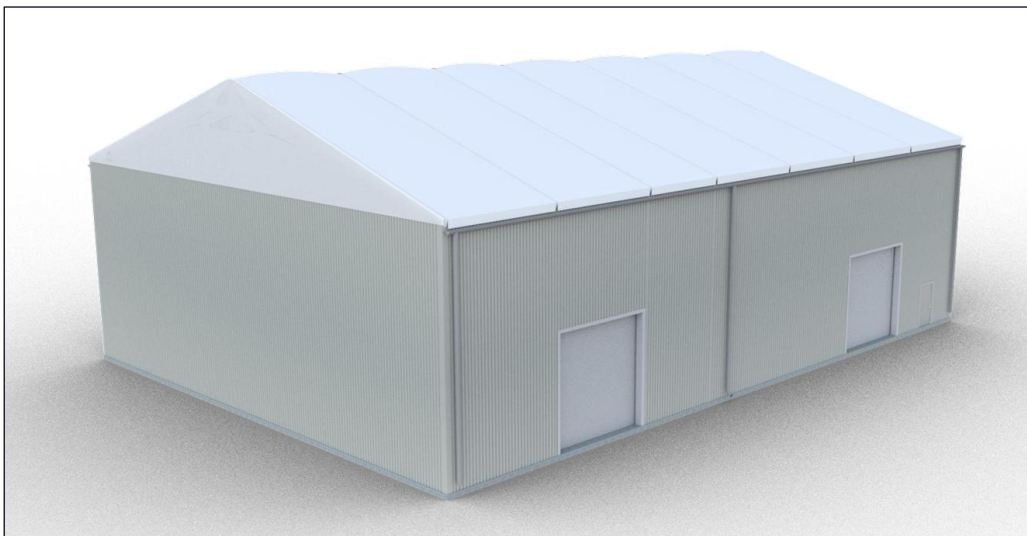


Figure 2: 3D Model of Proposed Building

Parking, Access and Vehicular Movement

- 6.10 The proposed development will result in no change to existing parking provision within the wider site, which will remain sufficient to accommodate the 130 employees onsite.
- 6.11 The nature and siting of the building means that it will not impact any form of site access, which will remain as existing for vehicles and pedestrians off Royle Barn Road.
- 6.12 Access into the building is available via 2 x 5m wide steel roller shutter doors and a pedestrian door on the north-west elevation, as well as a singular pedestrian door on the south-east elevation.

- 6.13 The current space in which the storage building will occupy is a general yard area used for external storage adjacent to the main loading yard for HGVs. The building will not impact the operational layout of the site or vehicle manoeuvrability.
- 6.14 The scale and ancillary nature of the building means that there will be no material change to the volume or type of vehicle movements associated with the site.

Heritage

- 6.15 The land to the immediate south and southeast of the site is part of Castleton South Conservation Area. The South Castleton Conservation Area Appraisal describes the key characteristics of the area:
- The special architectural and historic interest of the Castleton (South) Conservation area lies predominantly in its distinctive townscape as a result of rapid expansion in the industrial revolution.
 - The character of the conservation area lies in its surviving expression of this historic development, and typified by its materiality, key views and separation of building uses into residential, retail and industrial 'zones'.
 - The coherence and quality of the Victorian and Edwardian townscape, and its simple form and layout brings order and structure to the conservation area.
- 6.16 The character and importance of the conservation is largely due to its industrial history and the conservation area is set within the context of established industrial and employment development to the north. The proposed building is considerably smaller than the existing main warehouse building and will be viewed in the context of the existing site. The proposed building will not materially impact the appearance or character of the site.
- 6.17 There have been several examples of recent industrial development both within the conservation area and adjoining it which are of modern appearance with materials including steel cladding. The building is subordinate to existing on-site buildings, is of compatible scale and appearance to the surrounding premises and will have no material impact on the character and appearance of the site. There will therefore be no harmful impact on the character or setting of the Castleton South Conservation Area.

Other matters

- 6.18 The entire site is located in flood zone 1, as defined by the Environmental Agency, indicating a low risk of fluvial flooding. The building will not impact the volume of surface water runoff, which will be discharged using the existing drainage system.

- 6.19 The proposed building is designed to be fixed to existing hardstanding. No intrusive groundworks or foundations will be required for the erection of this building. Given the lack of penetrative groundworks, there is no risk of contamination.
- 6.20 No trees or vegetation will be lost to accommodate the new building, meaning there is no impact on biodiversity features given the current baseline of the site. Therefore, due to the predeveloped nature of the site, it qualifies for de minimis exception under BNG legislation.

Presumption in Favour of Sustainable Development

- 6.21 Paragraph 11 of NPPF outlines the presumption in favour of sustainable development which should be applied to planning decisions. We have demonstrated throughout this statement that the proposed development mutually supports the objectives of sustainable development which are set out in paragraph 8 of NPPF, particularly in relation to the economic objective.
- 6.22 **Economic objective:** The new storage building provides Tetrosyl with a flexible solution, allowing them to store additional palletted goods on site in a secure, protected environment. This increases operational efficiency and helps to support an important local business and employer.
- 6.23 **Social objective:** The scale and ancillary nature of the building, combined with the industrial setting means that the building will have no impact on local amenity. The building will help to safeguard local jobs and improve working conditions for employees by providing a sheltered area for employees to access goods.
- 6.24 **Environmental objective:** The site consists of an existing concrete yard area and is void of natural or habitat features, qualifying for de minimis exception under BNG legislation. The building offers a flexible and inherently sustainable solution, making use of previously developed land and sustainable building materials and methods.
- 6.25 The proposed development mutually supports the economic, social and environmental objectives and constitutes sustainable development. A presumption in favour of approval should therefore be applied.

7 Conclusion

- 7.1 This Statement has demonstrated that the proposals should be approved having regard to National and Local Planning policy, together with other material considerations.
- 7.2 The building is required to provide covered storage space for car components, allowing a local business to “expand and adapt”, as encouraged in NPPF. In doing so, supporting a significant local business and employer.
- 7.3 The site is located within an Existing Employment Site, where **Policy EC/2** encourages development which supports B-class employment uses, as is the case here. The proposals are further supported by **Policy E3** of the Core Strategy, which identifies the Castleton Corridor a principal focus for economic development across the borough of Rochdale.
- 7.4 The proposed storage building makes efficient use of previously developed land, in a currently unutilised area of yard space, resulting in no major change of land use whilst allowing Tetrosyl to increase the onsite sheltered storage capacity.
- 7.5 The proposed storage building will have a negligible impact on the amenity of the local area, retaining the industrial heritage of the conservation area. The scale, massing and siting of the building, as well as materials used are appropriate to the surrounding context.
- 7.6 The potential impact on matters including flood risk, heritage assets, natural features, parking, access and vehicular movement has also been examined, and it has been shown that the development will not have a considerable negative impact on any of these environmental considerations.
- 7.7 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. The development will sustainably meet the operational needs of an established local business and employer.
- 7.8 The proposals are entirely appropriate and comply with relevant planning policy and guidance. There is therefore a compelling case for the granting of permission without delay.



mosaic
town planning

www.mosaictownplanning.com

© Mosaic Town Planning Ltd.