

APPLICATION NUMBER: 22/01484/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01484/FUL	Tom Hiles	9 March 2023

Address: 502 Oldham Road Rochdale OL11 2AT

Proposal: Alterations to existing car park layout, including widening vehicle access

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Approve with conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 27/03/23

SITE

The application site is a freestanding retail premises comprising a two-storey convenience store set within a customer parking forecourt providing eight spaces,

including two at the side of the building. The site is bounded at the front by Oldham Road and at the north side by Harrow Street which provides entry access to the site. Vehicles leave the site by a separate access onto Oldham Road, operating a one-way access arrangement. The site includes a totem sign at the north side of the vehicle egress point.

The site is surrounded at the immediate north by terraced dwellings, at the rear (south-west) by domestic garages, at the front (north-east) by a filling station on the far side of Oldham Road, and at the south by a flyover carrying the M6. The motorway is screened from the site by dense mature trees rooted in banked land. The surrounding area is generally residential in use and the site is otherwise within a defined urban area.

PROPOSAL

Planning permission is sought to change the customer parking and access arrangements and to reposition the totem sign to the south-east corner of the site frontage.

The existing vehicular access off Harrow Street would be closed up and a widened access off Oldham Road would provide both access and egress.

Parking spaces would be re-arranged around the edges of the forecourt, totalling eight spaces. The proposed site plan also indicates that access and parking would be provided for delivery vehicles to a space at the side of the building, and that a painted walkway from the site frontage to the building entrance would be created. No details of the means of closure of the existing access are provided. The existing entry access comprises a gap between two extents of kerbed pavement.

Plans showing swept paths within the site for a box van and visibility splays exiting the site in both directions have been provided.

An amended site plan was requested and provided during determination to confirm the means by which the existing entrance would be closed up, which notes the extension of the existing kerb line. The amended plan also indicates the addition of a surface water drain adjacent to the closed-up site entrance.

The applicant has been advised that a separate advertisement consent would be required to reposition the totem sign and hence this has been removed from the description of development. Part of the application site relates to RBC Highways land, and the applicant has served the appropriate notice to the Council.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO5 - To improve accessibility and deliver sustainable transport

SP3/R - The Strategy for Rochdale

P1 - Improving image

DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

20/01065/FUL - Erection of a two storey side extension to existing convenience store. Approved with conditions, 26/10/2020

20/00093/ADV - Internally illuminated 'Free Cash Withdrawals' sign above ATM - Retrospective

20/00092/FUL - Installation of an Automated Teller Machine (ATM) to the front elevation – Retrospective - Approved

19/01279/ADV – One internally illuminated, double sided, free-standing information sign –Approved

19/00027/DOC - Submission of details to comply with conditions 3, 4, 7, 8, 9, 10, 11, 12 and 13 of planning permission 18/00486/FUL - Completed

18/00486/FUL - Erection of convenience retail store (A1 Use Class) with associated parking area and loading bay – Approved

16/01345/DOC - Submission of details of details to comply with condition 3 of planning permission 13/01098/FUL – Request Completed - 07.12.2016.

16/01345/DOC - Submission of details of details to comply with condition 3 of planning permission 13/01098/FUL – Request Completed - 07.12.2016.

13/01098/FUL - Erection of 13 garages including 2m high boundary fencing to north and east facing elevations with a double and two single access gates – Approved - 12.12.2013.

03/41707 Use Of Land As A Car Wash Including Erection Of 2.4M High Boundary Fence And Site Cabin. - Refused

95/D32445 Use of Land to Form Car Park – Granted Subject to Conditions

CONSULTATION RESPONSES

Lead Local Flood Authority/Drainage

No objections.

Highways And Engineering

The retail unit is long established in this location and vehicle movements to the site are already accommodated on the highway network so parking provision and access are the main issues.

The application includes swept path and analysis for the proposed access arrangements which would appear to be able to accommodate the expected size of service vehicles accessing the site.

Visibility from the site access onto Oldham Road is within acceptable parameters.

The parking layout and number of spaces to be provided would also seem to be acceptable.

The application includes amendments to the existing access which would include works within the adopted highway, therefore a separate permission would be required from the Councils Highway Team. We would ask that these works are approved and completed prior to the amended car park is brought into use.

Highways raise no objection to this application subject to the above request.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice was posted at the front of the site. No public comments have been received.

ANALYSIS

Principle of Development

The proposal would comprise relatively minor alterations to an existing commercial premises within an urban area, and is considered to be acceptable in principle subject to all relevant material considerations, which are considered to be design, highway safety and residential amenity.

Design

Core Strategy policy P1 *Improving image* notes that the Council will require high quality design in all new developments, and will ensure new development improves the image of the borough by measures including requiring design which is of a high standard, demonstrating innovation and originality.

The proposed works will comprise minor alterations to the appearance of the existing site, essentially amounting to a re-arrangement of existing elements, with the addition of an infill extension to the existing kerb line along the north-west boundary of the site. The proposed arrangement would therefore be very similar in appearance to the existing situation, and is considered to be acceptable in terms of building design and in terms of the effect on the character of the area, and therefore to support to objectives of policy P1.

Highway Safety

Core Strategy policy DM1 *General development requirements* notes that all development proposals will be expected to demonstrate that they provide satisfactory vehicular access, with adequate parking, manoeuvring, and serving arrangements taking into account the proposed use and location. NPPF paragraph 111 notes that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The application proposes to close up the existing vehicular entrance and adapt the remaining vehicular exit to provide both access and egress. Visibility splays of the amended access have been provided, together with swept paths for delivery vehicles within the site around the amended parking layout. These have been considered by the highways officer, whose comments are noted above.

The comments from the highway officer are noted and in accordance with their advice it is considered that the changes to access arrangements and the other elements of the proposed works would not give rise to significant risk to highways safety, and therefore that the proposals would accord with policy DM1 and paragraph 111 of the NPPF.

Residential Amenity

Core Strategy policy DM1 *General development requirements* notes that all development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy, and should mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary.

The change to access arrangements and the parking layout would not give rise to any impacts to the nearest residential dwellings in terms of noise or air pollution. These changes would not appear likely to give rise to an increase in custom or deliveries to the site and therefore would not result in an increase in noise and disruption resulting from vehicle movements, idling and general comings and goings. The existing vehicle entrance to the site is close the side elevation and rear garden of no 500 Oldham Road, and would be closed up, eliminating vehicle movements from the area adjacent to this dwelling.

Notwithstanding that separate advertisement consent would be required for this element of the proposal, relocating the existing totem sign to the south-east corner of the site will place it further away from the closest residential properties in the vicinity of the site, and therefore will not give rise to any additional impacts in terms of visual intrusion, overbearing effect or light nuisance.

For the above reasons, it is considered that the proposed works would be acceptable in terms of effects on residential amenity and therefore to comply with the relevant objectives of CS policy DM1.

Flood Risk and Drainage

Policy G8 - *Managing water resources and flood risk* notes that the Council will ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources, and that this will be achieved by measures including the incorporation of appropriate measures for the management of surface and flood water.

The proposal would involve minor changes to hard surfaced areas but would not involve any changes to the extent of hard surfaced area at the site. On this basis the Council's drainage engineers has raised no objection in terms of surface water management. The revised site plan indicates that a new drainage channel would be formed adjacent to the closed-up site entrance, which is understood would direct surface water to an existing manhole. These minor changes to drainage arrangements are not considered to give rise to any notable implications for surface water management or flood risk, and the proposal is therefore considered to comply with policy G8.

RECOMMENDATION: Approve subject to the 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. This permission relates to the following plans:

- Land at Harrow Street, Rochdale (Location Plan)
- 2022.0042.2721 A100 Rev B Proposed New Car Park Layout With New Entry and Exit
- SK21766-04 Rev A Vehicle Swept Path Analysis – 7.5t Box Van
- SK21766-03 Rev A Vehicle Swept Path Analysis – 7.5t Box Van
- SK21766-02 Rev A Revised Access and Parking Strategy

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

3. The materials used in the construction of the proposed works shall match those used in the construction of the existing car park, footways and pavement, except as otherwise specified on the approved site plan.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 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:

1. The proposal to reposition the existing totem sign on the application site, as indicated on the proposed site plan, requires Advertisement Consent, as approval of commercial signage is subject to advertisement control rather than planning control. The granting of planning permission does not comprise Advertisement Consent, which must be sought and granted before this element of the proposed works is implemented.
2. The application includes amendments to the existing access which would include works within the adopted highway, therefore a separate permission would be required from the Council's Highway Team. Such works should be approved and completed prior to the amended car park being brought into first use.

Report Author Tom Hiles