

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00669/FUL

CASE OFFICER

Ryan Killeen

DETERMINATION DATE 29.10.2024

Address: Former Tesco Distribution Centre Stakehill Industrial Estate Manchester Rochdale

Proposal: Replacement of existing gatehouse following removal of existing, addition of cycle store, smoking shelter, waste sortation/recycling area, installation of EV charging points and 40no refrigeration hook up points, new fuel and wash islands, car park barriers/ height restrictor, formation of new level access ramps , additional parking space 2no. EV accessible parking spaces, yard entrance reconfiguration. Installation of first floor windows to facilitate extension to existing office, erection of PV roof panels and alterations to existing loading docks doors and shutters

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

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

RECOMMENDATION

Grant Subject to Conditions

CHECKED AND SIGNED OFF BY: RG

DATE: 29 October 2024

SITE

The application relates to the former Tesco distribution unit set to the southwest corner of Stakehill Business Park off Touchet Hall Road. The site covers an area of circa 7ha, with a distribution building with a floor area of c. 25,000sqm set centrally, surrounded by HGV parking and circulation spaces, and vehicular parking for employees of the unit.

The site is bounded to the west by the Calder Valley Rail Line which runs north to south with Castleton the nearest station to the north, and Mills Hill the closest to the south. 250m further west of the Rail line is the Rochdale Canal which runs broadly parallel to the rail line from Rochdale to Manchester City Centre.

The application unit is amongst the largest within Stakehill Business Park, set adjacent to Parcellforce last-mile distribution centre to the north, Tontarelli, a plastics manufacturer to the north and Footasylum fulfilment centre to the east. Land to the west and south of the unit are undeveloped and are utilised as agricultural pastures. More recently, land to the south now forms part of allocation JPA.2 under the adopted Places for Everyone Joint Development Plan; a circa 200ha area set to the south, east and north of Stakehill Business Park, and undeveloped land between A664 Rochdale Road, A627(M) and the M62. JPA.2 seeks to deliver 1.5m sq ft of employment floor space in addition to circa 1700 dwellings.

PROPOSAL

Planning permission is sought for various works required to fulfil the operational requirements of a new occupier within the application unit. The works include:

- ☐ Replacement of existing gatehouse following removal of existing;
- ☐ Addition of cycle store;
- ☐ Smoking shelter;
- ☐ Waste sortation/recycling area;
- ☐ Installation of EV charging points;
- ☐ 40no refrigeration hook up points;
- ☐ New fuel and wash islands;
- ☐ Car park barriers/ height restrictor;
- ☐ Formation of new level access ramps;
- ☐ Additional parking space;
- ☐ 2no. EV accessible parking spaces;
- ☐ Yard entrance reconfiguration;
- ☐ Installation of first floor windows to facilitate extension to existing office;
- ☐ Solar Photovoltaic roof panels; and,
- ☐ Alterations to existing loading docks doors and shutters.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development
DM1 General development requirements

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

P1 Improving image

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

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/2 Primary Employment Zone

EM/7 Development and Flood Risk

EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

87/D20663 Industrial/Warehousing Development – Granted STC

93/D30190 Extensions And Alterations To Distribution Centre. Granted
STC

02/D40699 Extension To Existing Car Park Area And Alterations To
Entrance Of Site – Granted STC

CONSULTATION RESPONSES

Highways And Engineering

No objections to the proposal. There are no significant impacts from the proposals as there is no intensification of usage. The introduction of EV charging is supported.

Env Health - Noise/Odours

This section has no objection to the proposal, we would ask that all relevant conditions from the original approval are brought forward to this consent.

Env Health - Air Quality

No comments received to date

Lead Local Flood Authority/Drainage

No comments received to date

REPRESENTATIONS

Letters of notification were sent to surrounding properties, a site notice was posted in the vicinity of the site and an advert was issued in the local press. No responses were received.

ANALYSIS

Principle of Development

The site is located within the Stakehill Business Park which has a long history of planning approvals for business and employment uses. The site is allocated within the UDP under policy EC/2 as a primary employment zone for high quality general and light industry, offices, distribution and storage, research and development and associated uses. Core Strategy policies E2 (Increasing jobs and prosperity) and E3 (Focusing on economic growth corridors and areas) identify Stakehill Business Park as an economic growth location where most jobs and employment development will be delivered.

Stakehill Business Park forms part of the North-East Growth Corridor as set out under PfE Policies JP-Strat 6 and JP-Strat 7, which clearly establish the strategic significance of realising the 'Atom Valley' cluster in order to improve perceptions of, and opportunities within, northern boroughs of Greater Manchester. PfE Policy JP-J4 also seeks to attract and retain businesses through the provision of a high level of choice and flexibility in industrial and warehousing premises. Given this policy basis, limited works to an existing unit to provide suitable accommodation for a new occupier is clearly supported in principle.

Design & Amenity

The proposals include various works to bring the existing unit up to standard for a new occupier. The works are largely ancillary in nature and in the context of the site, taken individually or cumulatively, would sit relatively inconspicuously in the context of this substantial warehousing unit, in a well-established employment area, with further screening for many of the features provided by the clearly defined boundaries which are well vegetated to Touchet Hall Road.

The nearest dwelling to the unit is Kenyon Farm, 130m southwest of the southern border of the unit. The proposals would not introduce any new or unexpected noise impacts versus the lawful use of the site and the general noise character of the business park and therefore no concerns are had in this respect. Furthermore, solar panels are positioned on a low-pitched roof as not to give rise to any unacceptable levels of glare to surrounding properties.

Overall, the proposals are considered to comply with the requirements of Core Strategy Policies P3 and DM1, PfE Policy JP-P1 and the National Planning Policy Framework.

Highways

The proposals include only ancillary works including the development of a new gatehouse and minor reconfigurations to the site entrance including the installation of height restriction barriers over the car park entrance. The proposals would retain the

existing access point and would not alter the intensity of the lawful use, and as such the Local Highways Authority has raised no concerns in respect of the proposals. The introduction of EV charging infrastructure in parking areas would improve the sustainability of the site. Therefore the development complies with the requirements of the Core Strategy, PfE and the NPPF.

Drainage

Given the proposals include the installation of a fuel island and vehicle wash island, there is potential for contaminated waters to run off and enter the hydrological environment. It is noted that the site is currently paved with impermeable concrete which would mostly restrict infiltration by contaminated waters, however as no details have been provided in respect of the drainage of contaminated waters details are to be required via condition.

RECOMMENDATION

GRANT subject to the following conditions:

1 Time Limit

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 Plans

This permission relates to the following plans:-

- ☐ Site Location Plan - 24099-UMC-SI01-SI-DR-A-0570(C03)
- ☐ Existing Site Layout - 24099-UMC-SI01-SI-DR-A-0505(C05)
- ☐ Existing Warehouse Layout - 24099-UMC-0100-00-DR-A-0515(C01)
- ☐ Proposed Warehouse Layout - 24099-UMC-0100-00-DR-A-1000(C02)
- ☐ Existing Roof Layout - 24099-UMC-0100-RF-DR-A-0560(C02)
- ☐ Proposed Roof Layout – GA - 24099-UMC-0100-RF-DR-A-1010(C02)
- ☐ Existing Main Building Elevations - 24099-UMC-0100-XX-DR-A-0550(C02)
- ☐ Proposed Warehouse – Cross Sections - 24099-UMC-0100-XX-DR-A-1100(C02)
- ☐ Proposed Main Office – GA - 24099-UMC-0100-ZZ-DR-A-1030(C03)
- ☐ Proposed Site Layout - 24099-UMC-SI01-SI-DR-A-0605(C04)
- ☐ Proposed Site – Entrance Area - 24099-UMC-SI01-SI-DR-A-0610(C02)
- ☐ Gatehouse Layout and Elevations - 24099-UMC-SI01-SI-DR-A-0625(C02)
- ☐ Proposed Cycle Shelter Details - 24099-UMC-SI01-SI-DR-A-0705(C01)
- ☐ Proposed Smoking Shelter Details - 24099-UMC-SI01-SI-DR-A-0710(C01)
- ☐ Proposed Main Building Elevations - UMC-0100-XX-DR-A-1300(C03)
- ☐ Existing Main Office Layout - 24099-UMC-0100-00-ZZ-A-0520(C01)
- ☐ Existing Pod Office Layout - 24099-UMC-0100-ZZ-DR-A-0525(C01)
- ☐ Existing South Store Layout - 24099-UMC-0100-ZZ-DR-A-0535(C01)
- ☐ Proposed Pod Office - 24099-UMC-0100-ZZ-DR-A-1060(C01)
- ☐ Proposed South Store - 24099-UMC-0100-ZZ-DR-A-1062(C01)

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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 Fuel Island

No works to install the fuel island shall take place until such time as the detailed drainage design has been submitted to and approved in writing by the Local Planning Authority. The fuel island shall be installed in accordance with the approved details thereafter.

Reason: To prevent the spread of contaminants in accordance with policies G9 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.

Notes for Applicant:

N/A