APPLICATION NUMBER: 21/00195/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00195/FUL	Mubeen Patel	28 May 2021

Address: 2 Stuart Street, Rochdale, OL16 5NB

Proposal: Formation of new access including dropped kerb and access gates

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/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	**Grant subject to conditions**

CHECKED AND SIGNED OFF BY: KN DATE: 1st June 2021

SITE

The application site relates to a site positioned towards the bottom of Stuart Street in Rochdale. The site consists of a large metal clad warehouse with a yard area in front. Access into the site is taken off Stuart Street via swinging double gates. The

site is positioned in an industrial area with similar large buildings in the vicinity and appears to be used for the storage of cars. The site is allocated as being within a Mixed Employment Zone within the Councils Proposals Map.

PROPOSAL

This application proposes the installation of new double gates to form a further new access with a dropped kerb. The proposed access gates would be positioned approximately 6m from the existing gates along the Stuart Street boundary (south). This additional access would provide easier access/egress from the site.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/3 Mixed Employment Zones

RELEVANT SITE HISTORY

N/a

CONSULTATION RESPONSES

Highways and Engineering

We have no objections to these proposals.

The gates must not open outwards onto the highway.

REPRESENTATIONS

Letters of notification have been posted in the area and no letters of representation have been received in association with this application.

ANALYSIS

The proposed double gates would be of palisade style similar to the existing gates and fencing which bound the site along the southern boundary. They would also be of similar height. The design of the gates would be typical of those found in this industrial area and would therefore be acceptable and would not have a negative impact in the appearance of the surrounding area.

In addition the proposed access would not cause harm in respect of amenity to any neighbouring occupiers.

The Council's Highway department have been consulted and offer no objections to the proposal. The proposal would lead to a reduction in the number of parking spaces within the yard, however this would be minimal whilst providing safer entrance and exit points to and from the site. A condition would be attached for the gates to swing inwards to maintain the safety of pedestrian and highway users.

Overall, the proposed design, impact on neighbours and highways safety are acceptable subject to the adherence of mentioned conditions. The proposal is therefore in accordance with policies P3, T2 and DM1 of the Councils adopted Core Strategy and the NPPF.

RECOMMENDATION

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:-

- Location Plan 1:1250
- Drawing No. 1700/2 - Existing Site Plan
- Drawing No. 1700/3 - Existing and Proposed Elevation Plans
- Drawing No. 1700/4 - Existing Site Plan
- Drawing No. 1700/5 - Proposed Site Plan

   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 Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the vehicle access gates hereby approved shall only open inwards into the site and be affixed in a manner so that they cannot be left open across the highway creating an obstruction for vehicles or pedestrians.

   Reason: In order to ensure the free passage of vehicles or pedestrians is not obstructed by the opening of the gates, in accordance with Policy T2 and DM1 of the Council's adopted Core Strategy and the NPPF.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

Report Author Mubeen Patel