

APPLICATION NUMBER: 25/00201/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00201/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 25.04.2025 EXT OF TIME

Address: The Oil Centre, Crown Oil Bury New Road Heywood Rochdale BL9 7HY

Proposal: Demolition of existing canopy and erection of a new canopy

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/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: RK

DATE: 23/04/2025

SITE

The site is located at The Oil Centre, Crown Oil, Bury New Road Heywood. The building is in an industrial style building and runs adjacent and is accessed via Bury New Road. Opposite the site are more industrial businesses such as a skip and gas business.

The site is within the Defined Urban Area and located in a mixed employment zone.

PROPOSAL

The application seeks permission for the demolition of the existing canopy and the erection of a replacement canopy.

The proposed canopy will be in the same location of the existing canopy, it will increase in height from 4.6m in height to 10.5m in height and. This will match the existing height of the warehouse.

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place

P1 Improving Image

P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General Development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways And Engineering

No objections

REPRESENTATIONS

Letters of representation have been sent out to surrounding properties, no comments have been received.

ANALYSIS

Principle of Development

The proposed development is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The principle of constructing a replacement canopy on a site that is within a mixed employment zone is acceptable and in accordance with the adopted Core Strategy, saved policies within the Unitary Development Plan and the NPPF and PfE.

Further planning matters are considered below.

Design, Character and Appearance

Policies P1, P3 and P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations. Development that is not well designed should be refused.

The proposed canopy will match the height of the existing warehouse, this will not result in the development appearing dominant in the street scene. The proposed development will fit into the surrounding street scene and the finishing materials will match the existing. This is considered acceptable.

As such, it is considered that the proposals would comprise an acceptable standard of design. In light of this, the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Impact on Surrounding Occupiers

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The proposed replacement canopy does not proposed any additional windows, therefore will not have an impact on surrounding occupiers. The increase in height will not obstruct any residential dwellings.

As such, it is considered that the proposals would comprise an acceptable standard of amenity for future occupiers and accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways and Refuse Collection

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 115 of the National Planning Policy Framework states 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 on the road network would be severe.

The proposed development retains current access to the site and internal highways arrangements, as such the proposals would not affect highways safety or functionality.

As such it is considered that the proposal would not adversely impact on public and highway safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

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. The permission relates to the following plans:

Proposed Site Plan 25.105.00-CDP-00-DR-A-1003 Rev P02

Proposed Floor Plan 25.105.00-CDP-ZZ-DR-A-2002 Rev P02

Proposed Elevations 25.105.00-CDP-XX-DR-A-3002 Rev P02

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 adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance 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