



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00271/FUL

Name and address for correspondence:	Applicant name:
Mr Nathan Houghton Northern Trust Lynton House Ackhurst Business Park Foxhole Road Chorley PR8 3PE United Kingdom	Mr Nathan Houghton Northern Trust

Part 1 - Particulars of Application

Date of Application: 18 June 2024

Proposal:	Erection of four industrial units comprising 9 self-contained units(use class E(g)(iii), B2 and B8), with ancillary office space, car parking, access, hard and soft landscaping and other associated works
Location:	Sandbrook Business Park, Sandbrook Way, Rochdale , OL11 1LQ

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

- 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 and documents:

- WJ-204-001 - Location Plan
- WJ-204-0016 Rev H - Proposed Site Layout
- WJ-204-0019 Block A [Alternative] Plans, Elevations, Section
- WJ-204-0021 Rev A - Block B Plans, Elevations, Sections
- WJ204-023 Rev C - Plans, Elevations, Section - Block C
- WJ204-205 Rev C - Plans, Elevations, Section - Block D
- 2023-110-001 Rev E - Cut and Fill Proposed Plan
- 2023-110-002 Rev C - Cut and Fill Cross Sections - Sheet 1
- 2023-110-003 Rev D - Cut and Fill Cross Sections - Sheet 2
- WJ-204-SK02 - Site Section Sketch
- WJ-204-SK01 - Site Sections Overlooking Sketch
- 2023-110-C001 Rev C - Indicative Drainage Layout
- 7517.01 Rev A - Landscape Proposals
- Flood Risk Assessment and Drainage Strategy Issue 03 dated 14/02/2025 (except as superseded by the above noted indicative drainage layout)
- Assessment of Noise Impact by ADC Acoustics dated 29th February 2024
- Interim Travel Plan by Meraki Alliance dated 5th December 2023
- Transport Statement by Meraki Alliance dated 5th December 2023
- Air Quality Assessment by Redmore Environmental dated 22nd November 2023
- Crime Impact Assessment by Design for Security dated 10/05/2024
- Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment by Cameron S Crook dated March 2024

and the development shall be carried out in complete accordance with the approved drawings and documents unless otherwise required by the conditions below.

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

- 3 The development shall be constructed in accordance with the materials set out on the approved plans.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 4 The development shall be undertaken in accordance with the crime-prevention design measures set out in the submitted Crime Impact Statement. None of the units hereby approved shall be occupied until the relevant unit has achieved Secured by Design accreditation.

Reason: In the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

- 5 The approved soft landscaping details indicated on the drawing titled 7517.01 Rev A - Landscape Proposals shall be completed no later than the end of the first planting season following the first occupation of any of the buildings hereby approved. The implemented soft landscaping shall be managed and maintained in accordance with the details noted on the approved plans.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 6 Prior to commencement of development, a Construction Management Statement (to include traffic management details) shall be submitted to and approved in writing by the Local Planning Authority. The construction phase shall then be undertaken in accordance with the approved statement.

Reason: In the interest of highways safety in accordance with Rochdale Core Strategy policy DM1

- 7 Prior to the first occupation of any of the buildings hereby approved, a detailed scheme of internal and external boundary treatments, including the design and layout of all gates and fences, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented no later than within one month of the first occupation of any of the approved buildings.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with the requirements of Policy P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 8 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment and Drainage Strategy, Project: 2023.110, Date: 11/10/2024, Issue 03. For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

- 9 Prior to first occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(i)

Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

(ii)

Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

- 10 The development shall be undertaken in accordance with the recommendations of the submitted Energy and Sustainability report.

Reason: In the interest of reducing greenhouse gas emissions and reducing energy use in accordance with Places for Everyone policy JP-S2.

- 11 Prior to occupation of any of the buildings hereby approved, a scheme for the inclusion of electrical vehicle charging points at each unit shall be submitted to and approved in writing by the Local Planning Authority, to achieve a ratio of one charging point per five car parking spaces. These charge points must have a minimum power rating output of 7Kw and fitted with a universal socket that can charge all types of electric vehicles currently on the market and meet safety and accessibility requirements. These charge points must be at least mode 3 or equivalent. The charging points shall then be implemented in accordance with the approved details at each unit, prior to the first occupation of that individual unit.

Reason: In the interest of supporting the uptake of electric vehicles and reducing greenhouse gas emissions and air pollution in accordance with Places for Everyone policies JP-S2 and JP-P6 and Rochdale Core Strategy policy DM1

- 12 No works to trees or shrubs shall occur or earthworks commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Reason: In the interest of protecting biodiversity in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 13 Prior to commencement of the development a land contamination investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 14 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan (see BNG section below) and including:
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 15 Notice in writing shall be given to the Council when the:
- (a) HMMP has been implemented; and
 - (b) Habitat creation and biodiversity enhancement works set out in the HMMP have been completed.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 16 The resultant rating level from the cumulative impact of all proposed fixed plant items must not exceed the existing background sound levels of 46db(A) at any time.

Reason: In the interests of ensuring a satisfactory standard of residential amenity for nearby occupiers in accordance with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

- 17 The operating hours of the approved development are limited to 0700-1900 on all days.

Reason: In the interests of ensuring a satisfactory standard of residential amenity for nearby occupiers in accordance with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

- 18 The development hereby approved shall not be occupied prior to the installation of an acoustic fence in accordance with the principles indicated in the Assessment of Noise Impact by ADC Acoustics, full details of which shall first be agreed in writing by the Local Planning Authority.

Reason: In the interests of ensuring a satisfactory standard of residential amenity for nearby occupiers in accordance with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework

- 19 Notwithstanding details of lamp posts shown on the approved plans, no external lighting shall be installed as part of the approved development prior to the written approval by the Local Planning Authority of any such lighting. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of ensuring a satisfactory standard of residential amenity for nearby occupiers in accordance with adopted Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

- 20 Prior to first occupation of any of the buildings hereby approved, a Full Staff Travel Plan (to include details of implementation and monitoring) shall be submitted to the Local Planning Authority and approved in writing. Once approved, the Staff Travel Plan shall be complied with thereafter.

Reason: In the interest of reducing reliance on the private car and encouraging the uptake of sustainable modes of transport, in accordance with Rochdale Core Strategy policies T1 and T2.

- 21 Prior to first occupation of any of the buildings hereby approved, full details of provision of secure cycle storage for employees of the approved scheme shall be submitted to

and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In order to encourage the uptake of active travel modes by staff in accordance with Rochdale Core Strategy policies T1 and T2

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.

Advice to the developer has been provided by the Environment Agency in relation to permitting for development near to a designated statutory river, and by United Utilities in relation to working near UU assets and infrastructure. These are available in the relevant consultation responses available on the planning pages of the Council website for this application and should be reviewed by the developer prior to starting work on-site.

Date Decision Issued 25 April 2025

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £43.00 for householder applications and £145.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground

works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.