

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO. 24/00894/FUL **CASE OFFICER** Anna Hayes

DETERMINATION DATE 12.12.2024 **EXT OF TIME** 21.01.2025

Address: Land Off Grimshaw Lane, Middleton, Rochdale, M24 2AE

Proposal: Erection of a vehicle garage/storage unit

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

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 27 January 2025

SITE

The application relates to a vacant parcel of land within a mixed industrial and residential area, fronting Grimshaw Lane in Middleton. The site is adjoined, both to the south east and north west, by industrial units with those to the west rising to around 3 storeys in height. To the north of the site is a smaller industrial unit beyond which are the playing fields of Middleton Technology School. Immediately opposite the site to the south are the two storey residential properties on Dane Bank.

As existing, the site is relatively flat and covered in hard standing with access to the site taken via a private road located just off Grimshaw Lane. A landscaped verge partially screens the site along Grimshaw Lane.

The site is located within a designated mixed employment zone according to the UDP proposals map (EC/3)

PROPOSAL

The application seeks planning permission for the erection of a vehicle garage/storage building for the storage of heavy goods vehicles (HGV) only. The building would extend around 17.2m (depth) x 17.5m (width) with an eaves height of 4.65m and maximum ridge height of 6m. The unit would be constructed with metal clad elevations in colour dove grey with a blue trim and red brick base, and would be positioned towards the rear of the site with the front elevation facing south east. A swept path site plan has been provided showing potential movements of HGVs.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development
Chapter 6 Building a strong, competitive economy
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

Sustainable and Resilient Places

JP-S1 Sustainable Development
JP-S2 Carbon and Energy
JP-S3 Heat and Energy Networks
JP-S4 Flood Risk and the Water Environment
JP-S5 Clean Air
JP-S6 Resource Efficiency

Places for Jobs

JP-J1 Supporting Long-Term Economic Growth

JP-J2 Employment Sites and Premises
JP-J4 Industry and Warehousing Development

Greener Places

JP-G1 Landscape Character
JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

Connected Places

JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO1 To deliver a more prosperous economy

E2 Increasing jobs and prosperity (partially replaced by PfE policies JP-J3 and JP-J4)
E3 Focussing on economic growth corridors and areas

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

SO4 Promoting a Greener Environment

G6 Enhancing Green Infrastructure
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Managing delivery and monitoring progress

DM1 General Development requirements
SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP) Proposals map allocation

G/D/1 Defined urban area
EC/3 Mixed Employment Zone
EC/8 Development Sites in Employment Zones

Other

The following Supplementary Planning Documents (SPD) are also relevant:
- Guidelines & Standards for Residential Development SPD, June 2016.

Also of relevance are:

- National Design Guide (2019) (Ministry of Housing, Communities and Local Government).

RELEVANT SITE HISTORY

None.

CONSULTATION RESPONSES

Highways and Engineering

No objections to the proposal. Access and Highway Safety is discussed in more detail below.

Lead Local Flood Authority/Drainage

No comments received to date.

Tree Officer

No comments received to date.

Transport for Greater Manchester

No comments received to date.

Environmental Health (Noise/ Odour)

No objection subject to conditions including the provision of a Construction Management Plan to be submitted for approval in writing by the Local Planning Authority prior to the commencement of works on site.

Environmental Health (Contaminated Land)

No objection to the proposal at this stage but recommends that a preliminary risk assessment is submitted prior to the commencements of works on site.

REPRESENTATIONS

No comments have been received.

ANALYSIS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The National Planning Policy Framework is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision.

Principle of the development

As set out in PfE policy JP-J1, a thriving, inclusive and productive economy will be sought in all of the nine boroughs of Greater Manchester (forming part of the Places for Everyone Joint Development Plan). As expressed with policy JP-J4, the development of new and existing industry and warehousing sites is important on a wider scale in helping Greater Manchester maximise its ability to attract and retain business and hence support its long-term economic growth prospects and the availability of local jobs.

Under policies E2 and E3 of the adopted Core Strategy (CS) it is clear that the Council will support existing business, in particular under policy E2 which seeks to protect existing employment zones and employment sites and premises (over 0.2ha) and support their retention and redevelopment for employment uses.

Saved UDP Policy EC/3 (Mixed Employment Zones) also seeks to protect and enhance secondary employment areas for employment and commercial mixed uses, but allow other uses in some areas where it could support regeneration, through the creation of allocated Mixed Employment Zones, including this site.

The site is located within a Mixed Employment Zone and the proposed development seeks to maintain the industrial use of the land, providing HGV storage for an existing business namely Mark Bates Concrete based in Middleton. The proposed development therefore accords with Policy EC/3 of the Rochdale UDP and

Paragraph 85 of the NPPF which states that the Government is committed to securing economic growth and supporting businesses to invest, expand and adapt.

Overall, the principle of the development is found to be acceptable and the proposal would support the continued use of the allocated mixed employment site in accordance with the aims and aspirations of PfE policies JP-J1 and JP-J4, and policies E2 and E3 of the adopted Rochdale Core Strategy and saved UDP Policy EC/3. This is subject to the full consideration of all other material planning considerations, including design, amenity and highway safety, as discussed below.

Design, appearance and layout

Paragraphs 131 and 135 of the NPPF state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. This is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed unit would be of a simple block form with metal clad elevations in colour dove grey with a blue trim, as indicated on the submitted elevation drawing (Sheet No.4 revision A). The unit would not be out of scale with surrounding industrial buildings and would maintain the building line along Grimshaw Lane. Its maximum roof height would sit below adjoining buildings and so would not overly dominant in the street scene. This is aided by its setback from the highway and the retention of the existing landscaped strip which falls just outside of its southern boundary to the site.

Overall, the design of the building is considered appropriate to its setting and would not appear disproportionally large within its context. The proposal is therefore found to be acceptable in regards to visual amenity and compliant with the NPPF and local design policies, DM1 and P3.

Residential Amenity

Policy EC/3 acknowledges that many of the Mixed Employment Zones are located very close to existing residential areas and full account has to be taken of the amenity of local residents when assessing proposals for new development. The policy, therefore, requires that any development is appropriate in scale and character to the local area and that it can be accommodated without harming local living conditions.

The building would be orientated such that the entrance would be facing south east and so would be directed away from the principal/rear elevations of the nearby housing. The building would also be located in excess of 21m from the nearest residential property to the south side of Grimshaw Lane. The general activity of vehicles in/out of the site is expected to be consistent with that existing use of the site. In light of these factors and noting that the end use is in keeping with previous and existing use, Environmental Health have confirmed that they hold no objection to the proposal. However the EHO recommends that in order to protect the amenities of the occupiers of the residential properties during the construction phase, a Construction Method Statement should be submitted for approval prior to the commencement of development on site.

Overall, subject to conditions as recommended by the EHO, there is no objection in regards to residential amenity.

Highway safety

Noting the HGV movements in and out of the site, at the request of the Local Highway Authority, a site plan/swept path has been submitted for consideration. It would appear to show HGVs reversing the length of the access road from Grimshaw Lane, which is not an ideal situation and on a road with documented high speeds, however the LHA also recognise that this is a pre-existing use for HGVs which have operated to date without incident. On this basis, on balance, the LHA have confirmed that they hold no objection to the proposal.

Officers have no reason to disagree with the above and so the scheme is therefore found to be compliant with the NPPF, in particular paragraph 116 in respect of highway safety and access.

Ecology

Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain, subject to some exceptions including 'developments below the threshold', every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

PfE Policy JP-G8 also states that through local planning and associated activities a net enhancement of biodiversity resources will be sought where relevant. In particular, development will be expected to achieve a measurable net gain in biodiversity of no less than 10%.

The development comprises a new storage building to be constructed upon existing hardstanding. As the development does not impact a priority habitat and impacts less than 25 square metres (5m x 5m) of on-site habitat, the proposal is exempt from statutory BNG. The proposed would also not impact on any linear habitats, such as hedgerows.

Conclusion

The site is within the defined urban area within an allocated Mixed Employment Zone, in an accessible and sustainable location. The proposed unit would align with the existing use of the site, supporting economic growth, and would not unacceptably impact on the visual amenity of the area and the residential amenity of surrounding properties subject to conditions. The traffic generation, access and parking arrangements are also considered to be acceptable.

In view of the above, the proposal is considered to comply with relevant local and national policy and is considered to represent sustainable development. On this basis the application is recommended for approval, subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions.

1. The development must be begun not later than the expiration of 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise required by the conditions below:

Location Plan – revision A

Site plan as proposed – Sheet 02 revision B

Plan as proposed – Sheet 03 revision A

Front, Rear and Side Elevations as proposed – Sheet 04 revision A

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. The development hereby approved shall be carried out in accordance with the external facing materials as detailed on the approved drawing 'Sheet 04 revision A'.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-G9 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:
 - i. loading and unloading of plant and materials;
 - ii. storage of plant and materials used in constructing the development;
 - iii. the erection and maintenance of security hoarding;
 - iv. measures to protect surrounding sensitive receptors from noise, vibration and fugitive dust & debris both during and after the construction phase;
 - v. measures to prevent the spread of mud including barrier protection and wheel washing facilities; and
 - vi. details of construction hours which, for the avoidance of doubt, shall be limited to 08:00-18:00 Monday - Friday, 09:00-14:00 on Saturdays and no work on Sundays or Bank Holidays.

The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS without the prior written permission of the Local Planning Authority.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with policies DM1

and G9 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: The impacts of the construction phase will be immediate on commencement and therefore it is necessary to confirm what measures will be put in place to protect the amenity of nearby residents prior to commencement of any works on site.

5. Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development of the site in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and to ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 196 of the National Planning Policy Framework.