

APPLICATION NUMBER: 22/00865/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/00865/FUL	Aimee Bovaird	15 February 2023

Address: Heywood Distribution Park, Broadlands Unit B6, Pilsworth Road Heywood Rochdale

Proposal: Alterations to south facing elevation to include installation of 3no' air conditioning units, 3no' louvres and canopy over existing entrance together with 2no' EV charging points

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
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 13.03.23

SITE

This site relates to Unit 6 which is located at Heywood Distribution Park. The building is a large two storey industrial building and is accessed off Pilsworth Road and Moss Hall Road. This site is in the defined urban area and a Primary Employment Zone. It is not within a conservation area.

PROPOSAL

The application seeks to make alterations to the south facing elevation to include the installation of 3no' air conditioning units, 3no' louvres and a canopy over the existing entrance together with 2no' EV charging points.

The submitted plans show internal alterations including a new office, printing room, testing laboratory, kitchen and new toilets, although these elements do not constitute development.

The proposal will mean the loss of 1 car park space resulting in 56 car parking spaces.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- SD1 Delivering sustainable development
- DM1 General Development requirements
- SO1 Delivering a more prosperous economy
- SO3 Improving design, image and quality of place
- P1 Improving image
- P3 Improving design of new development

Unitary Development Plan (UDP):

- G/D/1 Defined Urban Area
- EC/3 Mixed Employment Zones

RELEVANT SITE HISTORY

CONSULTATION RESPONSES

Highways And Engineering

It would appear that this application would have no impact on the adopted highway network.

Highways raise no objection to this application and request no specific planning conditions.

Env Health - Noise/Odours

No comments received to date

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, no objections have been received.

ANALYSIS

Character and Appearance

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs. Furthermore, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

The site is hard surfaced and within an industrial estate. The proposal seeks to alter the south facing elevation by adding a canopy, three air conditioning units, three louvres and two air conditioning units. This would not overhaul the appearance of the site and the character of the industrial area would remain the same.

The proposed alterations are small in scale compared to the overall building and would not appear incongruous in the surrounding street scene

In light of the above, the proposals are considered to be of an appropriate standard of design and therefore accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy.

Amenity

Paragraph 185 sets out that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development, including limiting the impact of light pollution from artificial light on local amenity. Policy G9 of the Core Strategy establishes that the Council will reduce all forms of pollution, and require that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

This application related to an established industrial unit, the proposed changes will not alter the overall use of the unit and is unlikely to have an impact on pollution, living conditions and the natural environment. Further to the above, the proposals are not considered to result in any undue overshadowing, overbearing impact or loss of privacy to surrounding occupiers.

Highways

The proposal will result in the loss of 1 car parking space however this will not affect the overall capacity of the site for parking. Highways raise no objection to the proposal.

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. This permission relates to the following plans:-

Location Plan – 507-HMA-MP-ZZ-DR-A-0001

Existing Site Plan – 5507-HMA-MP-ZZ-DR-A-0002 rev P1 received 16/01/22

Proposed Site Plan RevD – 5507-HMA-MP-ZZ-DR-A-0002 received 28/11/22

Proposed Floor Plans – 5507-HMA-MP-ZZ-DR-A-0002 rev P1 received 16/01/23

Existing Ground Floor RevA – 5507-HMA-MP-L0-DR-A-0101

Existing/Proposed Elevations – 5507-HMA-MP-DR-A-0210 received 15/11/22

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 adopted Rochdale Core Strategy, the saved 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.

Informative

For the avoidance of doubt the signage on the south facing elevation and on the Existing/Proposed Elevations 5507-HMA-MP-DR-A-0210 received 15/11/22 does not form part of this application and may need separate permission.

Report Author Aimee Bovaird