

APPLICATION NUMBER: 23/01217/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01217/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 26.03.2024 EXT OF TIME

Address: Spring Vale HWRC Spring Vale Middleton Manchester M24 2HR

Proposal: Installation of 2no. canopies above mattress and carpet bays - retrospective

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

CHECKED AND SIGNED OFF BY:

LA

DATE: 26.02.25

SITE

The site is located at Spring Vale Household Waste Recycling Centre in Middleton and is accessed off Spring Vale Road. The site is within a small industrial area and is surrounded by some industrial units consisting of gyms and car dealerships.

The site is within Middleton Town Centre Conservation Area.

PROPOSAL

The application seeks retrospective permission for the installation of two canopies above the mattress and carpet bays within the Spring Vale Household Waste Recycling Centre.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

Places For Everyone

JP-P1 Sustainable Places
JP-S1 Sustainable Development

JP-P2 Heritage

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
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways And Engineering

No objections

Env Health - Noise/Odours

No objections

Conservation And Design

No objections

REPRESENTATIONS

Letters of representation have been sent out to neighbouring properties and a site notice has been displayed in the vicinity. A press notice has also been posted. No responses have been received.

ANALYSIS

Principle of Development.

The application seeks retrospective permission for the installation of two canopies above the mattress and carpet bays within the Spring Vale Household Waste Recycling Centre.

This development is within Middleton Town Centre Conservation Area and the principle of development is considered acceptable. Further planning matters will be considered below.

Character, Appearance and Heritage.

Policy P3 and DM1 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. The site is located within Middleton Conservation Area and as such Policy P2 in the adopted Rochdale Core Strategy is relevant which seeks to enhance and protect the character of the borough and promote heritage assets. Policy P-P2 sets out the aim is to sustain and enhance our historic environment.

The Council's Conservation Officer has been consulted and raised no objections as the proposal is likely to have a neutral impact on the significance of the Conservation Area. The development will have limited views from the highway and is not considered to adversely affect the setting of Middleton Town Centre Conservation Area.

The canopies are in situ and finished in a grey metal and the roof material is steel. They are located within a household waste and recycling centre and are not considered to be out of character with other structures within the site.

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, P2 and P3 of the adopted Core Strategy.

Amenity and Impact on Surrounding Occupiers.

The canopies will not be seen from the highway and due to their location within the household waste and recycling centre will not have a negative impact amenity of surrounding neighbours. The development will amass into the surrounding environment and not affect users of the site.

The proposal would therefore accord in this regard with policies DM1 and P3 of the adopted Core Strategy and the NPPF

Highways

Policy T2 of the adopted Core Strategy seeks to prioritise the safety and accessibility of those who live or have business in the area.

As part of the application process the Council's Highway Officer has been consulted and raised no objections. The canopies will not change the manner in which the facility interacts with the highway and is considered acceptable.

RECOMMENDATION

GRANT subject to conditions

1. This permission relates to the following plans:

Location Plan - Spv-LOC-0124-01
Proposed Site Layout Plan - Spv-PLN-0124-06
Proposed Elevations - Spv-PLN-0124-07
Approved Site Layout Plan - Spv-PLN-1223-01
Proposed Floor Plan - Spv-PLN-0124-03
Proposed Roof Plan - Spv-PLN-0124-05
Canopy Frame Elevations - Spv-PLN-0124-07

and the development shall be carried out in complete accordance with these drawings hereby approved unless otherwise required by the conditions below.

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.

Report Author Aimee Bovaird