

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01024/FUL

CASE OFFICER

Majid Mir

DETERMINATION DATE 02.01.2025

Address: Unit 6 JJB Sports Kingsway Retail Park Kingsway Rochdale OL16 5AF

Proposal: Re-purposing of 3 existing parking spaces to create 2 parking spaces, installation of electric vehicle recharging points consisting of 2 upstands, 1 feeder pillar, 6 pollards and 1 lighting column

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RG

DATE: 23 December 2024

SITE

The application site is located within the wider Kingsway Retail Park. Kingsway Retail Park is located off Kingsway. The site is located within the defined urban area.

The site is located on the south western edge of the car park at Kingsway Retail Park and adjacent to the roundabout on Wallhead Road.

The site is surrounded by commercial properties with the nearest residential properties sited on the opposite side of the Kingsway by the junction between Kingsway, Wallhead Road and Merinall Close. The closest residential property is approximately 70m away from the application site.

Vehicle access to the site is obtained from Kingsway via an existing traffic light controlled junction. The existing retail park car park currently provides approximately 342 car parking spaces which also includes 26 disabled parking spaces.

PROPOSAL

The application proposes to amend the car parking layout which would see the re-purposing of 3 existing parking spaces into 2 electric vehicle parking spaces. The application will also consist of installation of electric vehicle recharging points consisting of 2 upstands, 1 feeder pillar, 6 pollards and 1 lighting column.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Policy

Places for Everyone Joint Development Plan Document

JP-S1	Sustainable development
JP-S2	Carbon and energy
JP-G8	A net enhancement of biodiversity and geodiversity
JP-P1	Sustainable places

Local policy

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E2	Increasing jobs and prosperity
E3	Focusing on economic growth corridors and areas
SO3	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO4	Promoting a greener environment
G1	Tackling and adapting to climate change
G3	Renewable and low carbon energy developments

G7	Increasing the value of biodiversity and geodiversity
SO5	Improving accessibility and delivering sustainable transport
T1	Delivering sustainable transport
DM1	General Development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

There have been numerous applications in regards to consent for display of advertisements and for minor works typically associated with a retail park use. Given the nature and scale of the proposals and the wider context, it is not considered necessary to list these in the report as they are of negligible relevance to this application.

CONSULTATION RESPONSES

Highways And Engineering

No objection.

Env Health - Noise/Odours

No objection.

United Utilities

No comments received to date.

Street Lighting

No comments received to date.

REPRESENTATIONS

Letters of notification have been sent out to surrounding occupiers and a site notice was placed in the vicinity of the site. No representations have been received.

ANALYSIS

Principle of Development

The application site is allocated as Defined Urban Area under the Rochdale Unitary Development Plan Proposal Map. Policy G/D/1. Local and national policy strongly supports the enhancement of provision of infrastructure that facilitates more sustainable transport.

The application proposes the installation of two charging points which would be ancillary to the existing retail development. The charging points are considered to represent a complementary facility that would allow the charging of electric vehicles whilst members of the public are using the facilities within the retail park.

Although limited, the proposed development of the vehicle charging points along with the associated work would help support the growth of low-carbon travel and make a positive contribution towards creating sustainable transport network. It is noted that

there are presently no charging points within the car park. The development would help support national, regional and local policy to promote a greener environment and tackle climate change.

As such the proposed development is considered to be acceptable and accord with the aims of the Core Strategy, PfE and NPPF.

Other Matters

Design and Visual Amenity

The proposed development would be sited within a retail park, adjacent to the public highway and Mixed Employment Zone. Kingsway is a busy thoroughfare that connects Rochdale town centre with the M62 motorway. The design of the charging points and associated work is of a standard design that is found throughout the country and is considered to be acceptable.

The proposed development would be seen in the context of the commercial environment and would not unduly impact on the visual amenity of the area. As such the proposed development would accord with the relevant policies in the Core Strategy, the PfE and NPPF.

Neighbour Amenity

The nearest residential property is located on the opposite side of the busy thoroughfare of Kingsway and would be sited approximately 70m away and would not be impacted by the proposals.

Loss of parking spaces

The development would see a reduction of the parking spaces available within the retail car park by one space which raises no objection from highways given the clearly negligible impact.

Biodiversity Net Gain

The proposals do not propose to make any alterations to the soft landscaping on the site other than the installation of the feeder cabinet and the bollards. The floor area covered by the cabinet and bollards would equate to a total of approximately 0.9sqm, clearly falling within the de minimis exemption for statutory BNG.

RECOMMENDATION: GRANT SUBJECT TO FOLLOWING CONDITIONS:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-

- Site Location Plan. Drawing number: 021-A-10000. Rev: P2
- Existing and Proposed Site Plans. Drawing number: 021-10102. Rev: P2
- Proposed Sections/Elevations. Drawing number: 021-13000. Rev: P2
- Equipment Drawings - Elevations. Drawing number: 13002. Rev: P1

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

3. The lighting column shall be installed in accordance with the approved plans and as per the recommendations contained within the document 'Isaro Pro' (ref: 96630688 IP 48L50-740 NR BP 3550 CL1 M42 GY-S) by Thorn Lighting unless first agreed and approved in writing by the Local Planning Authority. The lighting column shall be retained as such thereafter.

Reason: To ensure that the development minimises light pollution and the potential impact on residential amenity and biodiversity in accordance with adopted Rochdale Core Strategy policies DM1, G7 and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.