



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

391383

411647

Description

Kingsway Business Park Rochdale - Plot L bordering John Milne Avenue and Lower Lane.

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Smith

Company Name

Wilson Bowden Developments Limited

Address

Address line 1

Forest Business Park

Address line 2

Cartwright Way

Address line 3

Town/City

Bardon Hill

County

Country

United Kingdom

Postcode

LE67 1UB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ben

Surname

Gavaghan

Company Name

DLA Architecture Limited

Address

Address line 1

No 6 East Parade

Address line 2

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS1 2AD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

3.73

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements or access the fire statement template and guidance.](#)
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods.](#)

Description

Please describe details of the proposed development or works including any change of use

Erection of four industrial/warehouse units (Classes E(g)(iii), B2 & B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Vacant development plot within the existing Kingsway Business Park.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Allocated development site in Rochdale Unitary Development Plan as an employment site for a mixed use business park.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Coated built up metal profiled cladding trapezoidal and sinusoidal profiles laid vertically and horizontally. Coated composite microrib metal architectural wall panels.

Type:

Roof

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Coated built up metal profiled cladding trapezoidal profiles. Roof mounted photovoltaic panels to areas highlighted on the roof plan.

Type:

Windows

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Proprietary powder coated aluminium frames with body tinted double glazed infill glazing panels.

Type:

Doors

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

External personnel doors to warehouse/ production areas are steel faced doorsets with a powder coated finish. Level access and dock loading doors are sectional overhead with a multi-layer organic coating, embossed with a traditional leather-grained finish.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

2.4 m high paladin style weldmesh security fencing and gates to Service Yards. 2.4m high close boarded timber screen fence to residential boundary.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

Precast concrete kerbs, edgings, etc to all areas. Coated macadam surface to car park spaces. Concrete block surface to car park roadways only. Asphalt concrete bellmouth. Reinforced concrete surface with brushed finish and trowelled edges to service yards. Asphalt concrete and reinforced concrete footpaths around buildings.

Type:

Lighting

Existing materials and finishes:

Not applicable

Proposed materials and finishes:

External lighting subject to submission of detail design proposals.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Wilson Bowden Developments document:

Kingsway Plot L - Planning Statement

DLA Architecture drawings and documents:

2022-147 Design and Access Statement

KPL-DLA-L1-XX-DR-A-20000 P03 UNIT L1 PROPOSED FLOOR PLANS GROUND AND FIRST

KPL-DLA-L1-XX-DR-A-20002 P03 UNIT L1 PROPOSED ROOF PLAN

KPL-DLA-L1-XX-DR-A-20010 P03 UNIT L1 PROPOSED ELEVATIONS AND SECTION

KPL-DLA-L2-XX-DR-A-20000 P03 UNIT L2 PROPOSED FLOOR PLANS GROUND AND FIRST

KPL-DLA-L2-XX-DR-A-20002 P03 UNIT L2 PROPOSED ROOF PLAN

KPL-DLA-L2-XX-DR-A-20010 P03 UNIT L2 PROPOSED ELEVATIONS AND SECTION

KPL-DLA-L3-XX-DR-A-20000 P03 UNIT L3 PROPOSED FLOOR PLANS GROUND AND FIRST

KPL-DLA-L3-XX-DR-A-20002 P03 UNIT L3 PROPOSED ROOF PLAN

KPL-DLA-L3-XX-DR-A-20010 P03 UNIT L3 PROPOSED ELEVATIONS AND SECTION

KPL-DLA-L4-XX-DR-A-20000 P03 UNIT L4 PROPOSED FLOOR PLANS GROUND AND FIRST

KPL-DLA-L4-XX-DR-A-20002 P03 UNIT L4 PROPOSED ROOF PLAN

KPL-DLA-L4-XX-DR-A-20010 P03 UNIT L4 PROPOSED ELEVATIONS AND SECTION

KPL-DLA-LS-XX-DR-A-90000 P04 LOCATION PLAN PLOT L

KPL-DLA-LS-XX-DR-A-90001 P03 EXISTING SITE PLAN PLOT L

KPL-DLA-LS-XX-DR-A-90002 P08 SITE PLAN PLOT L

KPL-DLA-LS-XX-DR-A-90005 P04 EXTERNAL WORKS PLOT L

KPL-DLA-LS-XX-DR-A-90006 P04 FENCING PLOT L

KPL-DLA-LS-XX-DR-A-90007 P05 REFUSE STORES PLOT L

KPL-DLA-LS-XX-DR-A-90008 P04 CYCLE SHELTERS PLOT L

KPL-DLA-LS-XX-DR-A-90009 P04_CONDENSER COMPOUNDS PLOT L

KPL-DLA-LS-XX-DR-L-90050 P02_LANDSCAPE PROPOSALS PLOT L

Brooks Ecology document:

AR-5429-02.02 AIA

ER-5429-01.2

ER-5429-02.1 HRA

ER-5429-03 Water Vole

ER-5429-03.3 Water Vole

BWB drawings and documents:

PLK-BWB-00-ZZ-DR-G-0001 Existing Site Plan-S2-P1

PLK-BWB-DDG-XX-DR-D-0500 Drainage GA-S8-P04

PLK-BWB-DGT-XX-DR-C-0600 Proposed levels-S8-P05

PLK-BWB-DGT-XX-DR-C-0630 Earthworks-S8-P04

PLK-BWB-GEN-XX-RP-TR-0001- S2-P4_TS

PLK-BWB-GEN-XX-DR-TR-0002_TP S2-P4

PLK-BWB-ZZ-XX-RP-YE-0003_Ph2-P02

Appendix 2 (HLK-BWB-ZZ-XX-RP-YE-0001-Ph1Ph2_P1 Complete)

PLK-BWB-ZZ-XX-RP-CD-0001-SDS_S2_P04

PLK-BWB-ZZ-XX-RP-YE-0002_FRA_S2-P03

KPL-BWB-00-XX-RP-ME-0001_S2_P04_Energy Statement

KPL-BWB-ZZ-ZZ-RP-YA-0001_NIA_S2_P05

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☒ Yes
☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to the following DLA Architecture drawing numbers:

KPL-DLA-LS-XX-DR-A-90001 Rev P03 Existing Site Plan

KPL-DLA-LS-XX-DR-A-90002 Rev P08 Site Plan

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

215

Difference in spaces:

215

Vehicle Type:

Motorcycles

Existing number of spaces:

0

Total proposed (including spaces retained):

5

Difference in spaces:

5

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

11

Difference in spaces:

11

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

28

Difference in spaces:

28

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☒ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to the following BWB drawing and associated report:
PLK-BWB-DDG-XX-DR-D-0500_Drainage GA-S8-P04
PLK-BWB-ZZ-XX-RP-CD-0001-SDS_S2_P04

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

DLA Architecture drawing number KPL-DLA-LS-XX-DR-A-90007 Rev P05 Refuse Stores illustrates the proposals.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

DLA Architecture drawing number KPL-DLA-LS-XX-DR-A-90007 Rev P05 Refuse Stores illustrates the proposals.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Use Class:

Other (Please specify)

Other (Please specify):

Use Class E(g)iii/B2/B8

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

12806.9

Net additional gross internal floorspace following development (square metres) (d = c - a):

12806.9

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	12806.9	12806.9

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☐ Yes
- ☒ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Use Class:

B8 - Storage or distribution

Unknown:

No

Monday to Friday:

Start Time:

00:00

End Time:

00:00

Saturday:

Start Time:

00:00

End Time:

00:00

Sunday / Bank Holiday:

Start Time:

00:00

End Time:

00:00

Use Class:

B2 - General industrial

Unknown:

No

Monday to Friday:

Start Time:

00:00

End Time:

00:00

Saturday:

Start Time:

00:00

End Time:

00:00

Sunday / Bank Holiday:

Start Time:

00:00

End Time:

00:00

Use Class:

Other (Please specify)

Other (Please specify):

Use Class E(g)iii

Unknown:

No

Monday to Friday:

Start Time:

00:00

End Time:

00:00

Saturday:

Start Time:

00:00

End Time:

00:00

Sunday / Bank Holiday:

Start Time:

00:00

End Time:

00:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☒ Yes

☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Light Industry/ General Industry/ Warehousing and Distribution.

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The scheme proposals were discussed informally with RMBC Members on 9th August 2023, including three Kingsway Ward Councillors and the Cabinet Member for Regeneration and Housing. Rochdale Development Agency officers were also present at this briefing. No adverse comments received.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

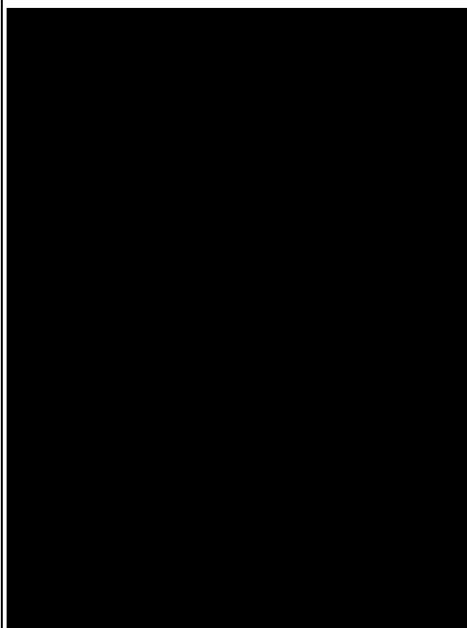
I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant



Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Ben

Surname

Gavaghan

Declaration Date

04/12/2023

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

DLA Architecture

Date

2023/12/04