APPLICATION NUMBER: 20/01473/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01473/FUL	Mubeen Patel	26 February 2021

Address: Land At Redcross Street North, Rochdale, OL12 0QQ

Proposal: Resurfacing works and installation of low level fencing to create a formal car park

PUBLICITY	**Weekly list expired?**	Y	**Site notice expired?**	N/a
	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/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N/a

RECOMMENDATION	**Approve**

CHECKED AND SIGNED OFF BY: AT **DATE: 14.05.2021**

SITE

This application relates to an existing car park used in connection with the Rochdale Infirmary. The car park currently consists of a part gravel/tarmac surface with access

taken off Redcross Street North, Quarry Street runs across the northern boundary. Rochdale Infirmary is directly adjacent to the south.

The site lies within the Defined Urban Area as identified within the adopted Rochdale UDP. Surrounding land uses comprise of hospital buildings and residential terraced dwellings.

PROPOSAL

This application seeks permission to resurface the existing car park with tarmac, provide drainage, and erect timber posts 0.9m in height around the boundaries of the site. A new access/exit would be created from Redcross Street North. The car park would provide 11 spaces and 1 Accessible space. A dedicated bike storage area would also be created.

AMENDMENTS

A further drainage plan has been submitted and an approval from United Utilities provided by the applicant to connect to the public sewer after clarifications were sought by the Councils Drainage Engineer.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3	**Improving design, image and quality of place**
P1	Improving image
P3	Improving design of new development
SO1	**Delivering a more prosperous economy**
E2	Increasing jobs and prosperity
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1	**Defined Urban Area**

RELEVANT SITE HISTORY

None relevant

CONSULTATION RESPONSES

Highways and Engineering

No highway objections.

RMBC Drainage Engineer

08.03.2021

The Applicant (or the Planning Officer) should obtain a view from UU as to whether they will permit a connection of the carpark drainage to UU's combined sewer.

Until the above clarifications have been resolved satisfactorily, I am unable to provide suggested Drainage Conditions in any Decision Notice that may be issued by the Planning Officer.

Regardless of UU's response, the Council needs to see a cross section of the Permeable Pavement, including the sub-base and its depth.

The Developer needs to be aware that the cost of excavation and disposal of the existing carpark gravel (which is not open graded) will need to be factored into the cost of the scheme. With the current CPC ltd drawing, there is no indication that there is a need to dig and remove existing gravel before installing a suitable depth of sub-base prior to the permeable tarmac as a top layer.

The Planning Authority is pre-empting any misunderstandings at the Discharge of Condition stage. i.e. permeable paving will include properly specified and installed sub-base.

10.05.2021

The design provided by TJ Booth Associates is a sustainable drainage system incorporating an underground attenuation tanks with a vortex outlet flow control of 4 l/s to public sewer.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a letter of objection has been received which makes the following concerns;

- The use of the existing car park has damaged my property.
- We maintain the access road next to our property from flooding and damage from reversing cars.
- I would request that our property is protected.
- We object to the carpark being built on this access road.

ANALYSIS

Principle of development:

The development site is located within the urban boundary. The proposal includes the resurfacing of an existing car park area, therefore the use of this area of land will not change. The car park is well established and has been in use as a car park for some time for people using the hospital adjacent. In light of the above, the proposed development is acceptable in principle, subject to considerations in respect of layout, drainage and highways safety of the development.

Design, Layout and Drainage:

The use of the car park itself would not change, however the layout proposed would provide a clear entry and exit point and markings for car parking bays including 1 space for disabled parking. In addition, bike storage would also be provided. As a whole the changes proposed are welcome and would tidy up the existing site.

The fencing around the site would be simple in design, low in height and is considered acceptable.

It is considered the existing gravel surface would have some permeability in terms of drainage. In comparison, the tarmac proposed would create surface water run off which would need to be drained in an appropriate manner. The amended plans received show a sustainable drainage system would be installed incorporating an underground attenuation tank with a vortex outlet flow control of 4 l/s to public sewer. Permission to discharge into United Utilities public sewer has also been obtained by the applicant. The Councils Drainage officer has been consulted and raises no objections to the proposed drainage of surface water. The application is therefore acceptable in this respect and would meet with the expectations of Policies DM1, P3, G8 and G9 of the Rochdale Core Strategy, along with the relevant requirements of the National Planning Policy Framework.

Highways

The proposed scheme would formalise an existing car park which currently has no parking lines or dedicated entry points. The proposal would result in a reduced likelihood for collisions in and around the car park. The proposal would result in an improvement to pedestrian and highways safety. The Councils Highways officer has raised no objections. The proposal is therefore in accordance with policies T2 and DM1 of the Core Strategy and the National Planning Policy Framework.

Other Matters

An objection has been received from a neighbouring occupier concerned with the use of the adjacent access way and its maintenance. In response, the plans submitted show that the car park would retain this access road, and fencing would be erected between the car park and access road which would limit cars reversing into the property. Furthermore, a comprehensive drainage scheme has been submitted as part of this proposal to reduce surface water from the car park.

RECOMMENDATION

GRANT subject to 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:-

- Location Plan
- Existing and Proposed Layout Plan Drawing No. B102
- Proposed Drainage Plan and Details

and the development shall be carried out in complete 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 adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 The drainage for the development hereby approved, shall be carried out in full accordance with the submitted plan 'Proposed Drainage Plan and Details', prepared by 'T J Booth Associates'. The development shall be

completed in accordance with the approved details. The duly approved scheme shall be completed and implemented prior to the first use of the car park hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of foul and surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

Report Author Mubeen Patel