ROCHDALE COUNCIL

**FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT**

**Economy and Environment**
**Planning Service**
**Number One Riverside**
**Smith St**
**Rochdale**
**OL16 1XU**

**Phone :** 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

# Application for Planning Permission.
# Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## 1. Site Address

| | |
|---|---|
| Number | |
| Suffix | |
| Property name | Stakehill Industrial Estate, Unit 61 |
| Address line 1 | Touchet Hall Road |
| Address line 2 | |
| Address line 3 | |
| Town/city | Middleton |
| Postcode | M24 2RW |

Description of site location must be completed if postcode is not known:

| | |
|---|---|
| Easting (x) | 388746 |
| Northing (y) | 407860 |

Description

## 2. Applicant Details

| | |
|---|---|
| Title | Mr |
| First name | |
| Surname | Thorpe |
| Company name | Patrick Properties Group |
| Address line 1 | C/O Agent |
| Address line 2 | |
| Address line 3 | |
| Town/city | |
| Country | |

## 2. Applicant Details

| | |
|---|---|
| Postcode | . |

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

| | |
|---|---|
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

## 3. Agent Details

| | |
|---|---|
| Title | Mr |
| First name | Jack |
| Surname | Appleton |
| Company name | Broadgrove Planning & Development |
| Address line 1 | Sinclair House |
| Address line 2 | 11 Station Road |
| Address line 3 | |
| Town/city | Cheadle Hulme |
| Country | |
| Postcode | SK8 5AF |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

## 4. Site Area

| | |
|---|---|
| What is the measurement of the site area? (numeric characters only). | 4.01 |
| Unit | Hectares |

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Demolition of the existing industrial unit (Use Class B2/B8) and replacement with a new B2/B8 use facility, with ancillary office accommodation, service yards, vehicle parking and landscaping.

Has the work or change of use already started? ( ) Yes (•) No

## 6. Existing Use

Please describe the current use of the site

Industrial and warehousing building.

Is the site currently vacant? (●) Yes ( ) No

If Yes, please describe the last use of the site

Warehousing and distribution centre.

When did this use end (if known)? DD/MM/YYYY

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated ( ) Yes (●) No

Land where contamination is suspected for all or part of the site ( ) Yes (●) No

A proposed use that would be particularly vulnerable to the presence of contamination ( ) Yes (●) No

## 7. Materials

Does the proposed development require any materials to be used externally? (●) Yes ( ) No

**Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):**

| Walls | |
|---|---|
| Description of existing materials and finishes (optional): | See Plans |
| Description of proposed materials and finishes: | See Plans |

| Roof | |
|---|---|
| Description of existing materials and finishes (optional): | See Plans |
| Description of proposed materials and finishes: | See Plans |

| Lighting | |
|---|---|
| Description of existing materials and finishes (optional): | |
| Description of proposed materials and finishes: | See Lighting Layout |

Are you supplying additional information on submitted plans, drawings or a design and access statement? (●) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

•20030_PL01 A - Site Location Plan;
•20030_PL02 - Existing Site Plan;
•20030_PL03 - Existing Ground Floor Plan;
•20030_PL04 - Existing First Floor Plan;
•20030_PL05 - Existing Roof Plan;
•20030_PL06 - Existing Elevations;
•20030_PL07 - Existing Site Section;
•20030_PL12 B - Proposed Site Plan;
•20030_PL13 A - Proposed Ground Floor Plan;
•20030_PL14 A – Proposed Office Plans;
•20030_PL15 A – Proposed Roof plan;
•20030_PL16 A – Proposed Elevations;
•20030_PL17 A – Proposed Site Sections;
•20030_PL18 A – Proposed Gatehouse;
•20030_PL19 – Proposed Cycle Shelter;
•20030_PL20 – Proposed Substation Enclosure;
•20030_PL21 – Proposed Waste Compound Enclosure;
•20030_PL22 – Proposed Visual 1;
•20030_PL23 – Proposed Visual 2;
•20030_PL24 – Proposed Visual 3;

## 7. Materials

•20030_PL25 – Proposed Visual 4;
•20030_PL26 – Proposed Visual 5;
•9547-WML-ZZ-XX-DR-C-1002 P03 Proposed Drainage GA - Option 2;
•9547-WML-ZZ-XX-DR-C-1010 P02 Proposed External Works GA;
•9547-WML-ZZ-XX-DR-C-1015 P02 - Proposed Earthworks GA;
•9547-WML-ZZ-XX-DR-C-1016 P02 - Proposed Site Levels GA;
•3728 101 B - Landscape Masterplan;
•3728 103 A - Tree Removal, Retention & Protection;
•3728 201 B - Planting Plan;
•3728 202 A - Planting Plan;
•3728 203 B - Planting Plan;
•3728 204 B - Planting Plan.
•Design and Access Statement;
•Planning Statement;
•Transport Statement;
•Interim Travel Plan;
•Flood Risk Assessment;
•Environmental Standards Statement;
•Crime Impact Statement;
•Ecological Survey and Assessment;
•Tree Survey and Constraints Report;
•External Lighting Design and Layout;
•Phase 1 Desk Study and Preliminary Geoenvironmental Assessment.

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ◉ Yes ○ No

Is a new or altered pedestrian access proposed to or from the public highway? ◉ Yes ○ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

20030_PL12 B - Proposed Site Plan

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ Yes ○ No

Please provide information on the existing and proposed number of on-site parking spaces

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|---|---|---|---|
| Cars | 0 | 190 | 190 |
| Cycle spaces | 0 | 21 | 21 |
| Motorcycles | 0 | 4 | 4 |
| Disability spaces | 0 | 12 | 12 |

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

**How will surface water be disposed of?**

☐ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

## 12. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

○ Yes, on the development site
◉ Yes, on land adjacent to or near the proposed development
○ No

b) Designated sites, important habitats or other biodiversity features:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

c) Features of geological conservation importance:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

## 14. Waste Storage and Collection

20030_PL21 – Proposed Waste Compound Enclosure

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

## 16. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government.**
**Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses ◉ Yes ○ No

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

| Use Class | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|---|---|---|---|---|
| Other B2/B8 | 17667 | 17667 | 16482 | -1185 |
| B1 (a) - Office (other than A2) | 0 | 0 | 714 | 714 |
| Total | 17667 | 17667 | 17196 | -471 |

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ◉ Yes ○ No

**Existing Employees**

Please complete the following information regarding existing employees:

| | |
|---|---|
| Full-time | 0 |
| Part-time | 0 |
| Total full-time equivalent | 0.00 |

**Proposed Employees**

If known, please complete the following information regarding proposed employees:

| | |
|---|---|
| Full-time | |
| Part-time | |
| Total full-time equivalent | |

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

## 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ○ Yes ◉ No

Is the proposal for a waste management development? ○ Yes ◉ No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ◉ The agent
- ○ The applicant
- ○ Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

| | |
|---|---|
| Title | Mr |
| First name | |
| Surname | |
| Reference | PREAPP/00086/20 |

Date (Must be pre-application submission)

20/10/2020

Details of the pre-application advice received

See Planning Statement

## 24. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**
**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding****

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- ○ The applicant
- ◉ The agent

| | |
|---|---|
| Title | Mr |
| First name | Jack |
| Surname | Appleton |
| Declaration date (DD/MM/YYYY) | 20/11/2020 |

☑ Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

| | |
|---|---|
| Date (cannot be pre-application) | 20/11/2020 |