

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01278/FUL	Claire Ringwood	26 th April 2024

Address: 8 Buckley Road, Rochdale, OL12 9DJ

Proposal: Formation of dropped kerb to site entrance and installation of new gates

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

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?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

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

DATE: 03 May 2024

SITE

The application site relates to a commercial plot of land which is located on the east side of Buckley Road. There is an existing access to the north of the site which is to be retained. The site is allocated as being within a Primary Employment Zone within the Council's Proposal Map and is surrounded by other industrial and commercial units. There is an existing dilapidated brick building to the south of the site fronting onto Buckley Road. The site is enclosed by metal railings.

PROPOSAL

The application proposes the installation of a new vehicle access fronting Buckley Road and involves a new dropped kerb. The access would be located to the south of the frontage, 5.3m away from the existing dilapidated building and includes the removal of 4m of existing fencing which would be replaced by gates of the same height. The gates are set back into the site and would open inwards (secure by condition).

The additional access would provide an improved layout for the existing occupiers.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: PL06 – Existing & Proposed Elevations
Received 9th January 2024

Design and Access Statement
Received 5th February 2024

Drawing No: PL01 Rev D – Proposed Site Plan
Drawing No: PL02 Rev D – Proposed Site Plan
Drawing No: PL03 Rev D – Existing Site Plan
Drawing No: PL04 Rev D – Location Plan
Received 22nd February 2024

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-J1 Supporting Long-Term Economic Growth
JP-J2 Employment Sites and Premises
JP-C8 Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

E2 Increasing jobs and prosperity
E3 Focusing on economic growth corridors and areas
P3 Improving Design of New Development
DM1 General Development Requirements

T2 Improving Accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/2 Primary Employment Zones

EC/8 Development Sites In Employment Zones

RELEVANT SITE HISTORY

12/55717/FUL - Use of site for vehicle de-pollution, dismantling and storage including sale of car parts from integral trade counter, car sales, erection of 20 three-tier vehicle storage racks, formation of additional hardstanding areas, removal of roof to existing building, conversion of building to site office, and installation of 2.5 metre high fencing to western site boundary and 3 metre high railings to eastern site boundary. Approved 05/12/2012.

CONSULTATION RESPONSES

Highways and Engineering

We have no objections to the proposal.

REPRESENTATIONS

Letters of notification have been posted in the area and no letters of representation have been received in association with this application.

ANALYSIS

The proposed metal double gates would be similar to the existing fencing which bounds the site along the Buckley Road frontage and would be the same height. The design of the gates would be typical of those found in this industrial/commercial area and would therefore be acceptable and would not have a negative impact in the appearance of the surrounding area.

In addition the proposed access would not cause harm in respect of amenity to any neighbouring occupiers.

The Council's Highway department have been consulted and offer no objections to the proposal. A condition would be attached for the gates to open inwards to maintain the safety of pedestrian and highway users.

Overall, the proposed design, impact on neighbours and highways safety are acceptable subject to the adherence of mentioned conditions. The proposal is therefore in accordance with policies P3, T2 and DM1 of the Councils adopted Core Strategy, Policy JP-C8 of PFE and the NPPF.

RECOMMENDATION

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:-

Drawing No: PL06 – Existing & Proposed Elevations

Received 9th January 2024

Drawing No: PL01 Rev D – Proposed Site Plan

Drawing No: PL02 Rev D – Proposed Site Plan

Drawing No: PL04 Rev D – Location Plan

Received 22nd February 2024

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 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the vehicle access gates hereby approved shall only open inwards into the site and be affixed in a manner so that they cannot be left open across the highway creating an obstruction for vehicles or pedestrians.

Reason: In order to ensure the free passage of vehicles or pedestrians is not obstructed by the opening of the gates, in accordance with Policy T2 and DM1 of the Council's adopted Core Strategy and the NPPF.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

The Council's Highways section should be contacted at Number One Riverside, Smith Street, Rochdale, OL16 1XU, telephone: 0300 303 8879, email: highways@rochdale.gov.uk to agree the access construction details and to grant a licence before any work is carried out within the highway.