

APPLICATION NUMBER: 23/01367/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01367/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 26.03.2024 EXT OF TIME 06.02.2025

Address: Village Hotel And Leisure Club, Waterfold Business Park, Heywood, BL9 7BQ

Proposal: Installation of electric vehicle charging hub/stations, alterations to car parking layout and other associated works.

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
	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: 04.02.25

SITE

The site is located at the Village Hotel and Leisure Club. The site consists of a hotel with an associated carpark and trees. The site is accessed off Waterfold Road.

Trees and hedges line the boundary of the site. North of the site is the River Roach followed by a row of residential housing. West of the site is Openshaw Park, east of the is the M66. South of the site is Waterford Business park and within this is various businesses.

This is within the Defined Urban Area, Development and Flood Risk area and Primary Employment Zone.

PROPOSAL

The application proposes the installation of electric vehicles charging hub/stations, alterations to the car parking layout and other associated works.

As amended, no trees are proposed to be removed as part of the application. As part of the application twelve electric charging bays are proposed and this will result in the loss of twenty one car parking bays.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) December 2024

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P 1 Sustainable Places

JP-S1 Sustainable Development

Adopted Rochdale Core Strategy (CS):

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- G8 Managing water resources and flood risk
- DM1 General Development Requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

No relevant site history

CONSULTATION RESPONSES

Highways And Engineering

No objections

Env Health - Noise/Odours

No comments

Drainage

No objections

Tree Officer

No comments received

REPRESENTATIONS

Letters of notification have been sent out to surrounding occupiers and no comments have been received.

ANALYSIS

Principle Of Development

The site lies within a Primary Employment Zone (as allocated under the provisions of the Unitary Development Plan). Policy E2 of the adopted Core Strategy is therefore relevant. Policy E2 states that we will ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation of successful businesses and increase the number and quality of jobs to create a more prosperous lower carbon economy.

Electric Charging points and associated works will support the business within the area and the principle of development is therefore considered acceptable.

Trees and Ecology

Policy G6 of the Core Strategy requires that development sustainable and enhance a green network to support growth and regeneration in the borough and provide a high quality environment. Where development would result in a loss of trees these should be replaced at a ratio of 2:1. Policy G7 also requires that development does not result in a net loss of biodiversity or geodiversity in the borough. The application is not subject to mandatory BNG requirements due to the date it was submitted. Nevertheless, the application is required to be assessed against relevant development plan policy in regards to biodiversity.

Through amends to the scheme no trees are proposed to be removed, and no trees are proposed to be pruned. The arboriculture impact assessment concludes retained trees should be protected throughout construction. Details of this can be secured via condition.

A small section of hedgerow is proposed to be removed, and this will result in a small section of the kerb being removed. On balance this is considered acceptable as throughout the application the plans have been revised to ensure no trees are being lost on site and this is considered acceptable, the application is not subject to BNG.

Flood risk

As part of the application process the Council's Drainage Officer has been consulted and they raised no objections and stated no drainage condition is necessary. This is due to no trees being removed and only minor kerb and road gully movements.

The proposed development is considered acceptable as it accords with policies G8 of Rochdale's Core Strategy, the NPPF and relevant PfE policies.

Impact on Amenity and Surrounding Occupiers

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 and work. 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.

PfE Policy JP-P1 sets out a number of requirements for new development to adhere to which generally conform to the guidance set out in the documents linked above. This includes creating places which respect and acknowledge the character and identity of the locality and are visually stimulating, creating interesting and imaginative environments.

The site is currently made up of a hard surface area with trees and hedges along the boundary. The proposed development seeks to add electric vehicle charging points, which will not detract from the surrounding area's visual amenity. The surrounding area is industrial and there are no residential dwellings in the immediate vicinity. There is no proposed loss of trees, and this will maintain the visual symmetry the trees on this site provide with the trees opposite the site, this is considered acceptable.

The charging points will not be visible from the highways, are of an appropriate scale and design and will not affect the visual amenity of the area.

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

Highways

The Council's Highway Officer has been consulted and raised no objections as the proposed development will provide much needed EV infrastructure in the area. There will be no effect on the wider transport network.

As such it is considered that the proposal would not adversely impact on public and highway safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

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 and documents:

Existing Site Elevations Layout 8312-POI-DRG-CIV-200014 Rev P04
Proposed Site Elevations Layout 312-POI-DRG-CIV-200015 Rev P05
Proposed Site Arrangement 8312-POI-DRG-CIV-200012 Rev P05
IONITY ELECTRIC VEHICLE CHARGING HOTEL MANCHESTER BURY
RED LINE BOUNDARY- 8312-POI-DRG-CIV-200010 Rev P04
General Typical Details 312-POI-DRG-CIV-200016 Rev P05
EV Bays and Equipment Area Plan - 8312-POI-DRG-CIV-200013 Rev P05
Tree Survey and Arboriculture Impact Assessment 24_5837_01_02

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

3. The tree protection measures of retained trees shall be undertaken in accordance with the Arboriculture Impact Assessment by Alexander N Barnes dated 4/12/2024 before any equipment, machinery or materials are brought on to the site. Such protection shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy G6 and G7 of the Rochdale Core Strategy.

Informative

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.

Report Author Aimee Bovaird