

APPLICATION NUMBER: 23/01036/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01036/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 11.01.2024 EXT OF TIME

Address: Rochdale Mbc Operational Depot Green Lane Heywood Rochdale OL10 2DY

Proposal: Installation of 11 x 8m lighting columns 308w LED around the perimeter, 8 columns around carpark, 1 overlooking carpark 6 and 2 overlooking carpark 2

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
	Neighbour comments received?	Y

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

GRANT subject to conditions

SITE

This site is located at Rochdale Mbc Operational Depot, Green Lane, Heywood. North of the site is residential housing on Gort Way.

This is located within a Mixed Employment Zone and the Defined Urban Area. Surrounding the site are industrial buildings.

PROPOSAL

The application proposes the installation of 11 x 8m lighting columns 308w LED around the perimeter, 8 columns around carpark, 1 overlooking carpark 6 and 2 overlooking carpark 2.

The proposed lighting columns are to replace two 25m lighting masts. The proposed lighting will be in a fixed position.

The proposed lights are to be on from 06:30 to 18:00.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- P1 Improving image
- P3 Improving design of new development
- G3 Renewable and low carbon energy developments
- DM1 General development requirements

Unitary Development Plan (UDP):

- G/D/1 Defined Urban Area
- EC/3 Mixed Employment Zone

RELEVANT SITE HISTORY

19/01408/FUL - Installation of solar photovoltaic system to roof of Block B – Grant

CONSULTATION RESPONSES**Highways**

The following comments were received,

'The proposed lighting scheme will not impact upon the highway and as such we have no comment.'

Environmental Health

No objections

Lighting Designer

The following comments were received (summary),

'the design has been carried out by a competent designer'

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties. One objection has been received. The objection raised the following,

- Uses more tax payers money
- Lights point at residential properties

ANALYSIS

Principle of Development

The application seeks to install lighting columns in a Mixed Employment Zone and Policy EC/3 aims to protect and enhance these zones. Development in this area should be 'appropriate in scale and character to the local area and that it can be accommodated without harming local living conditions'.

The principle of development is considered acceptable, further planning considerations will be considered below.

Design

Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

The proposed lighting columns will be 8m in height and finished in galvanised steel. They will be in a fixed position. The proposed development will not be seen from Green Lane as there are trees along the highway and due to the existing building will mostly mask the proposed development.

The proposed development may be seen from the rear of residential houses on Adam Street and Gort Way. The visual impact is considered acceptable as the development will be 8m in height and slim in width and on balance is not considered to have a negative visual effect. The closest residential dwelling appears to be no.22 Adam Street is approx. 15m away from the development and this is considered acceptable.

The design is standard for this type of development and will not have a negative impact on the context of the area.

Overall the proposal is acceptable and complies with the Policy P3, DM1 and the relevant policies Rochdale's Core Strategy and the NPPF.

Impact on Surrounding Occupiers.

The Council's Environmental Health Officer has been consulted and raised no objections to the proposed development. The Environmental Health Officer asked for a condition to limit the hours of the lighting and this is considered necessary to limit any negative effect on surrounding occupiers. The supporting lighting report shows the light projection, and demonstrates that the light should not shine directly onto surrounding residential properties. It was confirmed by a Lighting designer the lights will be in a fixed position aiming light into designated areas, this addresses the concern raised within an objection about light shining into residential properties.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework states 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 Council's Highways Officer has been consulted and raised no objections to the proposal as the proposal is set back from the highways and will not have a negative effect on highway safety.

Overall the proposal is acceptable and complies with the Policy T2, DM1 and the relevant policies Rochdale's Core Strategy and the NPPF.

RECOMMENDATION

GRANT subject to conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans

Hardstanding Details – PLAN/001

Layout Plan Proposed External Lighting - A1/2005005/E02 – REV D

8m Octagonal Mid-Hinged Columns – A2/2004843/01

The development shall be carried out in accordance with these plans unless otherwise required by the conditions below.

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 development hereby approved shall only have the lights on inside the hours of 0630-1800 Monday to Friday, 0900-1200 Saturdays, and the lights shall not be used on Sundays and Bank Holidays.

Reason: To protect the amenity of nearby occupants and to accord with policies and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The lights and associated columns that are being replaced by the proposed development should be removed prior to the installation of the new approved lighting columns.

Reason: To protect the amenity of nearby occupants and to accord with policies and DM1 of the adopted Rochdale Core Strategy 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 Aimee Bovaird