APPLICATION NUMBER: 19/01215/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/01215/FUL	Mubeen Patel	16 April 2020

Address: Tesco Stores Ltd Stakehill Industrial Estate Touchet Hall Road Middleton M24 2RW

Proposal: Installation of new sprinkler tank to the south of the existing building

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/a
	Neighbour comments received?	N

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

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

RECOMMENDATION	APPROVE

CHECKED AND SIGNED OFF BY: EH **DATE: 16 April 2020**

SITE

This application relates to a site within the Stakehill Industrial Estate located on the edge of Middleton. The site is widely accessible from adjacent roads and the A627 (M) motorway.

The site consists of a large building primarily of office, storage and general industrial works. Access into the site is taken off Touchet Hall Road, with parking for staff provided to the front of the building with parking for distribution vehicles located towards the eastern side of the site.

The site lies within the Defined Urban Area and Primary Employment Zone, as identified within the adopted Rochdale UDP. Surrounding land uses comprise other industrial/warehouse units to the north, east and west, Green Belt land lies to the south of the site. The surrounding units on the site are generally large modern, steel-clad structures, with a utilitarian appearance.

PROPOSAL

The application seeks consent to erect a sprinkler tank adjacent to the southern rear elevation of the building. The sprinkler tank would be positioned on a concrete base, would be of hexagonal shape and measure 8.8m in height and 13m in diameter. The external finish would be of galvanised steel.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Core Strategy (CS):

SO1 To deliver a more prosperous economy
SO3 To improve design, image and quality of place
E2 Increasing jobs and prosperity
E3 Focusing on economic growth corridors and areas
SD1 Delivering sustainable development
P3 Improving design of new development
T2 Improving accessibility
DM1 General development requirements

Saved Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
EC/2 Primary Employment Zones

RELEVANT SITE HISTORY

87/D20663	Industrial/Warehousing Development – Approved
87/D21114	Distribution Depot With Ancillary Gatehouse Vehicle Maintenance Unit And Parking Facilities And Extension Of Estate Road – Approved
93/D30190	Extensions And Alterations To Distribution Centre – Approved
02/D40699	Extension To Existing Car Park Area And Alterations To Entrance Of Site – Approved

17/00533/CPL Lawful Development Certificate for the painting of existing cladding and windows from red to grey, to all elevations of industrial building – Granted.

CONSULTATION RESPONSES

Highways and Engineering -

We have no highways objections to this proposal.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbouring occupiers. No observations have been received.

ANALYSIS

Principle of development

The site lies within an Employment Zone.

This application relates to a large building utilised for the storage and distribution of products. The application does not seek to change the use of the building, which would remain within its respective use class. The proposed sprinkler tank would be small in nature to allow the building to function more efficiently.

Given that the building would retain its existing use, which is appropriate within a Primary Employment Zone, it is considered that the principle of development is acceptable. The application accords with Policy E2 of the CS, EC/2 of the UDP and the NPPF.

Visual Amenity

The area where the proposed sprinkler tank is to be sited would not be widely visible from public vantage points, set back from Touchet Hall Road towards the back of the building and screened by tall trees along the rear (southern) boundary of the site.

The materials identified for the tank are considered acceptable and would reflect the industrial nature of the wider site and the context of the Stakehill Business Park. The tank would be a minor addition in the overall scale of the site and by its nature would not result in a significant visual presence. Furthermore, the size of the tank would be proportionate and its height would not rise above the height of the existing industrial building, and the small scale nature of the proposal would not be a dominant addition in comparison to the existing scale of the warehouse.

In light of the above, the proposed sprinkler tank would result in no undue harm to visual amenity. The application would therefore accord in this regard with policies DM1 and P3 of the adopted Core Strategy and the NPPF.

Highways and parking

The application does not propose a change of use to the existing building which would remain in its respective use as an industrial and storage distribution facility. The building is not considered to be used in a more intensive fashion as a result of the proposal. However, the sprinkler tank would be positioned on land used for the parking of vehicles. This parking area is not used by staff or visitors for the parking of

their vehicles and therefore can be closely managed. The Highways officer has raised no objections.

Therefore, given the above, it is considered that the application would result in no undue harm to highway safety and would accord with Policy T2 of the Core Strategy, and the NPPF.

RECOMMENDATION – Grant with 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:-

- Location Plan – Drawing No. PO2
- Proposed Sprinkler Tank - Drawing No. PO1

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 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:

Report Author Mubeen Patel