

APPLICATION NUMBER: 23/00499/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00499/FUL	Aimee Bovaird	28 June 2023

Address: Former Solvay/Cytec, Grimshaw Lane, Middleton M24 2AE

Proposal: Demolition of two-storey building and removal of chimney, installation of cladding and alteration to fenestration on all elevation, erection of 2.4m boundary fence east elevation

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
	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
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CHECKED AND SIGNED OFF BY: LA

DATE: 29.09.23

SITE

This site relates to an industrial building, the former Solvey/ Cytec Industries Site. The building has been extended over the years with some more modern additions. Surrounding uses are primarily industrial, there is a wood separating the site from the grounds of St Michael's Church and vicarage (Grade II listed buildings) falling upon an elevated parcel to the west. The closest housing is located on elevated ground some 80 metres to the northeast on Middleton View.

This site is in a mixed employment zone and within the Defined Urban Area. The site is accessed from Grimshaw Lane.

PROPOSAL

This application proposes the demolition of a two-storey building and removal of the chimney, installation of powder coated metal cladding to cover the exposed corner, and alteration to fenestration on all elevation, and erection of 2.4m boundary fence east elevation. At the time of the officer's site visit, the chimney had been removed.

The chimney has been removed from the east elevation and the two storey buildings will be demolished.

On the South Elevation the existing ground level building with the windows blocked up will be replaced with a cladded exposed wall. A concrete platform and ramp to fire exit door is proposed.

The boundary fence will be 2.4 m in height. This will be galvanised palisade fencing with double gates for HGV access.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO1 To deliver a more prosperous economy
E2 Increasing jobs and prosperity
E3 Focusing on economic growth corridors and areas

SO3 To improve design, image and quality of place
P3 Improving design of new development

DM1 General Development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
EC/3 Mixed Employment Zones

RELEVANT SITE HISTORY

18/01064/FUL- Installation of a platform to access 2no. Existing acetone tanks and associated existing pipework situated within an existing external plant & equipment open bunded area. Grant

18/00245/FUL - Extension to existing platform to north elevation together with alterations to existing plant platform to northwest elevation including the erection of an external high level platform for maintenance access to the existing oxidiser chimney and new stairway. Grant

15/01422/VRCON - Application to remove condition 5 of planning permission
15/00686/FUL to enable the plant machinery to be operated on Sundays. Refused

15/00851/DOC - Submission of details to comply with condition 3 (materials) on planning permission 14/00478/FUL. Request Completed

15/00686/FUL - Installation of external plant machinery on a raised platform area and installation of two acetone tanks with screening wall. Grant

14/00478/FUL - Partial demolition of existing building and erection of replacement two storey extension to west facing elevation including construction of external staircase to north facing elevation. Grant

99/D36848 - Installation of industrial plant on steel frame above building at rear of premises (revised application). Grant

99/D36281 - Installation of industrial plant on steel frame above building at rear of premises. Grant

96/D33547 - Re-roofing of part of existing factory including first floor extension and formation of canopy and external fire escape. Grant

CONSULTATION RESPONSES

Highways And Engineering

The following comments were received:

'Highways raise no objection to this application but would ask that the applicant submits a Demolition Method Statement for approval.'

The Design and Access Statement indicates that the adopted footway may need closure for the demolition process and we would ask that any required closure is secured prior to demolition works commencing on site.'

Conservation

The following comments were received,

'The chimney and frontage building have gone. No heritage comments'

Env Health - Noise/Odours

No comments received to date

Env Health - Air Quality

No comments received to date

GMASS

The following comments were received,

'Having checked our records I am satisfied that the proposed development does not threaten the known or suspected archaeological heritage.'

On this basis there is no reason to seek to impose any archaeological requirements upon the applicant.'

Transport For Greater Manchester

The following comments were received,

'It is anticipated that the demolition works which are likely to impact the adopted highway will be carried out in liaison with the LHA and the relevant permits obtained.'

REPRESENTATIONS

Letters of notification were sent to surrounding properties. No representations have been received.

ANALYSIS

Principle of Development

Policy SD1 of the adopted Rochdale Core Strategy; 'Delivering Sustainable Development', states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The aim is to secure development that improves the economic, social and environmental conditions in the area.

Policy C1 of the adopted Core Strategy seeks to maximise the potential of previously developed sites, including empty homes and buildings. Additionally, the policy seeks to ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

The proposed development is considered acceptable in principle. Further material considerations are considered below.

Impact on Surrounding Occupiers and Amenity

Policy P3 of the Core Strategy requires all new developments, including associated landscaping, to adhere to high standards of design. Policy DM1 requires that all development proposals, including extensions and alterations, demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area.

Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and 'create places that are safe, inclusive and accessible'.

The proposed demolition of the building and proposed alterations to all fenestrations of the building are not considered to have a negative impact on the surrounding occupiers.

This is as the alterations to the fenestration will not result in any loss of privacy for surrounding occupiers.

The chimney is not considered to have any archaeological interest therefore the demolition of this will not have any negative effects on the surrounding area. The chimney has been demolished.

The surrounding buildings are considered industrial and the building is industrial, as the proposal is demolition and changed to the fenestration this is not considered to have a negative impact on the amenity of the area.

The principle of 2.4m high proposed fencing is considered acceptable including gates to provide access for HGV's, however, the proposed use of galvanised palisade fencing is not suitable in this prominent location. A condition is required that secures full details of fencing and it is expected that should be good quality design with a painted or powder coated finish.

The proposal complies with Policy P3 of the Core Strategy and NPPF and is considered appropriate.

Heritage

Policy P2 of the Core Strategy requires development to conserve and enhance heritage assets. The Council's Conservation Officer has been consulted. They note that the chimney and frontage building have now been removed, and have no further comments.

Greater Manchester Archaeology Advisory Service have been consulted and raised no objections.

Highways

Policy DM1 states that all development proposals are required to demonstrate that they provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into the proposed use and location. Paragraphs 108 and 109 of the NPPF require that safe and suitable access to a site can be achieved for all users and that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of the road network would be severe.

The Council's Highways Officer was consulted as part of the application process. They raised no objections to the proposal subject to the submission of a demolition plan. However, it is noted that the demolition works are almost complete and therefore such a plan is now no longer considered necessary. It is considered that there would not be an unacceptable impact on highway safety and the application therefore accords with the relevant parts of Core strategy policy DM1 and the NPPF.

RECOMMENDATION

GRANT subject to conditions:

1. This permission relates to the following plans:

Site Location Plan F0001
Proposed South and East Elevations F0012
Proposed Floor Plans F0011Rev C

and the development shall be carried out in accordance with these drawings hereby approved 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

2. No fencing shall be installed (and notwithstanding any fencing details submitted with the application) until elevations to show the design and colour of the proposed fencing and gates has been submitted to and approved in writing by the Local Planning Authority. The fencing and gates shall be carried out in accordance with the approved details.

Reason: The submitted details to show galvanised metal palisade fencing are not acceptable. Amended details are required in the interests of amenity and in order to comply with policies P3 and DM1 of the adopted Rochdale Core Strategy 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.

Report Author Aimee Bovaird