

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00706/FUL	Hamish Rigg	14/10/2024

Address: Unit M1, James Brindley Avenue, Kingsway Business Park, Rochdale, OL16 4GW

Proposal: Installation of 2no sprinkler tanks with associated pump house and additional windows on north elevation.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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

RECOMMENDATION	Grant Subject to Conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 04/11/2024

SITE

The application relates to Unit M1, James Brindley Avenue, a large industrial warehouse unit and forecourt on Kingsway Business Park, Rochdale. Kingsway Business Park is a purpose-built industrial park comprised of large warehouses, set within a semi-rural setting, adjacent to the M62.

Three roads flank unit M1: Sir Isaac Newton Way (A6193) to the north-east; John Milne Avenue to the south-east; and James Brindley Avenue to the south-west. Three smaller warehouses surround unit M1 to the south and west. The site includes a large forecourt to the north-west and south-west adjacent to James Brindley Avenue.

PROPOSAL

Permission is sought for the following works:

- The installation of 2no. metal sprinkler tanks on the service yard in front of the south-west elevation, measuring 8.5m in diameter, with a height of 8.5m.
- The installation of 1no. pump house in between the proposed sprinkler tanks, measuring 3.1m in height and 5.8m in width.
- Aluminium framed ribbon windows along the north-west elevation to match the measurements and design of the existing ribbon windows.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan

JP-P1	Sustainable places
JP-P2	Employment Sites and Premises
JP-P4	Industry and Warehousing Development

Core Strategy (CS):

SO1	To deliver a more prosperous economy
SO3	To improve design, image and quality of place
E2	Increasing jobs and prosperity
E3	Focusing on economic growth corridors and areas
SD1	Delivering sustainable development
P3	Improving design of new development
T2	Improving accessibility
DM1	General development requirements

Saved Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
EC/7	Kingsway Business Park

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Environmental health 21/08/2024

The planned sprinkler system is well screened and a sufficient distance from any noise sensitive receptors, as such this section would have no objections to the proposals.

Highways 17/09/2024

No objections

REPRESENTATIONS

A site notice was displayed on site and direct neighbours were consulted; no objections were received.

ANALYSIS

Visual Amenity: DM1 and P3

Policies P3 and DM1 of the Council's adopted Core Strategy require development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraphs 131 of the National Planning Policy Framework (NPPF) state that the creation of high quality and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 139 states that development that is not well designed should be refused.

Whilst the proposed sprinkler tanks would be large prominent features adjacent to public footpaths, they would appear inconspicuous in their industrial setting. Kingsway Business Park comprises large warehouse units with a variety of equipment and fixed plant, including sprinkler tanks, and therefore the proposed installations would blend in to their surroundings.

Furthermore, the proposed ribbon windows would align with, and match the measurements and design of, the existing windows on the north-west elevation.

In light of the above, the proposed works would not create undue harm to the visual amenity of the area, in accordance with policies DM1 and P3 of the adopted Core Strategy.

Highways and parking: DM1 and T2

The proposed development would have no bearing on the existing parking and highways arrangement and is therefore considered acceptable in compliance with policies DM1 and T2.

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:

- Proposed stair details: BS.24-085/011
- Proposed location plan and roof plan: BS.24-085/010
- Proposed elevation: BS.24-085/09
- Proposed second floor plan: BS.24-085/08
- Proposed first floor plan: BS.24-085/07
- Proposed ground floor plan: BS.24-085/06
- Proposed external gates and fence: BS.24-085/012

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 saved Rochdale Unitary Development Plan, 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.