

APPLICATION NUMBER: 25/00628/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00628/FUL

CASE OFFICER
Majid Mir

DETERMINATION DATE 06.10.2025 **EXT OF TIME**

Address: Sainsburys, 44 Hare Hill Road, Littleborough Rochdale, OL15 9BA

Proposal: Installation of plant equipment to the rear of the Sainsburys Local Store following removal of existing plant equipment

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 01/10/2025

SITE

The application relates to the compound in the rear car park of no. 44 Hare Hill Road which is currently occupied by a Sainsbury's Local Store. The compound consists of a fenced area within which plant equipment for the store has been installed.

The property is a stone-built, flat-roof building that has a tiled fascia/cladding on the upper section. The building is relatively long and narrow, with public access towards the south west corner of the building onto Hare Hill Road. The car park is located to the north of the site.

The site is located on the northern edge of Littleborough Town Centre. The site also stands within the Littleborough Town Centre Conservation Area. Surrounding land uses are mixed, with numerous residential properties mixed with commercial premises including retail and financial/professional uses. There are residential properties located on Hare Hill Road, Barehill Street and Sale Street.

PROPOSAL

The application seeks to replace the existing plant equipment located within the compound to the rear with new plant equipment. The new plant equipment will consist of the packaged pack and remote gas cooler. The existing FCU will be moved slightly to allow for the new plant equipment to be installed. A new concrete plinth will be laid for the new plant equipment to stand on.

All the proposed works would take place within the compound that is enclosed by the existing fencing.

RELEVANT PLANNING POLICY

Section 72 of the above Act states that in the exercise of planning functions with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone

JP-P1	Sustainable development
JP-P2	Heritage
JP-S2	Carbon and Energy
JP-S3	Heat and Energy Networks
JP-S4	Flood Risk and the Water Environment

Adopted Rochdale Core Strategy (CS):

G8	Managing water resources and flood risk
P2	Protecting and enhancing character, landscape and heritage

P3	Improving design of new development
E1	Establishing thriving town, district and local centres
T2	Improving accessibility
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
BE/17	New Development Affecting Conservation Areas
S/4	Secondary and Central Shopping Areas

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

86/D19897 Use Of Land For Car Parking.
Decision: Approved.

86/D19925 Use Of Land For Car Parking.
Decision: Approved.

CONSULTATION RESPONSES

Highways And Engineering

No objection.

Env Health - Noise/Odours

No objection.

Conservation And Design

No objection to the application proposal, subject to appropriate colour treatment. These details can be secured within the application or conditioned.

However, the proposed installation of new plant equipment represents a good opportunity to refresh the visual appearance and upkeep of the rear service yard / parking area of the store, which presently looks unkempt, especially the paint finish on the masonry wall and the lack of cohesiveness between existing fencing installations.

It would be much appreciated if the external visual appearance of this important local store could be improved upon in the very near future.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters, site notices and a press advert. No letters of representation were received.

ANALYSIS

Heritage and design

The application site is located within the Littleborough Town Centre Conservation Area. Section 72 of the Planning (Listed Building and Conservation Areas Act) 1990

(as amended) requires that special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Policy P2 of the Core Strategy states the Council will conserve, enhance and promote key heritage assets, both statutory and non-statutory, including taking consideration of their wider settings. The NPPF also states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

In assessing the siting, design and external appearance, policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The application proposes to replace the existing plant equipment located in the car park and to the rear of the Sainsbury's Local Store. The plant equipment is enclosed by the existing fence to the northwest and northeast. To the southeast, the plant equipment is enclosed by the elevation of the Sainsbury's Local Store. To the southwest, the plant equipment is enclosed by the remnants of the old building in the form of the western elevation. Within the western elevation there are two openings that allow members of the public to walk through and access the car park. There are also three window openings. The openings do allow for views in and out the car park. However, overall, the views of the plant equipment are fleeting when travelling from north to south along Hare Hill Road.

The Conservation and Design Team have raised no objection subject to appropriate colour treatment. The applicant was unable to confirm colour of the plant equipment, however, it was stated that the plant equipment is most likely going to be grey or white. Considering that the colour treatment of the existing plant equipment, both colour treatments would be acceptable. Furthermore, both colours are considered neutral and would allow for the plant equipment to appear less conspicuous than some other colour options. Black colour treatment would also be considered acceptable in this location.

Noting that the proposal would largely replace the existing plant equipment with new plant equipment, it is considered that, subject to the proposed plant equipment being finished in acceptable colour, the proposal would not harm the character or significance of Littleborough Town Centre Conservation Area.

It is therefore considered that, subject to the addition of the condition, the proposal would accord with policy P2, P3 and DM1 of the adopted Core Strategy, relevant policies in the UDP and the PfE and the NPPF.

Amenity

Core Strategy policy G9 establishes that development should not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Policy DM1 also requires development proposals to mitigate against any impact due to noise, air, dust, light and odour pollution and requires that applications do not have an adverse impact on health. Furthermore, paragraph 198 of the NPPF states that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health,

living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The site is located on the edge of Littleborough Town Centre and within the curtilage of a commercial property. However, the proposed plant equipment is located close to residential properties on Hare Hill Road, Barehill Street and Sale Street. As such, the main consideration is whether the proposed plant equipment would result in an unacceptable level of noise disturbance to these neighbouring residential properties.

The submitted Noise Impact Assessment (NIA) assessed the existing background sound pressure levels at nearby noise sensitive premises. The NIA calculated the average sound pressure level during the daytime period was 34dB LA90 and during the nighttime period it was 30dB LA90.

In regard to the proposed plant equipment, the NIA predicted that the noise level at the identified three receptor points would be lower than the criterion set. The NIA indicated noise levels of 27 dB LAeq (daytime) and 15 dB LAeq (nighttime) at receptor 1, 37 dB LAeq (daytime) and 24 dB LAeq (daytime) at receptor 2, and 38 dB LAeq (daytime) and 25 dB LAeq (daytime) at receptor 3. Following assessment of the report, the Council's Environmental Health department raised no objection to the proposal and did not request any specific conditions.

As such, the proposal is acceptable in this regard and accords with Core Strategy policies G9 and DM1, PfE and the NPPF.

Flooding

The location of the proposed plant equipment is within a Critical Drainage Area. However, the impact of the proposed development would be no greater than the existing arrangement. It is therefore considered acceptable and accords with the relevant policies in the Core Strategy, the UDP, the PfE and the NPPF.

RECOMMENDATION Grant subsection to following 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 development shall be carried out in accordance with the following drawings and documents hereby approved:

Location Plan. Drawing number: PL-001. Revision: B
Existing Site Plan. Drawing number: PL002. Revision: B
Proposed Site Plan. Drawing number: PL003. Revision: B
Existing Elevations. Drawing number: PL-005. Revision: B
Proposed Elevations. Drawing number: PL-006. Revision: B
Proposed Plant Details. Drawing number: PL-010. Revision: B

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

3. Prior to the installation of the plant equipment, detailed specification and/or samples of the colour finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint 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.

Notes for Applicant:

Report Author Majid Mir