**APPLICATION NUMBER: 19/00010/FUL**

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE |
|---|---|---|
| 19/00010/FUL | Mark Caine | 2 April 2019 |

**Address:** Martin Brower Distribution Centre, Hareshill Road Heywood OL10 2TN

**Proposal:** Proposed erection of a new open fronted cardboard recycling / bailing building to north west of site

| | | | | |
|---|---|---|---|---|
| PUBLICITY | **Weekly list expired?** | Y | **Site notice expired?** | Y |
| | **Neighbour letters expired?** | Y | **Press Notice expired?** | NA |

| | | | | |
|---|---|---|---|---|
| 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?** | NA |

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

| RECOMMENDATION | GRANT SUBJECT TO CONDITIONS |
|---|---|

**CHECKED AND SIGNED OFF BY: AT** **DATE: 02.04.2019**

**SITE**

The application relates to an area of grassed land that is within the grounds of the Martin Brower distribution centre and lies adjacent to the junction of Pilsworth Road and Hareshill Road. The topography of the area is such that the application site sits in an elevated position above Pilsworth Road, and it is enclosed by mature vegetation.
The surrounding area comprises similar industrial buildings however there are undeveloped fields to the south.

## PROPOSAL

Permission is sought for the construction of a detached open fronted industrial building to recycle cardboard packaging and other materials associated with the main use of the site.

The building is proposed to be clad in metal sheeting, spanning approximately 25.6 metres in width, approximately metres in 18.9 in length, and approximately 5.5 metres in height at its highest point. A monopitch roof design would reduce this height to approximately 4 metres to the rear.

Vehicular access is provided via the existing entrance and egress points to and from the wider site.

## RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

E3 Focusing on economic growth corridors and areas

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/2 Primary Employment Zones

## RELEVANT SITE HISTORY

01/D38545 – Erection of plantroom and associated equipment – granted permission – April 2001.

10/D53313 – Construction of a new lorry docking structure to south elevation of distribution building – granted permission – July 2010.

## CONSULTATION RESPONSES

Highways And Engineering - No objections to the proposal. They do not envisage any real intensification of use and no significant loss of operational space is evident.

Lead Local Flood Authority/Drainage - No objections to the proposal subject to a condition.

The Application confirmed that no foul drainage provision is required for this building. Although no detailed surface water drainage proposals were submitted, the following statement was made:-

> *"The only form of drainage required for the proposed building is rainwater. Where by a sustainable Urban Drainage System will be adopted in the form of a Soakaway subject to a ground investigation survey; however if this route is not suitable due to the ground conditions then a suitably sized attenuation tank and pump will be installed". The intention is to undertake a ground investigation survey to ascertain if the soakaway is suitable once a planning decision is made; then provide further details as part of a condition of the planning approval.*

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained in the most sustainable way. The drainage scheme for the development shall be in accordance with the NPPG's hierarchy, in the following order of priority:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

As the Applicant has indicated, they will firstly assess soakaway feasibility. To do this, the methodology provided in BRE digest 365 should be followed. This is available from Drainage Officer or by download from:-

https://www.eden.gov.uk/media/1072/bre_digest_soakawaysdesign.pdf

If infiltration proves to be an unsuitable solution, the Applicant should explain the next best alternative. If discharging SW offsite, the runoff from the building must be collected in an attenuation tank or pond with flow restriction on the outlet. Quickstorage estimate using MicroDrainage® indicates that an attenuation volume of 5 to 10cu.m. would be required for a controlled discharge of 5 l/s; these figures are appropriate for a building with this footprint. The Officer notes that there appears to be a ditch to the north of the site, which may have a drainage purpose.

I suggest that the following Drainage Conditions, or similar, are included in any Planning Approval that may be issued:-

> *No development shall take place until details of a scheme to dispose surface water from the site has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be based on sustainable drainage principles and shall incorporate adequate on site attenuation storage where necessary.*
>
> *The submitted scheme shall include:*
> *(i) details of the proposed scheme*
> *(iii) a management and maintenance plan for the lifetime of the drainage of the development.*
>
> *The approved drainage shall be fully implemented and subsequently retained in accordance with the approved drainage management and maintenance plan.*
> *Reason: To prevent an increased risk of flooding as a result of the development, to ensure that surface water discharge rates are limited to pre-development levels in accordance with the submitted Flood Risk Assessment*

*and to ensure satisfactory disposal of surface and foul water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the Unitary Development Plan and the National Planning Policy Framework.*

Env Health - Noise/Odours - This section has no objections to the proposal.

Environmental Control (Landfill Gas) – No objections to the proposal.

**REPRESENTATIONS**

Letters of notification were sent to surrounding neighbours and a site notice has been erected outside of the application site however no representations have been received.

**ANALYSIS**

The application site is located in an area designated as a 'Primary Employment Zone' (PEZ) in Rochdale Borough Council's UDP Proposals Map. As such Saved UDP Policy EC/2 and Core Strategy Policy E3 are the most relevant development plan policies in the assessment of this application. Amongst other things, these promote the development of Heywood Distribution Park and support improvements to all existing employment areas within South Heywood to maintain and enhance the quality of employment premises. Nonetheless, Saved UDP Policy EC/2 permits development within PEZ's subject to the following criteria being met;

a) Being of an appropriate scale and character to the area;
b) Will cause no unacceptable environmental or amenity problems in the employment area or adjoining areas; and
c) Will cause no unacceptable traffic problems and have adequate on-site provision for parking, servicing and manoeuvring.

Taking each of these considerations in turn, the LPA's comments are as follows;

**Scale and character**

Whist the proposed development would be of a utilitarian appearance, it would respect the established building line along Pilswoth Road. Due to its elevated position and the topography of the area it has also been designed to have a monopitch roof that follows downward slope of Hareshilll Road towards the Pilsworth Road highway. Nonetheless, cross sectional plans have been requested and provided by the applicant. The LPA is satisfied that these demonstrate that the proposal would not appear unduly prominent or overbearing in relation to the size and scale of nearby buildings. It would also be well screened from public vantage points by existing vegetation. As such it is not considered that the proposal would appear conspicuous in the context of an industrial area where such types of development would be expected

Subject to planning conditions for the submission and approval of materials and a landscaping scheme it is considered that the proposal would not cause any material harm to the character and appearance of the surrounding area and would comply with CS Policies DM1 and P3 which seek to improve the design of new development and respect the context of an area where it is positive by having regard to the scale, massing, height, layout, materials of surrounding buildings.

**Environment and amenity**

The Council's Public Protection and Contaminated Land Officers have been consulted in respect of noise, fumes and odours and land contamination respectively. They have both not raised any objections and it is therefore considered that the proposal would not cause unacceptable environmental or amenity problems within the employment area.

Whilst the proposal would result in the loss of 3 trees these are not considered to be worthy of protection, or to be of any significant visual amenity value. It is considered that their loss could be compensated and enhanced by the planting of replacement trees at a ratio of 2:1. This requirement will be included in a planning condition for a landscaping scheme.

**Traffic, parking, servicing and manoeuvring**

The submitted plans also show that the proposal would not result in any loss of car parking or have a material effect on servicing or manoeuvrability within the site. The Council's Highway Section has also been consulted and has not raised any objections to the proposal.

Therefore, for the reasons provided above it is considered that the proposal complies with the requirements of Saved UDP Policy EC/2 and Core Strategy Policy E3.

**RECOMMENDATION – Grant 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

   Existing location plan Ref: drawing number 100 rev 1.1
   Existing ground floor plan Ref: drawing number 101 rev 1.0
   Proposed location plan Ref: drawing number 200 rev 1.1
   Proposed elevations Ref: drawing number 300 rev 1.0
   Proposed ground floor plan Ref: drawing number 201 rev 1.1
   Proposed roof plan Ref: drawing number 202 rev 1.0
   Sections elevations Ref: drawing number 400 rev 1.1
   Proposed site sections Ref: drawing number 401 rev 1.0

   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. No development above ground floor slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

   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. The development hereby permitted shall not be brought into use until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas, gates, fences and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained, replacement tree planting (6 trees) and a scheme for the timing / phasing of implementation works.

   (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

   (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

   Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. No development shall take place until details of a scheme to dispose surface water from the site has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be based on sustainable drainage principles and shall incorporate adequate on site attenuation storage where necessary.

   The submitted scheme shall include:
   i) details of the proposed scheme
   (ii) a management and maintenance plan for the lifetime of the drainage of the development.

   The approved drainage shall be fully implemented and subsequently retained in accordance with the approved drainage management and maintenance plan.
   Reason: To prevent an increased risk of flooding as a result of the development, to ensure that surface water discharge rates are limited to pre-development levels in accordance with the submitted Flood Risk Assessment and to ensure satisfactory disposal of surface and foul water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, saved policy EM/7 of the 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.

Report Author Mark Caine