

**Unit A, Finlan Road, Stakehill Industrial Estate,
Middleton, M24 2SJ**

Planning & Economic Statement

February 2026

PREPARED FOR



savills

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Document History

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1.0	15.01.26	MS	First Draft	BW
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1. Introduction

1.1 This Statement has been prepared by Savills (UK) Limited, on behalf of UBS Triton Property Fund (the '**Applicant**'), in relation to a planning application at Unit A, Finlan Road, Stakehill Industrial Estate, Middleton (the '**Site**').

1.2 The formal description of the Proposed Development is as follows:

"Application for partial demolition of existing building, erection of extension and external alterations to existing building, change of use to allow a flexible use within classes B2, B8 and/or E(g) (iii) along with physical works to reconfigure the site including an extension to the service yard, new hard and soft landscaping and associated infrastructure".

1.3 This Statement is intended to assist the Local Planning Authority's ('**LPA**') consideration of the proposed development's accordance with local and national planning policies and all other material considerations.

1.4 The Proposed Development will deliver modern, high quality industrial and logistics floorspace. As a result, the proposal will facilitate employment growth and contribute positively to the economic development of Rochdale.

1.5 Updated in February 2025, Chapter 6 of the National Planning Policy Framework ('**NPPF**') '*Building a strong, competitive economy*' places significant weight upon the need to strengthen the economy. Paragraph 85 of the NPPF states:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development"

1.6 The proposed development adheres to this objective through the delivery of additional high-quality floorspace that will strengthen the local economy, support job creation, and enhance the Site's role within the regional employment network.

- 1.7 This Statement and the suite of accompanying documents provide a robust assessment of the application in relation to relevant planning policies and any other materials considerations to assist the LPA's determination of the application.

Structure of this Statement

- 1.8 In order to comprehensively assess the Proposed Development against the relevant planning policies, the remaining sections of this Statement are structure as follows:

Section 2.0	Site Context and Planning History
Section 3.0	The Proposed Development
Section 4.0	Review of Relevant Planning Policy
Section 5.0	Assessment of the Proposed Development
Section 6.0	Summary and Conclusions

Supporting Plans and Documentation

- 1.9 This planning application is supported by the following suite of planning drawings prepared by O'Brien and Noel Architects.

Drawing Title	Drawing Reference
Existing Site and Demolition Plan	L100_127 Rev D
Existing Floorplans	L101_127 Rev B
Existing Elevations	L102_127 Rev A
Existing Elevations	L103_127 Rev A
Existing Sections	L104_127 Rev A
Existing Site Photos & 3D View	L105_127 Rev A
Existing Topographical Plan	L106_127 Rev A
Existing Location Plan	L107_127 Rev B
Proposed Site Plan	P100_127 Rev E
Proposed Floorplans	P101_127 Rev D
Proposed Elevations	P102_127 Rev C
Proposed Elevations	P103_127 Rev C
Proposed Sections	P104_127 Rev C

Proposed Landscape Plan	P105_127 Rev F
Proposed 3D Views	P106_127 Rev C
Proposed 3D Views	P107_127 Rev C
Proposed Bin Stores	P108_127 Rev C

1.10 This planning application is also accompanied by the following suite of technical reports.

Document Title	Document Reference	Author
Design and Access Statement	P109_RevD	O'Brien & Noel Architects
Transport Statement including Travel Plan	VN232605	Vectos (now SLR)
Geo-Environmental Assessment	90720.554769	Lucion Delta-Simons Ltd
Energy and Sustainability Statement	120999.649226	Lucion Delta-Simons Ltd
Arboricultural Impact Assessment	120999.649224	Lucion Delta-Simons Ltd
Arboricultural Method Statement & Tree Protection Plan	120999.649224	Lucion Delta-Simons Ltd
Ecological Impact Assessment	120999.649224	Lucion Delta-Simons Ltd
Biodiversity Net Gain Assessment	120999.649224	Lucion Delta-Simons Ltd
BNG Calculator	-	Lucion Delta-Simons Ltd
Flood Risk Assessment and Drainage Strategy	120999	Lucion Delta-Simons Ltd
Utilities Report	2880-CWC-XX-RP-N-0001	Crookes Walker Consulting
ME Services Condition Summary Report	2880-CWC-XX-RP-N-0002	Crookes Walker Consulting
Noise Impact Assessment	120999.667744	Lucion Delta-Simons Ltd
Air Quality Assessment	649225.120999	Lucion Delta-Simons Ltd

The Applicant

- 1.11 UBS Triton Property Fund LP is a balanced fund investing in UK commercial property assets across a broad range of property types, geographic holdings, lease lengths and tenant profiles. The Fund focuses on the key property sectors of retail, offices, student accommodation and industrial/logistics. The Fund aims to deliver above benchmark performance via an emphasis on active asset management.
- 1.12 Triton Property Fund LP is a subsidiary company of UBS Group AG, a multinational investment bank and financial services company founded and based in Switzerland. Co-headquartered in the cities of Zürich and Basel, it maintains a presence in all major financial centres as the largest Swiss banking institution and the largest private bank in the world.
- 1.13 UBS has been a significant landowner, investor and developer within Stakehill Industrial Estate for a number of years.

2. Site Context and Planning History

The Site and Surroundings

- 2.1 The Site covers an area of 2.7 ha, comprising the existing building (measuring 8,074 sqm (GIA)), adjoining car parks and service yard areas, as well as landscaping. The Site is situated on the eastern edge of Stakehill Industrial Estate, bounded by Finlan Road to the west, while mature woodland surrounds the north, east, and south of the Site.



Figure 1: Site Location

- 2.2 The floorspace is currently leased to Charles & Ivy since November 2025, following the cessation of the previous use by Proseat LLP, a passenger cars and commercial vehicle interiors manufacturing company. The established use of the floorspace is for employment purposes falling within Use Classes B2 (General Industrial).
- 2.3 The 'L-shaped' warehousing unit occupies the eastern part of the Site. There are two vehicular access points to the Site, both off Finlan Road. The northern access point is from the north-west and leads to a car park (car park 01) and service yard to the north. The southern access point leads to a service yard to the south-east and another area of car parking (car park 02) to the south-west.

Each car park consists of 54 parking spaces and are linked together by an access road. The main entrance to the building is currently at its northern point, accessible from car park 01.

- 2.4 The Site benefits from excellent connectivity to the regional and national road network. It is strategically positioned with direct access to the A627(M), providing a link between Oldham and Rochdale, and offering connections to the M62 motorway, which forms part of the Trans-Pennine route between Manchester and Leeds. The Site's strategic location facilitates movement of goods and accessibility for staff.
- 2.5 The Site is largely free from constraints on development. It lies outside the Green Belt and any designated Area of Outstanding Natural Beauty ('AONB'), and there are no Tree Preservation Orders ('TPOs') in proximity. The Site is located within Flood Zone 1, indicating a low risk of flooding, although there is some localised surface water flood risk at the Site's northern boundary.

Planning History

- 2.6 Following a review of Rochdale Borough Council's online planning system, the following applications are considered of relevance to the development proposal:
- On October 22nd 1997, planning permission was granted for the: "Erection of Industrial/Warehouse Unit with Associated Offices And Service Yards (Revised Application)" (App Ref: 97/D34649).
 - On February 26th 2004, planning permission was granted for the "Erection of Single Storey Warehouse Extension to Existing Factory with Additional Service Yard and Car Park" (App Ref: 04/D42762).

3. The Proposed Development

- 3.1 The Proposed Development comprises the demolition of part of the existing building, the extension and alteration of the existing building, a change of use to enable the building to be used flexibly for a range of employment types (Class B2, B8 and/ or E(g)(iii)) and a series of associated physical works to the Site's layout.
- 3.2 The demolition relates to the single storey extension to the northwest elevation and the existing service yard canopy to the southeast elevation. The extent of demolition is a total of 604 sqm (GEA) as shown on the Existing Site and Demolition Plan.
- 3.3 The proposed extension comprises an infill to the north-west of the existing building which will create 2,150 sqm (GEA) of additional floorspace, creating a total floorspace of 9,833 sqm (GEA). The proposed development will result in a net increase of 1,759 sq. m (GIA).
- 3.4 The application also seeks provision for the entirety of the floorspace at the Site to be used flexibly for uses within Classes B2, B8 and / or E(g)(iii). The change of use aims to create flexibility across a variety of employment categories and maximise potential for the re-occupation of the floorspace.
- 3.5 The proposal also includes a series of physical changes to the Site to accommodate the proposed extension and improve its operational efficiency. In summary the wider physical changes include:
- Minor changes to the internal road layout to improve access;
 - Reconfiguration of layout to create separate service yards and car parking to remove any conflicts between commercial and private vehicles;
 - Alterations to the loading doors, including the addition of one Euro Dock Leveller, one Dock Leveller, and two Level Access Doors;
 - Provision of nine dedicated electric vehicle spaces, eleven HGV spaces, eight cycle stores and three motorcycle parking spaces within the new car park;
 - Two new bin stores are proposed to the west and east of the car park;
 - Area of new soft and hardscaping and planting to create an amenity facility adjacent to the main entrance as shown on the Proposed Landscape Plan; and
 - Earthworks and retaining walls to the west of the building.

- 3.6 This application also seeks planning permission for unrestricted use of the floorspace, allowing 24-hour operation and servicing, seven days a week. This measure is also intended to enhance operational flexibility and maintain the Site's competitiveness within the regional employment network.

4. Review of Relevant Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires LPAs to determine planning applications in accordance with the policies of the development plan, unless material considerations indicate otherwise.

The Development Plan

- 4.2 The development plan for the Site relevant to this application consists of:
- The Core Strategy (October 2016) (the '**Core Strategy**');
 - The Saved Policies of the Rochdale Unitary Development Plan ('**UDP**') (June 2006); and
 - The Places for Everyone ('**PfE**') Joint Development Plan (March 2024).
- 4.3 Other material considerations include the National Planning Policy Framework ('**NPPF**') (2024) and the National Planning Practice Guidance ('**PPG**').

Core Strategy

- 4.4 The Core Strategy was adopted in October 2016, and it sets out the long-term spatial strategy for future development of Rochdale. The policies relevant to the consideration of this application are:
- **Policy SO1 (To deliver a more prosperous economy)** states that quality employment sites will be identified to increase job numbers and employment levels.
 - **Policy SO3 (To improve design, image and quality of place)** aims to enhance design quality and promote sustainable development.
 - **Policy SD1 (Delivering sustainable development)** indicates that the Council will take a positive approach that reflects the presumption in favour of sustainable development, as defined in the NPPF.
 - **Policy SP1 (Rochdale borough's role in the city region)** outlines Rochdale Borough's commitment to the contribution of delivery of sustainable development in the North West.
 - **Policy SP2 (The Spatial Strategy for the borough)** presents Rochdale's spatial strategy for development across the Borough.

- **Policy SP3/M (The Strategy for Middleton)** outlines Rochdale's spatial strategy for Middleton and the commitment to improve Stakehill Business Park.
- **Policy E2 (Increasing jobs and prosperity)** states that an efficient supply of suitable land, buildings and infrastructure will be provided to ensure the creation of more and better jobs in the Borough.
- **Policy E3 (Focusing on economic growth corridors and areas)** describes corridors and areas which will be prioritised for economic growth, including Stake hill Business Park.
- **Policy P3 (Improving design of new development)** states that new development will be required to adhere to high standards of design.
- **Policy G1 (Tackling and adapting to climate change)** seeks to address climate change and ensure growth does not increase CO2 emissions.
- **Policy G2 (Energy and new development)** states that new development will be required to adhere to the energy hierarchy as set out in national policy.
- **Policy G3 (Renewable and low carbon energy developments)** outlines how the Council will promote renewable, low and zero carbon energy generating developments.
- **Policy G7 (Increasing the value of biodiversity and geodiversity)** seeks to ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection.
- **Policy G8 (Managing water resources and flood risk)** describes how the Council will ensure that new development does not lead to any form of increased flooding locally or further downstream.
- **Policy G9 (Reducing the impact of pollution, contamination and land instability)** seeks to reduce all forms of pollution contamination and land instability in the borough.
- **Policy G11 (Managing waste)** will support sustainable waste management.
- **Policy T1 (Delivering sustainable transport)** outlines how the Borough will work with relevant agencies to secure strategic improvements.
- **Policy T2 (Improving Accessibility)** describes how accessibility will be improved by locating development where good access to public transport is available.

Rochdale Unitary Development Plan (UDP)

- 4.5 The UDP was adopted in June 2006 and sets out the borough's aims from 2001-2016. The Core Strategy provides detail of which policies of the UDP are saved. The saved policies relevant to the consideration of this application are:

- **Policy EC/2 – ‘Primary Employment Zones (‘PEZ’)** states that development for industrial, business and warehouse uses will be permitted where proposals are of an appropriate scale and character to the area, will cause no unacceptable amenity problems and will cause no unacceptable traffic problems.

Places for Everyone (PfE)

4.6 The PfE took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21st, 2024. The relevant policies are as follows:

- **Policy JP-S1 (Sustainable Development)** states that, to help address climate change, development should seek to maximise economic, social, and environmental benefits simultaneously, minimise adverse impacts, and incorporate sustainable construction techniques.
- **Policy JP-S2 (Carbon and Energy)** outlines a series measure which will support Greater Manchester’s aim of becoming carbon neutral by 2038.
- **Policy JP-S4 (Flood Risk and the Water Environment)** requires proposals to manage surface water run-off through sustainable drainage systems and to achieve greenfield run-off rates unless it is demonstrated to be impractical.
- **Policy JP-S5 (Clean Air)** outlines a range of measures to support improvements in air quality.
- **Policy JP-J1 (Supporting Long-Term Economic Growth)** encourages a thriving, inclusive and productive economy in all Boroughs, with emphasis on maintaining a high level of economic diversity and facilitating the development of high value clusters in key economic sectors, including business, financial and professional services as well as logistics.
- **Policy JP-J2 (Employment Sites and Premises)** states that existing employment areas that are important to maintaining a strong and diverse supply of sites and premises throughout Greater Manchester will be protected from redevelopment to other uses.
- **Policy JP-J4 (Industry and Warehousing Development)** states that at least 3,513,000 sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period 2022-2039.
- **Policy JP-G7 (Trees and Woodland)** aims to increase tree cover and protect existing woodlands.
- **Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity)** requires proposals to increase the quality, quantity, extent and diversity of habitats and enhance the management of existing habitats.

- **Policy JP-P1 (Sustainable Places)** requires development proposals to create a clear identity and be visual stimulating whilst respecting the character and identity of the locality in terms of design, siting, size, scale and materials used.
- **Policy JP-C7 (Freight and Logistics)** enables the provision of overnight parking and rest areas with appropriate facilities for heavy goods vehicle drivers where appropriate to the location, and will ensure that the development makes appropriate provision for deliveries and servicing in terms of road safety, traffic congestion and environmental impacts.

Material Considerations

National Planning Policy Framework (2024)

4.7 The Government published the revised NPPF in December 2024. It sets out the Government's planning policies for England which are expected to be applied in decision-taking.

4.8 **Paragraph 8** emphasises the overarching economic, social and environmental objectives of the planning system to achieve sustainable development.

4.9 **Paragraph 10** sets out the guiding principle for the national policy framework and states:

"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development."

4.10 **Paragraph 11** states that:

"For decision-taking this means: approving development proposals that accord with an up-to date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole." (Savills' emphasis)

4.11 **Paragraph 15** stresses the importance of having a planning system that is genuinely plan-led.

- 4.12 **Paragraph 39** requires that local planning authorities “work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area”.
- 4.13 **Paragraph 85** confirms that planning decisions should help create conditions where businesses can invest and expand. It specifically states that ‘significant weight should be placed on the need to support economic growth and productivity’.
- 4.14 **Paragraph 86** requires planning policies to “pay particular regard to facilitating development *to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics*”.
- 4.15 **Paragraph 87** states that planning policies and decisions need to recognise and address specific locational requirements of different sectors, by making provision for “*storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods especially where this is needed to support the supply chain, transport innovation and decarbonisation.*”
- 4.16 **Paragraph 114** emphasises the importance of providing “*adequate overnight lorry parking facilities, taking into account any local shortages*”, stating that “*proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.*”
- 4.17 **Paragraph 117** states that priority should be given to pedestrian and cycle movements; the needs of people with disabilities and reduced mobility addressed; creation of safe, secure and attractive spaces; allow for the efficient delivery of goods; and be designed to enable use by sustainable vehicles.
- 4.18 **Paragraph 124** specifically seeks for planning policies and decisions to promote an effective use of land in meeting the need for various uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.
- 4.19 **Paragraph 125** states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within development and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. It also promotes and

supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

- 4.20 **Paragraph 131** states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.21 **Paragraph 135** identifies the importance of well-designed places and the need for a consistent and high-quality standard of design.
- 4.22 **Paragraph 136** highlights the vital role of trees in enhancing the character and quality of urban environments and encourages their retention and integration within new development wherever possible
- 4.23 **Paragraph 161** provides that the planning system should support the transition to a low carbon future.
- 4.24 **Paragraph 187** seeks to enhance the natural and local environment, for example by delivering net gains for biodiversity.
- 4.25 In relation to habitats and biodiversity, **Paragraph 193** requires that when determining planning (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.” The paragraph also seeks to integrate opportunities to conserve or enhance biodiversity in and around the development “especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.
- 4.26 Regarding ground conditions and pollution, **Paragraph 196** seeks to ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment. This includes noise and light impacts.
- 4.27 **Paragraph 198** requires planning policies and decisions to ensure development is appropriate for its location, considering cumulative pollution impacts on health, living conditions, and the

environment. It emphasises mitigating noise impacts, protecting tranquil areas, and limiting light pollution to safeguard amenity and nature conservation.

Emerging Rochdale Borough Local Plan (Reg 18)

- 4.28 Rochdale Borough Council is currently preparing a new Local Plan for the period 2025–2039, which is at the Regulation 18 draft stage and subject to public consultation until February 2026. Once adopted, this plan will replace the existing Core Strategy and saved policies from the UDP.
- 4.29 The emerging Local Plan sets out the strategic vision for growth, employment, and sustainable development across the borough. It identifies Stakehill Industrial Estate as a key employment location, supporting continued investment in logistics, manufacturing, and distribution uses. Policies within the draft plan seek to safeguard and enhance employment areas, promote economic competitiveness, and encourage developments that improve operational efficiency and sustainability.
- 4.30 While the draft plan currently carries limited weight in decision-making owing to its early stage of production, it signals the Council's commitment to maintaining Stakehill as a priority employment hub. The proposed development therefore aligns with these emerging objectives.

5. Assessment of the Proposed Development

The Principle of the Development

- 5.1 The Site is located within Stakehill Industrial Estate, designated as a PEZ under Saved UDP Policy EC/2. This policy supports development for industrial, business, and warehouse uses where proposals:
- a) are of an appropriate scale and character to the area* – the proposed extension is of an appropriate scale having regard to both the existing building and wider Industrial Estate. The scale of development is commensurate with the established role and function of the building and the wider Estate.
 - b) will cause no unacceptable amenity problems* – there are no residential dwellings in the vicinity of the unit, and Noise Impact and Air Quality Assessments have concluded that the development would not result in any harm; and
 - c) will cause not unacceptable traffic problems* – the Proposed Development would not result in any adverse impacts on the safe operation of the highway, let alone any impacts that could be regarded as ‘severe’ in accordance with the NPPF.
- 5.2 Policy SP3/M of the Core Strategy relates to the strategy for Middleton. One of the priorities for Middleton is to enhance Stakehill Business Park by improving the quality of employment premises, promoting infrastructure and environmental improvements within and around the business park and promoting measures which improve the image and status of the business park as an employment location.
- 5.3 The Proposed Development would secure the Site’s economic future and would deliver a total of 2,150 sqm (GEA) of industrial floorspace along with the flexible use of the premises for a range of employment purposes. The delivery of the proposal would make an important contribution toward meeting Rochdale’s and Greater Manchester’s employment floorspace need and bring a vacant brownfield site back into use.
- 5.4 In summary, the proposal accords with UDP Policy EC/2, PpE Policy JPA 2 of the PpE, Core Strategy Policies SP3/M, E3 and E2 and Paragraphs 8, 11, 85 and 124 of the NPPF. Accordingly, the principle

of development is considered acceptable, as it accords with the adopted Development Plan, emerging strategic policies, and national planning guidance.

Design, Layout and Appearance

- 5.5 O'Brien and Noel have prepared a Design and Access Statement ('**DAS**') to accompany this planning application. The proposed extension and refurbishment have been designed to a high standard, in full compliance with current building regulations and industry best practice.
- 5.6 The extension infills the existing L-shaped building to create a uniform rectangular layout. The proposed extension will be constructed of a simple steel portal framed structure to match the structure type and height of the existing building.
- 5.7 The materials used for the proposed extension have been selected to seamlessly match the appearance of the overall refurbished building. This will largely be achieved by painting and making good the existing profile metal cladding. The external walls of the new build are to be constructed of profile metal cladding with a new red facing brickwork plinth to match the existing, creating the appearance of a single refurbished unit.
- 5.8 The design also incorporates measures to improve security and accessibility, including a clearly defined entrance and active frontage to the car park, promoting natural surveillance. Landscaping proposals further enhance the setting and contribute to biodiversity objectives.
- 5.9 The Proposed Development represents a significant improvement on the existing unit on the Site and would deliver a modern, flexible building that meets the needs of current and future occupiers, setting a positive benchmark for future development within Stakehill Industrial Estate.
- 5.10 Overall, the proposal accords with Core Strategy Policies P3 and E3, Saved UDP Policy EC/2, and the Paragraph 131 of the NPPF.

Highways and Access

- 5.11 A Transport Statement ('**TS**') and Framework Travel Plan ('**FTP**') have also been submitted in support of the planning application. The TS confirms that the Site is well connected, accessible by private vehicles and sustainable modes including walking, cycling, and public transport, in

accordance with Core Strategy Policy T1. The FTP sets out measures to encourage sustainable travel and reduce reliance on private cars.

- 5.12 The proposed changes to the site layout will deliver operational improvements by clearly separating private and commercial vehicle movements, reducing potential conflicts and enhancing safety.
- 5.13 The proposal includes a slight reduction in car parking spaces (from 108 to 97), which remains compliant with local standards. Additional HGV spaces and improved circulation arrangements will enhance operational efficiency. Swept path analysis demonstrates that the layout accommodates all necessary HGV movements.
- 5.14 Traffic impact analysis within the TS shows only a negligible increase in trip generation (13 additional vehicles in the AM peak and 11 in the PM peak), posing no adverse effect on the local highway network. Accordingly, the development is considered acceptable in highway terms and aligns with Core Strategy Policy T1, PfE and Policy JP-P2.

Flood Risk and Drainage

- 5.15 A Flood Risk and Drainage Strategy, prepared by Lucion Delta-Simons Ltd, accompanies the application. The assessment confirms that the Site lies entirely within Flood Zone 1, which represents the lowest probability of fluvial and tidal flooding. While a small area of surface water flood risk exists to the north of the Site, this does not affect the building footprint.
- 5.16 Surface water discharge will be directed to the public surface water sewer to the west of the Site at a controlled rate of 15.2 l/s, in line with QBAR standards and agreed with United Utilities. Attenuation will be provided via geocellular storage with a capacity of 1,012.7 m³, sufficient to accommodate a 1-in-30-year storm event plus a 25% climate change allowance. Very shallow above-ground flooding will manage the 1-in-100-year event plus 30% climate change allowance. Foul flows will continue to discharge to the existing foul sewer, as agreed with United Utilities. Moreover, safe access and egress will be maintained during a 1% annual probability flood event.
- 5.17 The proposed drainage strategy ensures compliance with Core Strategy Policy G8, PfE Policy JP-S4, and Paragraph 161 of the NPPF, which require developments to take appropriate measures for flood risk management.

Trees

- 5.18 An Arboricultural Impact Assessment (**'AIA'**) prepared by Lucion Delta-Simons Ltd, in accordance with BS 5837:2012, accompanies the application. The assessment reviewed the potential impact of the Proposed Development on trees within the Site and adjacent land. A total of 10 trees and tree groups were surveyed and categorised as A, B, C, or U based on quality and value, and further sub-categorised by arboricultural, landscape, or cultural significance. Of these, four were graded B2, five C2, and one U1.
- 5.19 To implement the development, three tree groups and one individual tree (Hybrid lime, Category C) will need to be removed, along with a group of Ash trees (Category U). These are all of low retention value. The AIA confirms that the Site can be developed as proposed while retaining boundary trees and protecting them in accordance with Government guidance and BS 5837 recommendations. An Arboricultural Method Statement (**'AMS'**) has also been prepared to ensure the preservation of retained trees during construction. The proposal aligns with Core Strategy Policy G7, PfE Policy JP-G7 the Paragraph 136 of the NPPF.

Ecology and BNG

- 5.20 An Ecological Impact Assessment (**'EclIA'**), prepared by Lucion Delta-Simons Ltd, accompanies the application. The assessment reviewed the potential effects of the Proposed Development on ecology and nature conservation. It concluded that habitats present on the Site are widespread locally and nationally, with none considered rare. Importantly, the habitats of greatest ecological value will largely be retained and enhanced as part of the development.
- 5.21 In relation to Biodiversity Net Gain (**'BNG'**), the assessment identified that the development would not achieve a 10% net gain in Habitat Units on-site due to the loss of trees. To address this, it is recommended that additional Biodiversity Units be secured through a third-party provider. While this may result in a short-term delay in achieving biodiversity objectives, the long-term residual effects on habitats and protected species are anticipated to be negligible.
- 5.22 This Proposed Development therefore aligns with Core Strategy Policy G7, which seeks to increase biodiversity and geodiversity value, and with PfE Policy JP-G8, which requires a net enhancement of biodiversity resources. It also complies with Paragraph 187 of the NPPF, which promote ecological enhancement and green infrastructure.

Landscape

- 5.23 A landscape proposal has been prepared by O'Brien and Noel Architects to support the application. The plan sets out both hard and soft landscaping measures designed to enhance the Site's visual quality and ecological value.
- 5.24 The existing trees and vegetation surrounding the Site currently provide a substantial visual screen for the buildings and infrastructure. The proposal seeks to retain and extend this woodland setting. Areas where the northern and western vehicle access roads are removed will be replanted with native woodland species, creating a strong vegetative boundary and improving the integration of the refurbished and extended building within its surroundings.
- 5.25 Where construction of the new service yard and retaining wall affects root zones of existing western verge vegetation, additional British native woodland and shrub planting will be introduced to compensate for any loss. Hard landscaping will include paving at the relocated main entrance and tarmac surfacing for the proposed car park, ensuring functionality and durability.
- 5.26 The landscaping strategy also supports natural surveillance and safety through ongoing maintenance and management at appropriate heights. Overall, the approach enhances the Site's visual quality and ecological value, aligning with Core Strategy Policy P3 on design quality, Policy G7 on biodiversity, Paragraph 131 of the NPPF, which promote green infrastructure and well-designed places.

Noise

- 5.27 A Noise Impact Assessment ('NIA') prepared by Lucion Delta-Simons Ltd accompanies the application. The assessment was informed by a detailed noise survey undertaken over both weekday and weekend periods to establish existing background sound levels at the nearest sensitive receptors ('NSRs').
- 5.28 The operational assessment demonstrates that the rated noise level from the Proposed Development will remain below both daytime and night-time background levels at the closest NSRs, resulting in a negligible impact. The assessment of night-time LAFmax events (such as car door slams) confirms that internal noise levels from these events will not exceed the relevant criteria at any NSR, again indicating negligible impact.

- 5.29 Traffic-related noise was also assessed, with results showing a maximum change of +0.5 LA_{10,18hr} on surrounding roads due to development-related traffic, which is well within acceptable thresholds and considered negligible.
- 5.30 Accordingly, the assessment concludes that the Proposed Development will not give rise to significant adverse noise impacts. The scheme complies with Core Strategy Policy G9, PfE Policy JP-C8 and NPPF Paragraph 187, which require developments to mitigate and reduce potential adverse impacts from noise and protect health and quality of life.

Energy and Sustainability

- 5.31 An Energy and Sustainability Statement prepared by Lucion Delta-Simons Ltd accompanies the application. The assessment confirms that the Proposed Development aligns with the three objectives of PfE Policy JP-S2 for sustainable energy infrastructure: 'Be Lean', 'Be Clean', and 'Be Green', by reducing energy demand, improving efficiency, and incorporating low-carbon measures.
- 5.32 The proposal also supports local and national policy objectives for climate change mitigation, sustainable transport, and environmental protection, contributing to Greater Manchester's ambition for carbon neutrality by 2038 and enhancing climate resilience. Measures include energy-efficient building design, improved operational performance, and provision for electric vehicle charging.
- 5.33 Accordingly, the Proposed Development complies with PfE Policy JP-S2, Core Strategy Policies G1 and G2, and the sustainability principles of the NPPF, representing a positive carbon contribution to the delivery of a low-carbon, resilient, and sustainable industrial estate.

Air Quality

- 5.34 An Air Quality Assessment ('**AQA**'), prepared by Lucion Delta-Simons Ltd, accompanies the application. The assessment concluded that the Site is at medium to low risk of dust soiling and low risk of increased particulate matter during construction. With appropriate mitigation and best practice measures, any potential impacts will be effectively controlled, and residual effects will be negligible.

- 5.35 The AQA also demonstrates that there will be no significant sources of emissions within the Site itself during the operation phase and so no negative impact upon air quality, in compliance with local and national policy for air quality.
- 5.36 Overall, the Proposed Development complies with Core Strategy Policy G9, PfE Policy JP-C8 and NPPF Paragraph 198, which require developments to mitigate environmental impacts and avoid significant harm to health or quality of life.

Utilities and Building Services

- 5.37 The application is supported by a Utilities Report and an M&E Services Condition Summary Report prepared by Crookes Walker Consulting. These assessments confirm that the Site benefits from adequate utility connections and that existing mechanical and electrical services are in a condition suitable for refurbishment and extension.
- 5.38 The reports identify opportunities for upgrading systems to improve energy efficiency and operational performance, ensuring compliance with current standards and supporting the sustainability objectives of Core Strategy Policies G1 and G2 and PfE Policy JP-S2.

Geo-Environmental Assessment

- 5.39 A Geo-Environmental Assessment has been undertaken to evaluate soil, groundwater, and ground gas conditions beneath the proposed extension footprint. The investigation confirms that contaminant concentrations do not exceed commercial end-use thresholds, and no asbestos was detected in tested samples, although ACM may exist within existing buildings. Groundwater showed minor exceedances for chromium (VI), copper, and nickel, but these pose a low risk given the Site's low sensitivity and absence of nearby potable water abstractions. Ground gas monitoring classifies the Site as CS1 (very low hazard), meaning no protection measures are required.
- 5.40 No volatile contaminants were identified, and conditions are suitable for standard plastic water pipes and DS-1/ACEC-1 concrete design. Recommendations include hotspot protocols during construction, dust suppression, and potential material reuse under a Materials Management Plan.

- 5.41 Overall, the Site is suitable for development subject to standard construction-phase controls, in accordance with Core Strategy Policy G9 and NPPF Paragraph 196, which require safe and sustainable land use.

6. Summary and Conclusions

- 6.1 This Planning Statement has been prepared by Savills (UK) Limited, on behalf of UBS Triton Property Fund, in support of the following Proposed Development:

“Application for partial demolition of existing building, erection of extension and external alterations to existing building, change of use to allow a flexible use within classes B2, B8 and/or E(g) (iii) along with physical works to reconfigure the site including an extension to the service yard, new hard and soft landscaping and associated infrastructure”.

- 6.2 The development will deliver an extended industrial unit with a total floorspace of 9,833 sqm (GEA), representing a net uplift of 2,150 sqm (GEA). The Site is located within Stakehill Industrial Estate, a designated PEZ under the Rochdale UDP and a strategic employment location under PfE. The principle of development is strongly supported by the Development Plan, which promotes the intensification and modernisation of employment floorspace within the Stakehill Industrial Estate to strengthen its role as a key economic hub.
- 6.3 The proposal optimises the use of previously developed land, aligning with NPPF Paragraphs 124 and 85, and contributes to the delivery of high-quality, adaptable industrial floorspace. The scheme will generate significant economic benefits, including job creation and investment, supporting the strategic objectives of the Core Strategy and PfE.
- 6.4 Comprehensive technical assessments confirm that the Proposed Development is acceptable in all respects, including design quality, highways and access, air quality, noise, flood risk and drainage, trees and landscaping, ecology and biodiversity net gain, energy and sustainability, geo-environmental considerations, waste management, and utilities provision. The proposal represents sustainable development that complies with the adopted Development Plan, emerging policy, and the NPPF presumption in favour of sustainable development. It will deliver modern, high-quality employment floorspace, enhance Stakehill’s competitiveness, and contribute positively to the local and regional economy.
- 6.5 With regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), this Planning Statement has demonstrated that the Proposed Development is in accordance with local

and national planning policy. For these reasons, we politely request for planning permission to be granted without delay.

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