DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
18/01401/FUL	Mubeen Patel	4 February 2019

Address: The Co Op Dale Street Milnrow OL16 3LG

Proposal: Installation of new refrigeration plant to replace existing plant

PUBLICITY	**Call up expired?**	Yes	**Site notice expired?**	Yes
	Neighbour letters expired?	Yes	**Press Notice expired?**	N/A

INTERESTS	**Officer dealing with planning matters / Councillor app?**	N	**Ten or more objections and recommendation to grant?**	N
	Decision maker management interest in site?	N	**Called up?**	N

COMMUTED SUMS / S106	**Commuted Sum paid / S106 completed?**	N/A
	Confirm if commuted sum / S106 for POS – copy of calculation spreadsheet on file?	N/A

HUMAN RIGHTS ACT	**Account has been taken of the Act's provisions.**
ENFORCEMENT?	

EIA	**Has a screening opinion been completed and saved to Onbase?**	N/A

RECOMMENDATION	**GRANT**

CHECKED AND SIGNED OFF BY: DR **DATE: 05/02/19**

SITE

The application relates to the existing Co-Operative Food store sited at Dale Street, Milnrow. The store is situated in an area designated as Milnrow District Centre under the Rochdale UDP and is also located within the Defined Urban Area. The retail unit is detached, large in size, single storey in height with a customer car parking area off the eastern elevation (shop front) of the building and a service yard provided off the western side elevation. The surrounding area is characterised by a mix of uses with industrial buildings to the south and retail and residential units to the north and further along Dale Street to the west. Four grade II Listed properties are positioned on the opposite side of Dale Street and the entrance of the service yard.

PROPOSAL

The application proposes the replacement of the existing refrigeration plant located in the yard area towards the south western corner of the building. The proposed plant would comprise of a condenser unit, receiver unit and a pack house. The existing palisade fence housing would be retained; however, the overall size of the new plant would result in one side of the palisade fencing being enlarged and relocated 0.7m to provide further space.

RELEVANT PLANNING POLICY

National Guidance

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

Core Strategy

P1 Improving Image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G9 Reducing the impact of pollution, contamination and land instability
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

09/A5793 - 2 Externally Illuminated Fascia Signs, 1 Externally Illuminated Totem Sign And Various Non-Illuminated Informative Signs - 09.10.2009.

03/A5283 - Alterations To Externally Illuminated Free Standing Entrance Sign And Fascia Signs On The Building - 30.09.2003.

03/D42066 - New Shop Fronts With Ram-Raid Bollards. Installation Of Individual Plant To Service Yard And Installation Of 2 Covered Trolley Bays - 30.09.2003.

CONSULTATION RESPONSES

Public Protection - Noise/Odours – This section has no objection to the proposal.

REPRESENTATIONS

The application has been publicised by way of neighbour notification letters and a site notice, no observations have been received.

ANALYSIS

Environmental Considerations

Under policy G9 of the adopted Core Strategy it is established that development should not lead to any unacceptable increase in air, water, noise, light or other pollution. Policy DM1 also requires proposals to mitigate against any impacts due to noise, air, light and odour pollution.

The application proposes the replacement of existing plant; the plant would remain in a similar position towards the back of the service yard area. The Council's Public Protection Officer has raised no objection to the proposal.

Further to the above, it is considered that the development would not result in harmful environmental impacts. The application is therefore acceptable in this regard and in accordance with policies G9 and DM1 of the Core Strategy and policy in the NPPF.

Visual amenity

Polices DM1 and P3 of the Council's adopted Core Strategy requires all development proposals to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area.

Policy P2 of the adopted Core Strategy states that the Council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

It should be noted that there are four Grade II Listed Buildings positioned on the opposite side of Dale Street and the entrance of the service yard area. The Listing description of the properties is given below;

45 and 47 Dale Street;
2 houses. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each house is double-depth with 1 bay and 3 storeys. Quoins. Each has a door to right with square-cut surround, a paired sash window on the ground floor and 6-light flat-faced stone mullion windows on the first and second floors with continuous sill bands and at least 2 blocked lights in each case. Concealed eaves gutter. Ridge and gable chimney stacks in brick. Rear has similar door and window openings, both the ground floor windows having been altered.

49 and 51 Dale Street;
2 houses. Late C18. Hammer-dressed watershot stone with brick rear and graduated stone slate roof. Each house is double-depth with 1 bay and 2 storeys. Doors to right with square-cut surrounds approached by 4 steps. Each has a 3- light flat-faced mullion ground floor window and a continuous first floor window which totals 11 lights (5 of which are blocked). Brick ridge chimney stack. Concealed eaves gutter. Rear has similar door surrounds and 3 and 5- light windows, many lights retaining 8-pane casements.

As this application proposes the replacement of existing plant, the visual impact of siting plant to the side/rear of the building has already been established. The proposed plant would retain its position within the store's service yard and would remain as a development that sits appropriately to the side/rear of a commercial property. Adequate space would be retained for deliveries to be made. Although the 3m high palisade fencing would be extended to one side, this would be a small alteration in the context of the site and would be acceptable. Given the details and positioning of the replacement plant to the back of the service yard area, the proposal would have no impact on the setting Listed Buildings 45 – 51 Dale Street.

The proposed plant and relocated fencing would not therefore result in any unacceptable harm to the visual amenity of the site, the wider area or the setting of the Listed Buildings. The application is therefore acceptable in this regard and in accordance with policies DM1, P2 and P3 of the adopted Core Strategy and policy in the NPPF.

RECOMMENDATION – Grant with 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:-

- P(000) 01 – Proposed Plant Replacement
- E3125-CR3 – Proposed Plant layout

and the development shall be carried out in complete 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 Unitary 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.

Report Author Mubeen Patel