

APPLICATION NUMBER: 24/00539/VRCON

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00539/VRCON

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 04.09.2024 EXT OF TIME

Address: R And B Switchgear Switchgear House, The Courtyard Green Lane,
Heywood, OL10 2EX

Proposal: Section 73 application to vary condition 2 of planning permission
22/01088/FUL (Extension to industrial unit including internal mezzanine, alteration to
fenestration on southwest facing elevation and alterations to vehicle circulation and
parking layout) for revisions to the external appearance of the elevations

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

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS

SITE

The site relates to a two storey industrial building, currently housing R&B Switchgear which is a manufacturing business.

The site is located within the Defined Urban Area, and is identified within a Mixed Employment Zone. The site is located on the perimeter of various industrial units. The site is visible from Gregge Street; a residential street parallel to the south of the site.

PROPOSAL

The applications seeks to vary condition 2 of planning condition 22/01088/FUL. This would amend approved drawings to amend the arrangement of the proposed windows and doors, reduce the proposed glazing to the entrance, add an additional loading door, as well as relocate the roller shutter door to the loading dock.

It is noted the additional roller shutter would be located closer to the entrance of the site than previous approvals.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional**Places for Everyone Joint Development Plan (PfE)**

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):**SO1 – To deliver a more prosperous economy**

E2 – Increasing jobs and prosperity

E3 – Focusing on economic growth corridors and areas

SO3 – Improving design, image and quality of place

P1 – Improving image

P3 – Improving design of new development

SO5 – Improving accessibility and delivering sustainable transport

T1 – Delivering sustainable transport

T2 – Improving accessibility

DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

EC/3 Mixed Employment Zones

RELEVANT SITE HISTORY

23/00528/PRA56 - Prior notification for the installation of 60.06 kwp solar system to roof Prior Approval Not Required 2023-07-17

22/01088/FUL - Extension to industrial unit including internal mezzanine, alteration to fenestration on southwest facing elevation and alterations to vehicle circulation and parking layout – Grant subject to conditions – 12/04/2023

12/56152/FUL – Installation of two new windows to first floor of elevation fronting Park Street. – Grant subject to conditions 17/12/2012

97/D34071 – Extension to Factory – Grant subject to conditions 08/05/1997

96/D33588 – Erection of workshop with associated office – Grant subject to conditions 21/01/1997

95/D32383 – Erection of warehouse unit with associated parking – Grant subject to conditions 16/01/1996

CONSULTATION RESPONSES

Highway

While not formally consulted, Highways Officers were queried on the application and had no comment to make given the changes are unlikely to impact upon the highway.

REPRESENTATIONS

Letters of representation have been sent to surrounding neighbours and a site notice has been displayed. No comments have been received.

ANALYSIS

Principle

The principle of development was established in the application 22/01088/FUL. Whilst approval of the application would, in effect, result in the issuing of a new permission, consideration only needs to be given to those elements of the scheme which differ from the previous approval, together with any significant change in policy which has occurred in the interim. The key consideration of this application is the minor alterations to the fenestration and details of window and personal door locations, however also the alterations of the proposed roller shutter doors including an additional roller shutter door closer to the entrance of the site.

Design and Residential Amenity

The proposal alters the appearance of the building by the position of the windows, doors the removal of glazing to the entrance and the introduction of an additional roller shutter. The proposal would remain in keeping with the industrial surrounding to the east and would not materially affect the visual amenity experiences along the southern/western boundary from the residential properties. The proposed amendments are considered acceptable and compliant with Policy DM1, P1 and P3 of the Core Strategy and relevant policies in the NPPF and PFE.

Highways

The Council's Highways Officers were consulted informally as part of the application as a result of the relocation and additional roller shutter loading bay, to clarify if this would require any further layout changes. When consulted, it was confirmed the proposals would be unlikely to impact the adopted highway and as a result no comments were made on the application. As a result of the proposed changes, no parking is lost or disabled parking relocated, and no changes to the access of the site are proposed. In conclusion, the proposal would be acceptable with regard to Core Strategy Policies T2 and DM1, and the policies contained within the NPPF regarding highway safety.

RECOMMENDATION: APPROVE VARIATION OF CONDITION 2

- 1 The development must be begun not later than three years from the 12 April 2023.

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:-

'Amended Site Plan' - R441-003 / A

'Proposed Elevations' - R441-101/B

'Proposed Floor Plan' - R441-SK102/B

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 Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

- 4 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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.

- 5 The car parking and servicing areas shown on Amended Site Plan - R441-003 / A shall be made available prior to first use of the extension hereby approved, and shall be retained as approved thereafter. No goods, materials or bins should be located in the parking or turning areas in order to maintain vehicle access for its intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of 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.

Report Author Rosalind Gralton