

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00750/FUL	Hamish Rigg	24/09/2024

Address: Unit 22, Riverside Walk, Rochdale, OL16 1BE

Proposal: Removal of existing condenser units and replace with two new condenser units together with installation of security cages.

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

RECOMMENDATION	Grant STC
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CHECKED AND SIGNED OFF BY: RK

DATE: 15/10/2024

SITE

The application relates to Unit 22 of the Rochdale Riverside Shopping Centre. Unit 22 is a standalone single-storey unit in the Riverside's central square, making it a prominent feature of the development. Riverside Shopping Centre is a modern retail and leisure complex located in Rochdale Town Centre, and is considered to be at the forefront of the town centre's regeneration.

Unit 22 is surrounded by Riverside shopping Centre to the west, north, and east, facing towards Starbucks, Next, and M&S respectively. The front elevation faces north. The rear elevation faces south, overlooking and elevated above Smith Street.

PROPOSAL

Permission is sought for the removal and replacement of two condenser units on the east facing elevation, together with additional mesh security cages to the new units. The units would be adjacent to each other and positioned at ground level. Combined, the units would measure 2.3m (width) X 1.6m (height) X 6.3m (depth).

RELEVANT PLANNING POLICY

National Guidance

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

Core Strategy

- P1 Improving Image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- G9 Reducing the impact of pollution, contamination and land instability
- DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

24/00677/ADV - One externally illuminated fascia sign, one non-illuminated double-sided projecting sign, 4 aluminium composite panels with digitally printed vinyl images and window manifestation to entrance door:

24/00677/ADV is the accompanying advertisement consent to this application, and is currently pending consideration.

CONSULTATION RESPONSES

Environmental health:

No objections

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours 20/08/2024; no objections were raised.

ANALYSIS

Environmental Considerations

Under policy G9 of the adopted Core Strategy it is established that development should not lead to any unacceptable increase in air, water, noise, light or other pollution. Policy DM1 also requires proposals to mitigate against any impacts due to noise, air, light and odour pollution.

The application proposes the replacement of two condenser units together with additional mesh security cages. The proposed units are of a similar type, siting, and scale to the existing units. The Council's Environmental Health Officer was consulted and raised no objections.

Further to the above, it is considered that the development would not result in harmful environmental impacts in this central town centre location which consists of similar retail and leisure uses which also have plant necessary for their function. The application is therefore acceptable in this regard and in accordance with policies G9 and DM1 of the Core Strategy and policy in the NPPF.

Visual amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires all development proposals to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area.

The proposed condenser units are considerably similar in design, scale and siting to the existing condenser units, and would therefore result in no additional visual harm. It is noted that due to the exposed setting of Unit 22, the condenser units are visible from several public vantage points. However, they would be viewed within the context of a retail and leisure setting in which fixed plant and equipment is common and necessary. The proposed location of the condenser units, on Unit 22's east facing elevation, is considered to be the most inconspicuous position due to the existing planting and tree coverage.

The proposed condenser units would not therefore result in any unacceptable additional harm to the visual amenity of the site, the wider area or the setting of the Listed Buildings. The application is therefore acceptable in this regard and in accordance with policies DM1, P2 and P3 of the adopted Core Strategy and policy in the NPPF.

RECOMMENDATION

- 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:-
 - Fan specification details (Vent Axia)
 - Heat pump specification data: Mitsubishi Electric Air Conditioning Systems, PLA – RP71BA2

- Proposed elevations: REV B
- Location plan: TQRQM24201125151832
- Single air conditioning unit: PUHZ-RP71VHA4
- Heat pump specification details: Mitsubishi Electric Air Conditioning Systems, PLA – RP140BA2
- Proposed block plan

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.

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 Hamish Rigg