APPLICATION NUMBER: 20/01008/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01008/FUL	Rachel Carney	16 December 2020

Address: McCormick Europe Ltd New Mill Street Littleborough OL15 8YL

Proposal: Installation of chilled air plant to provide comfort cooling in factory, installation of duct work and corrections, security fence and timber acoustic fence (part retrospective)

PUBLICITY	**Weekly list expired?**	y	**Site notice expired?**	y
	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

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	APPROVE

CHECKED AND SIGNED OFF BY: AT **DATE: 24.12.2020**

SITE

The application relates to McCormick Europe Ltd, a food processing factory. The site is located on New Mill Street within an industrial area of Littleborough and within a primary employment zone.

PROPOSAL

The application proposes the installation of chilled air plant within a new compound. This would comprise three Air Handler plant machinery that would be connected to the building by flexible galvanised steel ventilation ducting. There would also be two chillers within the compound. The compound would have a maximum depth of 6.7 metres from the existing building and it would be enclosed by an outer 2m high palisade security fence and a secondary acoustic timber fence.

After visiting the site it is clear that the ducting and fencing has been installed.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

E1 Increasing jobs and prosperity
P1 Improving image
P3 Improving design of new development
G9 Reducing the impact of pollution, contamination and land instability
DM1 General development requirements

Unitary Development Plan (UDP):

E/C/2 Primary Employment Zone
G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

77/D04946 – Change of use of existing warehouse unit to industrial use – Approved
77/D04947 – Change of use of existing warehouse unit to industrial use – Approved
77/D04948 – Change of use of existing warehouse unit to industrial use – Approved
87/D20452 – Construction of loading bays and vehicular access to premises – Approved
87/D20206 – Erection of boundary fence and tank farm – Approved
88/D21866 – Two storey extension to industrial premises – Approved
00/D37322 – Extensions and alterations to existing units including construction of sprinkler tanks and refurbishment of car park – Approved
06/D4762 – Installation of cladding to existing loading bay – Approved

CONSULTATION RESPONSES

Highways and Engineering
No objections

Public Proection - Noise/Odours
No objection in principle. Important mitigation relating to fencing are condition to following specifications:

- Located approximately as shown in Appendix G
- At least 2.2m in height
- Have minimum mass per unit area of 15 kg/m2
- No gaps within the structure or between panels

REPRESENTATIONS

The application has been publicised with a site notice and neighbour notification letters. No letters of representation have been received.

ANALYSIS

The application proposes alterations at an existing industrial unit for the installation of cooling plant and associated ducting. The application details that it would only be in situ for the summer months, that being between April and September.

The proposal would support existing operations at the site, supporting the retention and protection of jobs in the borough. This is in accordance with policy E1 of the Core Strategy and the principle of development is acceptable.

Impact on neighbouring occupiers

The application proposes the installation of plant and associated ducting. The plant would be in a newly created enclosure and behind acoustic fencing. To ensure the development would not result in any undue noise or disturbance to nearby occupiers consultations have been undertaken with the Council's Public Protection Officer. These have confirmed no objections to the application but it is important that the acoustic fence is installed as per the details included in the acoustic report. The mitigation measures outlined within this report can be conditioned and with this the application would result in no undue harm and accord, in this regard with policy G9 of the Core Strategy.

Visual amenity

The application proposes new plant that would be within a fenced enclosure. The proposed fencing would screen the plant from any views from the adjacent highway but, as can be seen on the site photographs, the ducting would be visible. Looking at the acceptability of the ducting it is accepted that this type of development is not aesthetically of high value. It is however functional and sits comfortable within the industrial setting. As such the ducting is considered to be a visually acceptable addition to the site and one that would not harm the aesthetics of the area.

Moving onto the fencing this would screen most of the development and the fencing itself would comprise an inner timber acoustic fence and an outer steel security fence. Again, this element of the development has been installed. The galvanised palisade fencing is visually intrusive and has enclosed a section of previously grassed verge adjacent to the highway. However, it is noted that there is other similar fencing directly opposite and further along Stockton Street. On balance, the visual impact of the palisade fencing is not considered sufficient to warrant refusal of the application.

Further to the above, although not of high quality design, the proposal would provide functional development at the site and this would complement the industrial nature of

the area, resulting in no undue harm to visual amenity and according with policies P3 and DM1 of the Core Strategy.

Highway safety

The application has been reviewed by the Council's Highway Officer who has confirmed no objections to the application. The application would result in no detriment to highway safety and would accord, in this regard, with policy DM1 of the Core Strategy.

Other considerations

It is noted that within the documentation that the proposed plant is only required during the summer months, those being April to September. However, from a planning perspective there has been no harm identified in having the plant as a permanent fixture and as such there is no requirement for a condition on site, restricting the number of days that the plant can be in situ. Such a condition would not be reasonable and would fail to meet the condition tests set out in 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:-

- Location Plan and Existing Plans – Drawing no. Mc229-001revA
- Proposed Elevations and Site Plan – Drawing no. Mc229-002revB
- Plant Elevation and Plans – Drawing no. Mc229-003

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.

3. The plant hereby approved shall not be used until the acoustic fence has been installed in full accordance with the mitigation measures set out in 11.1 of the submitted Noise Impact Assessment prepared by PEAK acoustics (report ref:KD0110193NR). The acoustic fence shall be retained at all times thereafter.

Reason: In the interest of amenity and to ensure that noise emitted from the site does not result in undue disturbance and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy 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 Rachel Carney