



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00669/FUL

Name and address for correspondence:	Applicant name:
Miss Hannah Swainston Quod 21 Soho Square London W1F 0EQ UK	NAGXO

Part I - Particulars of Application

Date of Application: 30 July 2024

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
Location:	Former Tesco Distribution Centre , Stakehill Industrial Estate , Manchester, Rochdale ,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

- 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:-

- 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 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.

Date Decision Issued 29 October 2024

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.