

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00955/FUL

CASE OFFICER

Majid Mir

DETERMINATION DATE 25.11.2024 **EXT OF TIME**

Address: Wm Morrison Supermarkets Plc Kingsway Rochdale OL16 4AT

Proposal: Siting of pre-fabricated single-storey unit for use as car sales pod (Sui Generis) with associated parking area following removal of existing pre-fabricated single-storey unit

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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?	N

EIA	Screening opinion completed and saved to Onbase?	N
-----	--	---

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RG

DATE: 22 November 2024

SITE

This application relates to Kingsway Morrisons Supermarket, specifically land to southeast of the car park of the supermarket. The main supermarket building is a large red brick building spanning approximately 7000m² and sited to the southeast of the site. The car park for the supermarket wraps around the side and front of the supermarket.

Within the larger site, along with the supermarket, the site includes a number of structures that houses outdoor equipment and trolleys, and a petrol station with a car wash. The Petrol station and car wash are sited by the main entrance to the site from Kingsway (east of the site).

The proposed structure would be sited within the car park and more specifically on the site of an existing pod structure that was granted planning permission under planning permission 21/01792/FUL. The associated car parking spaces would be taken from the existing car park that were also allocated for parking spaces associated with the existing pod.

The surrounding area features a mix of uses however due to the siting of the proposal these are all well removed from the site.

PROPOSAL

The application proposes to replace the existing prefabricated pod with a new a prefabricated single storey pod which covers an area of 15.36sqm. The proposed pod would be 4.8m in length, 3.2m in width and a maximum height of 2.8m. A double door is proposed to the front elevation and one door on the rear elevation.

The elevations of the proposed pod would be wrapped in signage. The pod will be predominantly white and green. There will be imagery of various sizes on all elevations and banding along the top on all four elevations.

The pod proposes to allocate 10 parking bays within the car park for parking of vehicles. The proposed pod would take up 2 parking bays. Therefore, a total of 12 parking bays within the car park would be taken up for the proposed pod and its use.

The application proposes the same opening times as the supermarket which are as follows:

- ☐ 07:00 – 22:00 from Monday to Saturday
- ☐ 10:00 – 16:00 on Sundays

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable places

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
E2	Increasing jobs and prosperity
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
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General Development Requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

88/D21891	Supermarket/food store with ancillary Car Park and petrol sales/car wash facility. Decision: Refuse.
89/D23145	Proposed retail food supermarket with petrol filling station car wash and car park. Decision: Approved.
89/D23506	Retail Supermarket Petrol Filling Station And Car Wash Facility And Associated Car Parking. Decision: Approved.
94/D30385	Application to relax condition number 5 on D23145 Planning Permission to Sunday trading hours. Decision: Approved.
00/D37313	Installation of Eight Trolley Shelters to Existing Car Park. Decision: Grant subject to conditions.
16/00105/ADV	Replacement of various advertisements around the store and filling station. Decision: Grant subject to conditions.
18/00465/FUL	Installation of retail unit (Use Class A1). Decision: Grant subject to conditions.
18/00828/ADV	3 fascia signs, 4 wall mounted information signs and one frosted manifestation vinyl affixed to proposed new Timpsons retail unit. Decision: Grant subject to conditions.

19/00231/DOC	Submission of details to comply with condition 3 (materials) of planning permission 18/00465/FUL. Decision: Request completed.
21/01792/FUL	Siting of a prefabricated single storey unit for use as 'Car Store' premises with associated parking area. Decision: Grant subject to conditions.
22/00644/ADV	Internally illuminated fascia signs. Decision: Grant subject to conditions.
22/00643/FUL	Erection of single storey MOT Centre (Sui Generis). Decision: Refuse.
24/00703/VRCON	Application to vary condition 1 of planning permission 94/D30385 (Application to relax condition no. 5 on planning permission D23145 relating to Sunday trading hours) to revise the opening hours of the petrol filling station from 0600 to 2300 on any day and the retail food supermarket to 0700 to 2200 Monday to Saturday and 1000 to 1600 on Sundays. Decision: Grant subject to conditions.

CONSULTATION RESPONSES

Highways And Engineering

No objections.

Transport For Greater Manchester

The location of the proposed development is sufficiently remote from Metrolink that we have no comments to make from a Metrolink perspective in respect of this application.

REPRESENTATIONS

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

ANALYSIS

Principle

The application site is not specifically allocated for any defined land use purposes within the Rochdale UDP, other than it is within the Defined Urban Area, defined by UDP Policy G/D/1.

Policy E2 of the adopted Core Strategy states that we will ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation and retention of successful businesses and increase the number and quality of jobs to create a more prosperous lower carbon economy.

The application proposes the replacement of the existing unit which was granted under planning permission 21/01792/FUL. The proposal would see a replacement pod sited in the same position as the existing pod. Additionally, the proposed parking spaces would be increased. However, the land allocated for the proposed use would be same as the existing. The proposed pod would be the same use as the existing pod

It was noted in the report for the previous application, the car store was considered de minimis to the wider retail offer of the supermarket store and raises no retail planning issues.

Overall, the proposal is acceptable in accordance with Policy E2 of the Core Strategy and the NPPF.

Other Matters

The proposed pod is predominantly white, with some green lines and finished with applied signage that is common to such uses seen in other supermarkets. The design of the pod is functional and focused on signage that draws attention of visitors to the supermarket. Whilst the building is not considered to be of an attractive design or appearance, it is accepted that it replacing a similar structure, and the proposal is relatively non-permanent structure that is only viewed within the retail supermarket context with no visual sensitivity within its surroundings. It is typical of such a use and is not considered to have any notable harmful impacts.

The proposed pod would be sited a significant distance from any sensitive uses and would not impact upon visual amenity of neighbours.

The application proposes opening times that would match the supermarket and given its context within the site no issues would arise due to the opening hours.

The proposal would not have a negative impact on the surrounding occupiers in accordance with policies DM1 and G6 of the Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

The removal of parking bays from supermarket use is negligible and accepted in principle through the existing pod. No highways issues would result from the proposals and the application would accord with policies DM1 and T2, 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:-

- Site Location Plan. Drawing number: 053_PL_01
- Proposed Site Plan. Drawing number: 053_PL_02. Rev: A
- Existing Site Plan. Drawing number: 053_PL_04
- Proposed Floor Plan and Elevations. Drawing number: WBACSOgV1. Rev: 01. Dated: 23/06/21

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,

the adopted Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

3. The use of the 'car sales pod' hereby permitted shall only take place between the following hours: -
- Monday to Saturday: 07:00 to 22:00.
 - Sundays: 10:00 to 16:00.

Reason: In the interest of the amenity of surrounding uses and to prevent nuisance arising and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy, Places for Everyone Joint 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.