

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01243/FUL	Jake Powell	04/01/2022

Address: Plot I, Kingsway Business Park, John Milne Avenue, Rochdale, OL16 4NR

Proposal: Installation of external plant and gas tanks with flue to north elevation with palisade fencing and roof alterations for vent openings.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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	GRANTED (SUBJECT TO CONDITIONS)
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CHECKED AND SIGNED OFF BY: AT

DATE: 10.01.2023

SITE

The application relates to Plot I, in the Kingsway Business Park (KBP). Located on site is a newly constructed warehouse distribution centre/production unit together with ancillary ground, first and second floor office space, two storey transport office, associated service yard, car parking and landscaped areas. The site is located towards the southern extent of KBP. The rest of the business park extends to the south west, west and north of the site.

Residential properties are located at least 250m to the west of the site, comprising a network of roads branching off New Broad Lane and Lower Lane, with a landscaped mound and the large ASDA distribution centre between the business park and these residential areas. The M62 lies a short distance to the south, with open agricultural and Green Belt land beyond. The site falls within a Primary Employment Zone as defined in Rochdale Borough Council's Unitary Development Plan (UDP) Proposals Map.

PROPOSAL

The application seeks permission for the installation of two vertical gas tanks surrounded in a palisade fence located near the centre of the north eastern exterior of the existing structure on site.

The application also seeks permission for the installation of hot and cold water tanks and associated ancillary works and equipment including the installation of a dry cooler, condenser units and associated flues and vents, along with some hardstanding located on the exterior near the most northern point of the existing structure.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/7 Kingsway Business Park

RELEVANT SITE HISTORY

22/00821/ANM	Application for a non-material amendment to planning permission 21/00881/REM - alterations to include: changes to boundaries; elevations; landscaping; materials; building access arrangements; utility buildings and, increased cycle parking. Granted subject to conditions.
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21/00881/REM Reserved matters application following outline approval 18/00943/VRCON for erection of warehouse distribution centre/production unit together with ancillary ground, first and second floor office space, two storey transport office, associated service yard, car parking and landscaped areas, and other associated works Granted subject to conditions.

CONSULTATION RESPONSES

Highways and Engineering

The proposed development is remote from the adopted highway network therefore we do not envisage any direct impact on the network itself.

The position of the proposed tanks and plant does not appear to have any detrimental impact on the site access and parking arrangements.

Highways raise no objection to this application and requests no specific planning conditions.

Environmental Health (Noise and Pollution)

This section has no objections to the proposals, the submitted noise impact assessment has adequately shown that the noise arising from fixed plant serving the building will likely be 6 dB below existing background noise and as such will have low impact on existing residential properties.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters, site notices and a press advert. No letters of representation were received.

ANALYSIS

Principle of Development

Paragraph 11 of the NPPF identifies a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay. Paragraph 81 of the NPPF also requires that 'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.

The site is located within the Kingsway Business Park which has been established over the past 30 years for development of this type. The site is allocated within the Rochdale UDP under policy EC/7 as part of the Kingsway Business Park for high quality general and light industry, offices, distribution & storage, research and development, and associated uses. The CS refers to the delivery of Kingsway Business Park as a key part of the Strategy for Rochdale as set out in policy SP3/R. CS policies E2 and E3 identify the wider Kingsway site as part of an economic growth corridor where a significant number of jobs and employment development will be delivered.

The proposal development would complement the existing use on site. On this basis, the proposed development is considered to be acceptable in principle and in accordance with adopted Rochdale Core Strategy policies E2, E3 and SP3/R, saved UDP policy EC/7 and the National Planning Policy Framework.

Visual Amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Finally, paragraph 134 of the NPPF states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The application proposes the installation of various vertical tanks to provide both gas and hot and cold water to the site. The tanks and associated works would be located well within the site and would be viewed in the industrial context of the site and surrounding area. Therefore the proposed development would not detract from the character and appearance of the area, appearing as an appropriate addition to the site.

Therefore the proposal is considered to be acceptable and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy and the NPPF.

Impact on Surrounding Occupiers

Core Strategy policy DM1 states that developments should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. The "Guidelines & Standards for Residential Development" SPD also sets out guidelines for reducing or omitting the impact of new development on the amenities of residential occupiers.

Policy G9 of the Core Strategy seeks to prevent developments that would lead to an unacceptable increase in pollution.

The closest neighbouring properties are approximately 250m to the west of the site. There are other industrial units on the business park that are closer to any dwellinghouses or other sensitive receptors. The Council's Environmental Protection team were consulted and raised no objection to the proposals, noting that the submitted noise impact assessment has adequately shown that the noise arising from the fixed plant serving the building would likely be 6 dB below existing background noise. The proposal would therefore not result in a significant impact on existing residential properties through the creation of noise. On this basis, the proposed development would not give rise to any external noise issues or other harmful impacts on amenity.

The proposed development would therefore be in accordance with the requirements of CS Policies DM1, G9, the objectives of the SPD "Guidelines and Standards for Residential Development" and the policies within the NPPF.

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 proposed development would be sited well within the application site away remote from the adopted highway network. Furthermore, the proposal would not result in any loss of existing parking on site. In addition, the application has been reviewed by the Councils Highways Engineer who raised no objection to the proposal.

As such, the proposal would not result in a detrimental impact on highway safety and congestion, and would comply with adopted Rochdale Core Strategy policies T2 and DM1 as well as the NPPF.

RECOMMENDATION

GRANTED 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:

DAN001 NIA B 00 DR A PL001	Location Plan
DAN001 NIA B XX DR A PL003 S2	Proposed Elevations
DAN001 NIA B 03 DR A PL005 S2	Proposed Roof Plan
DAN001 NIA B 00 DR A PL007 S2	Proposed Site Plan
DAN001 NIA B XX DR A PL008 S2	Proposed External Works

and the development shall be carried out in 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.

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:

Report Author Jake Powell