

APPLICATION NUMBER: 22/01576/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01576/FUL	Rosalind Gralton	31 March 2023

Address: Rochdale Infirmary Whitehall Street Rochdale OL12 0NB

Proposal: Alterations to part of hospital grounds to form additional car parking spaces including erection of retaining wall.

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

RECOMMENDATION	APPROVE GRANT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: LA DATE: 11.05.23

SITE

The site relates to land previously occupied by temporary buildings, and is part of the wider hospital site of Rochdale Infirmary. The site is already used as parking, with a tarmac shaving surface, but formal hard surfacing and markings are yet to be completed.

Rochdale Infirmary is situated within a predominately residential area, and is sited on a hill with a varied topography

The application site is located within the Defined Urban Area, and is not located in or adjacent to a Conservation Area or Listed Building. To the west of the application site is Brownhill School, which is separated from the site due to the boundary of the hospital from Height's Lane. To the north of the site is further land used for the hospital; predominately servicing. To the east and south lie the hospital itself.

PROPOSAL

The proposal relates to permission for alterations to part of hospital grounds to formalise car parking spaces, improve the quality of the parking spaces and erect a fence atop of the retaining wall.

The proposals would include 49 spaces and 3 disabled parking spaces. The site would maintain it's existing vehicle access from the south western corner. The site would retain a varied topography falling to the south to accommodate the proposed drainage strategy.

The proposal would remove existing loose surface on the site and replace with a new tarmacadam base.

Timber knee rails 600mm high are proposed along the boundary of the parking area with galvanised steel metal straps.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3 – Improving design, image and quality of place

P1 – Improving image

P3 – Improving design of new development

SO5 – Improving accessibility and delivering sustainable transport

T1 – Delivering sustainable transport

T2 – Improving accessibility

DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Highways And Engineering

The Council's Highway's Engineer was consulted on the application. Their response is provided below:

'The application site is already being used as an informal car park so vehicle movements to and from the site are already established and it would appear that the surrounding highway network can accommodate the expected vehicle movements.'

The proposed car park layout is acceptable, we would ask that it is formally marked out to reflect the number of spaces shown on the submitted plans to ensure the parking capacity is maximised. The drainage arrangements and SUDs requirements will require comment from Drainage Engineer.

As previously stated access into the site is long established and would appear to be operating within required parameters.

In conclusion we raise no objection to this application subject to the above requests.'

Drainage

No objections. Recommended condition attached.

REPRESENTATIONS

The application was publicised by way of neighbour notification. No responses were received.

ANALYSIS

The application site is within the Defined Urban Area under the Rochdale Unitary Development Plan. Policy G/D/1 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside.

Paragraph 123 of the NPPF *'Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.'*

The proposal seeks permission for the alterations to form additional parking, including the erection of 770mm high retaining wall and 670mm high fencing across the perimeter of the parking area, following the removal of temporary buildings on the site. Accordingly, subject to an assessment of other development management requirements, the principle of development of change of use of the area to parking with proposed retaining wall and fencing is in accordance with the development plan policies and the NPPF.

Character and appearance

The proposed boundary fencing is constructed from timber and would not seek to detract from the wider setting of Rochdale Infirmary. The proposed alterations would

formalise the parking layout of the site. While it is acknowledged the erection of the retaining wall and fencing would not be a positive addition to the character of the immediate area given the character of Height's Lane adjacent to the site, it is not viewed within the streetscene of Height's Lane, and is not considered unacceptable in this instance. As such, the proposal is in accordance with Policy DM1 and P3 of the Rochdale CS.

Drainage

The Council's drainage engineer was consulted on the plans and further details were provided from the applicant relating to a sustainable drainage scheme, addressing initial concerns raised by the officer. These concerns were addressed and a condition ensuring compliance with the proposed sustainable drainage scheme has been secured. As such, the proposal is in accordance with Policy G8 of the Rochdale CS.

Highways

Policy T2 of the Rochdale CS relates to improving accessibility. The Council's Highways Engineers were consulted regarding the application, with no objections to the proposed car park and boundary treatment subject to conditions securing its marking out. The application would therefore be in accordance with Policy T2 of the Rochdale CS and Paragraph 111 of the NPPF.

RECOMMENDATION: GRANT SUBJECT TO 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:-

- Existing Layout Plan P101 Rev A
- Proposed Layout Plan P102 Rev A
- Existing & Proposed Elevations P105

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. The materials used in the construction of the development hereby permitted shall match those as stated within the application form received by the Council 16th December 2022. The car park shall be marked out in accordance with the Proposed Layout Plan within 6 months of the date of this decision.

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.

4. Prior to the use of the car park development the sustainable surface water drainage scheme shall be constructed in accordance with the following drawings and documents issued by AJP consulting engineers on 21/4/2023:-
Below Ground Drainage Outline Drainage Strategy plan drg ref. CPC267-AJP-XX-00-DR-C-0004/P03
Flow Control Chambers & Typical Catchpit details drg ref. CPC267-AJP-XX-00-DR-C-0005
Below Ground Drainage Typical Attenuation Tank Detail drg ref. CPC267-AJP-XX-00-DR-C-0005
Drainage Maintenance Strategy report

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of 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.

Notes for Applicant:

None

Report Author Rosalind Galton