APPLICATION NUMBER: 21/00073/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00073/FUL	Mubeen Patel	14 April 2021

Address: Unit K3 Kingsway Business Park James Watt Drive Rochdale OL16 4UG

Proposal: Installation of new sprinkler tank and associated pump house (part 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/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: DR **DATE: 15/04/2021**

SITE

The application site comprises Unit K3 on the Kingsway Business Park, Rochdale. The site is bounded by John Milne Avenue and James Watts Drive, and to the south an existing pedestrian and cycle route (Lower Lane). Surrounding land uses

comprise other industrial/warehouse units that are generally large modern, steel-clad structures, with a utilitarian appearance.

PROPOSAL

The application seeks consent for the installation of a new sprinkler tank and associated pump house towards the eastern corner of the site adjacent to James Watt Drive. The sprinkler tank would be positioned on a concrete base and be circular in shape measuring 9.6m in height and 9.3m in diameter. The tank is already installed and its external finish is of galvanised steel.

The pump house would be smaller in size, 5m x 6.5m, with a height of 3.2m and constructed of pre-fabricated material.

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/7 Kingsway Business Park

RELEVANT SITE HISTORY

14/00542/OUT - Outline application, with all matters reserved, for a mixed use business park comprising buildings within development plots as shown on the site location plan for General and Light Industrial Uses (Classes B1 and B2), Offices in the Use Class B1, Distribution and Storage Uses (Class B8), Research and Development Uses in Use Class B1, Car Showrooms (Sui Generis Use), Hotels in Use Class C1, Ancillary Retail and Leisure in Use Classes A1 - A5 and D2, and Residential in Use Class C3. Approved.

15/01027/REM - Application for approval of reserved matters pursuant to outline permission 14/00542/OUT (relating to means of access, appearance, landscaping, layout and scale) for the erection of 4 industrial/warehouse buildings with associated external works to include new access road, service yards, car parking, retaining walls, landscaping and the diversion of an existing public right of way. Approved.

15/01038/FPDIV - Footpath diversion in relation to reserved matters application 15/01027/REM for the erection of 4 commercial/distribution units - Grant Unconditionally

16/00591/ANM - Application for non-material amendment to planning permission 15/01027/REM in regard to changes to the finished floor levels of Units A, B and C – Approved.

CONSULTATION RESPONSES

Highways and Engineering - We have no highways objections to this proposal.

GM Fire Service - The above proposal should meet all the requirements of BS 9251:2014

REPRESENTATIONS

Letters of notification were sent to surrounding neighbouring occupiers and a site notice posted. No observations have been received.

ANALYSIS

Visual Amenity

The area where the proposed sprinkler tank and pump house are sited will not be widely visible from public vantage points, set back from John Milne Avenue towards the back of the cul de sac of James Watt Drive. It is acknowledged that there is a public cycle path and Right of Way which runs towards the back of the site and around the boundaries of the site where the tank and pump house are to be positioned, however, they would not appear out of character in this industrial location amongst large buildings.

The materials are considered acceptable and would reflect the industrial nature of the wider site and the context of Kingsway Business Park. The tank is a minor addition in the overall scale of the site and by its nature does not result in a significant visual presence. Furthermore, the size of the tank and pump house are proportionate and their heights do not rise above the height of the existing industrial buildings, and the small scale nature of the proposal is not a dominant addition in comparison to the existing scale of the warehouse.

In light of the above, the proposed sprinkler tank and pump house 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. Furthermore, the sprinkler tank would not be positioned on land used for the parking of vehicles or land used for turning or manoeuvring. 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 This permission relates to the following plans:-

- Location Plan - AS730-01
- Existing Site Plan - AS730-02

- Existing Elevations – AS730-03
- Proposed Site Plan - AS730-04
- Proposed Elevations – AS730-05

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