APPLICATION NUMBER: 20/01333/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01333/FUL	Ryan Killeen	23 November 2020

Address: Spring Works Russell Street Heywood OL10 1NU

Proposal: Partial demolition of existing industrial building and erection of new detached single storey building comprising of four light industrial units (Use Class E1)

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/A
	Neighbour comments received?	N

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

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

RECOMMENDATION	**Grant subject to conditions**

CHECKED AND SIGNED OFF BY: KN DATE: 26 November 2020

SITE

This application relates to the 'Spring Works,' a two-storey industrial building sited within a mixed employment zone saved under EC/3 of the UDP. The site, at present, is occupied by a 970m^2 building which fronts Russell Street, and is characterised by a typically residential early twentieth century appearance, with white rendered walls and a dual-pitch gable style slate roof. The property has been variously extended through its existence, and includes various shallow pitch corrugated metal roofs.

The property faces southwest across Russel Street towards nos.2-10 (evens only) Russell Street, wrapping around to Bradshaw Street to the north and facing across towards Russell Street Garage.

Further northeast, east and south of the site lies a more extensive and formal industrial area, with the area west being typically residential.

PROPOSAL

The application proposes the partial demolition of the existing property to the south and the construction of a single storey building set back 15m from Russell Street, comprising of four light industrial uses (use class E1) together with a forecourt, parking provisions and boundary treatments.

The proposed building will have a footprint of approximately 13m x 35m, and is formed with a dual-pitch roof with a height to eaves of 5.8m and a maximum height of 8m. It is to include roller shutters, and 4 separate access doors.

A 2.0m high front boundary wall is proposed along Russell Street.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

E2 Increasing jobs and prosperity
P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, contamination and land instability
T2 Improving accessibility

DM1 General Development Requirements

Unitary Development Plan (UDP):

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

RELEVANT SITE HISTORY

96/D32871 Erection of Single Storey Storage Building
Granted Subject to Conditions – March 1996

89/D23356 Two Storey Extension to Offices
Granted Subject to Conditions – May 1989

78/D06576 Extension to Existing Factory
Refused – August 1978

CONSULTATION RESPONSES

United Utilities
Recommended Drainage Conditions

Highways And Engineering
No Objections

Env Health - Noise/Odours
No comments received to date

Conservation And Design
No Objections

Lead Local Flood Authority/Drainage
No Objections, recommends UU Conditions.

Environment Agency
No comments received to date

Gtr Manchester Ecology Unit
The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice posted in the vicinity of the site. No responses were received.

ANALYSIS

The application proposes four industrial units in an area of land that is located within a mixed employment zone. Saved UDP policy EC/3 is relevant to any development on this land and this establishes that development will be permitted for employment generating uses, including general industry. With this in mind it is considered that the principle of development for the proposed industrial building is acceptable.

Impact on visual amenity

The proposal includes the partial demolition of the existing property. Due to its age and appearance, the site has been considered as a Non-Designated heritage Asset, as such, the council's Conservation Officer has been consulted and offered no objection to the proposal.

The application seeks to replace the partially demolished building with a single storey structure comprising of four individual units. The proposal is considered to contrast the design language of the existing property, which asserts a respectable level of character, through the inclusion of large roller shutters and corrugated metal roof. Whilst neglecting the original character of the structure to be demolished, it can be considered acceptable on balance as the site is surrounded by a significant number of commercial and industrial units, and due to the setback of the structure, it would not be read in conjunction with the opposing residential structure as easily, and would have an overall acceptable impact on the character and appearance of the area. The materials to be used in the construction of the proposal are not specified within the application and as such, it is recommended that a condition be included to require specific details of materials used in the external appearance prior to the commencing of above ground works.

Further to this, design choices including matching the overall form of the existing property to ensuring the proposed units do not appear at odds with the scale of the surrounding properties, and giving frontages that are similar width to the residential properties all ensure that the proposal does not unduly impact the character and appearance of the area. The proposed brick & iron railing front boundary treatment would present an overall satisfactory standard of design.

Overall, the appearance of the proposal is considered acceptable and to be in alignment with the aims of policies P1, P2 and P3 of the adopted Core Strategy and the NPPF.

Residential Amenity

Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary.

The “Guidelines and Standards for Residential Development” SPD contains a number of guidance parameters for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Space Standards
The SPD requires a distance of 14 metres between a principal window and any directly facing two-storey elevation which does not contain a principal window to a habitable room. It also advises that where there is a marked difference in levels or the building is three storeys or more the minimum space standards should be increased.

At present, it is noted that the separation distance between the front facing windows of nos.2-10 Russell Street, and the direct facing elevation of the applicant property is substandard in relation to this guidance, at approximately 8m. This application proposes that the industrial units be sited approximately 15m back from Russell Street, and is therefore considered to promote an improvement in the light and outlook afforded for occupiers of these properties.

Noise Impacts
The application does not propose a change of use, and would maintain activity within Use Class E(g) across the development site. The Councils Environmental Health Officer has raised no objections, however it is deemed appropriate to recommend conditions restricting delivery hours and opening hours as this proposal would include a forecourt for use by customers, staff and delivery vehicles, where the associated activity would threaten to establish an unacceptable level of noise.

Subject to these condition requirements the development would be accord with Core Strategy policies DM1 and the NPPF.

Highway Safety

It is proposed that the site be accessed from Russell Street. The Council’s Highways Officer was consulted but raised no objection. Further to this, it is considered that the development would not generate a significant volume of traffic over the existing situation, and would include a suitable parking provision for a development of this size. The proposed forecourt is of a satisfactory size, and the immediate highway network does not facilitate any notable traffic activity, as to enable the safe manoeuvring of vehicles, particularly where larger heavy goods vehicles may use the site for deliveries. On this basis it is considered that the proposal accords with Core Strategy policy T2 and the NPPF.

Drainage

Policy G8 of the Adopted Core Strategy requires new developments to ensure that they do not lead to any form of increased flooding locally or further downstream. Developments are required to comply with any Surface Water Management Plan or drainage strategies produced.

The applicant site is located within Heywood Critical Drainage Area. United Utilities have confirmed no objection to the proposals, and recommended conditions for a

detailed drainage scheme and separate systems for the drainage of foul and surface water.

The Council's Drainage Officer has been consulted and has challenged the attenuation figures provided within the submitted FRA, however stated that this can be further reviewed at the detailed design stage. The Drainage Officer has supported the recommended conditions of UU.

Further to the above, subject to the submission of appropriate information in respect of the drainage of the site and flood risk mitigation, which can be sought through condition, it is considered that the development would not result in an increase in flood risk in the area and would accord, in this regard, with policies G8 and DM1 of the Core Strategy and policy in the NPPF.

Biodiversity impacts and gains

Paragraph 170 of the NPPF 2019 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

The developer's ecological consultant identified no significant ecological issues. GMEU has been consulted and has no objections to the development and recommends informatives relating to the protection of Bat and Bird species as well as the retention of a bat box.

Further to this, it is considered necessary to secure a net gain in biodiversity, which should be provided in the form of a scheme for an additional bat or bird box in the site.

In light of the above, it is considered that the proposals are acceptable and accords with policy G7 of the Core Strategy and the requirements of the NPPF.

Land contamination

Paragraph 178 of the NPPF 2019 and Policy G9 of the Rochdale Core Strategy establish that planning decisions should ensure that a site is suitable for a new use taking account of ground conditions and any risks arising from land instability and contamination.

The application is accompanied by a Phase I Environmental Audit, which is accepted by the Council's Environmental Protection Officer, subject to a condition of planning permission, requiring further investigations and reporting. The condition would ensure the proposal accords with Core Strategy Policy G8 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
- PL01/B – Proposed Floor Plans
- PL02/A – Proposed Roof Plan, Location Plan, Existing Floor and Roof Plan
- PL03 – Proposed Elevations
- PL04 – Existing Elevations
- PL05 – Proposed Site Plan
- PL07 – Proposed Front Elevation with Boundary Treatment

   and the development shall be carried out in complete accordance with the approved drawings.

   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 condition 2 of this permission, no above ground works shall take place until full details and/ or samples of materials to be used in the exterior of the industrial units hereby approved are submitted to and approved in writing by the Local Planning Authority

   Reason: In the interest of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

4. Notwithstanding condition 2 of this permission, no above ground works shall take place until full details and/ or samples of materials to be used in the construction of boundary treatments hereby approved are submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interest of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

5. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
   - An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

- A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: 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 and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance.

6. Foul and Surface water shall be drained on separate systems.

   Reason: To ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:
   a. a survey of the extent, scale and nature of contamination
   b. an assessment of the potential risks to:
      i. human health,
      ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
      iii. adjoining land,
      iv. groundwaters and surface waters,
      v. ecological systems,
      vi. archeological sites and ancient monuments;
   c. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

   The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To protect future occupants from any contamination of the site and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Contamination investigation and any required mitigation measures will require investigation before the significant disturbance to ground and removal of material.

8. The parking spaces and vehicle turning area as shown on drawing no. PL05 shall be fully provided prior to first occupation of the units hereby approved and be retained for the parking and turning of vehicles hereafter.

   Reason: In the interest of highway safety and to accord with policies T2 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

9. No external lighting shall be installed on the approved commercial units 1 – 4 (as shown on approved site plan PL05) or within the car parking areas, unless and until a detailed scheme of lighting design has first been submitted to and approved in writing by the local planning authority. The scheme shall include the position and height on the building, luminance, angle of installation, hours of luminance and any hoods to be fixed to the lights. The external lighting shall be installed in complete accordance with the approved scheme and shall be retained as such thereafter.

   Reason: In the interests of visual and neighbour amenity P3, G9 and DM1 of the Core Strategy, and the National Planning Policy Framework

10. The development hereby approved shall not be operated outside the hours of 0700-1900 Monday to Friday and 0800-1700 Saturdays, Sundays and Bank Holidays.

    Reason: To protect the amenity of nearby occupants and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. There shall be no deliveries to any of the approved commercial units 1-4 (as shown on approved site layout PL05) outside of the hours of 0800 to 17:00 Monday to Friday and 09:30 to 15:00 on Saturday, Sunday and Bank Holidays.

    Reason: To protect the amenity of nearby occupants and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12. No goods, materials, waste products or containers shall be stored within any of the external service yards hereby approved.

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

13. Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987, (as amended), and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any equivalent Order following the revocation and re-enactment thereof, the Units 1-4 (as shown on the approved site layout PL05), shall only be used for purposes within Class E of the above Order, and for no other purpose.

    Reason: In the interests of amenity in accordance with Core Strategy policy DM1 and the National Planning Policy Framework.

14. Within 3 months of the commencement of development, details of the specification and locations of at least 1 additional bird/bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be fully implemented prior to the first occupation of any dwelling and maintained thereafter for its intended use.

    Reason: In order to secure a net gain in biodiversity as a result of the scheme hereby approved, and in accordance with paragraph 170 of the National Planning Policy Framework.

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:

1. The applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Report Author Ryan Killeen