

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 23/00022/FUL

Applicant Supashed Rochdale Limited 12a Mead Way Padiham Burnley BB12 7NG	Agent Mr Luke Greenhalgh() Campbell Driver Partnership Capricorn Park Blakewater Road Blackburn BB1 5QR
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Part I - Particulars of Application

Proposal: Erection of a B2/B8 industrial building comprising of 3 units, including regrading works and retaining wall, associated landscaping, alterations to existing access, formation of parking and service areas.

Location: Land Off Cowm Top Lane

Valid On: 19 April 2023

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (22)**

- 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 The development hereby approved shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:

- 22.113 001 Rev B - Location Plan
- 22.113 002 Rev H - Proposed Site Plan
- 22.113 007 Rev C - Proposed Floor Plans and Elevations
- 22.113 009 Rev C - Proposed Site Sections
- GAV 036-001 v2 - Landscape Proposals
- 22228-PWA-00-XX-DR-C-1002 Rev P05 - Proposed Drainage Strategy

- 22228-PWA-00-XX-DR-C-1001 Rev P01 – Proposed Impermeable Area
- Biodiversity Impact Assessment
- Crime Impact Statement
- Noise Impact Assessment
- 22228-PWAG-00-XX-RP-G-1000-P01 Phase One Geo-Environmental Assessment
- Energy and Climate Change Statement
- Arboricultural Constraints Appraisal
- Arboricultural Impact Assessment
- 102918 - Air Quality Assessment
- Extended Phase 1 Habitat Survey dated December 2022
- Arboricultural Constraints Appraisal dated November 2022

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The development shall be constructed in accordance with the materials set out on the approved plans.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 4 Prior to the commencement of any above-ground works, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- Design details of all retaining walls and related structures
- Design details of any boundary treatments and gates
- Design details for the proposed pedestrian link (indicated on the approved drawing 22.113 002 Rev H - Proposed Site Plan) to include surface and construction materials, surface water drainage arrangements, and details of interfaces with adjoining land.
- Design details of measures to protect the safety of users of the public right of way RocFFp23 during operation of the approved development

The development shall be completed in accordance with the approved details prior to first occupation of any of the approved units.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 5 Prior to the commencement of any above-ground works, full hard landscaping details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- Materials details for all parking and turning areas
- Materials details for all pavements
- Details of any changes to the surface of the 'EXISTING ACCESS ROAD' indicated on the approved proposed site plan, which accommodates the public right of way RocFFp23

The development shall be completed in accordance with the approved details prior to the first occupation of any of the approved units.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 6 The landscaping scheme shall be carried out in full accordance with the approved landscape planting plans (ref: GAV 036-001 v2 - Landscape Proposals) during the first planting season after the buildings are substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to ensure adequate provision of replacement habitats and landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with policies G6 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 7 No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following:

- (i) hours for site preparation, delivery of materials and construction;
- (ii) the route of access and parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;

- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding;
- (vi) wheel washing facilities;
- (vii) any external lighting of the site
- (viii) arrangements for protecting the safety of users of the public right of way crossing the eastern side of the development site
- (ix) a method statement providing measures to avoid the spread of invasive plant species during the construction phase

The duly approved CMP shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with policies G9 and P3 of the adopted Rochdale Core Strategy, and the requirements of the National Planning Policy Framework.

- 8 Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted CEMP must include specific and detailed measures for avoiding pollution arising from surface water from the site entering the Rochdale Canal SAC during the construction phase. Once approved, the CEMP must be adhered to throughout the construction phase.

Reason: In in the interest of protecting the ecological value of the Rochdale Canal SAC/SSSI in accordance with policies DM1 and G7 of the Rochdale Core Strategy and the Conservation of Habitats and Species Regulations 2017 (as amended).

Reason for pre-commencement condition: As the condition relates to the construction phase of development and in order to control ecological impacts from the point of commencement.

- 9 No works to trees or shrubs shall occur or earthworks commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Reason: In the interest of protecting biodiversity in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 10 In the event that any protected or priority species are discovered during the implementation of the development hereby approved, relevant advice on how to proceed shall immediately be sought from a suitably qualified person and strictly followed.

Reason: In the interest of protecting biodiversity in accordance with Policies DM1 and G7 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 11 The development shall be undertaken in accordance with the tree protection measures set out in the submitted Arboricultural Constraints Appraisal. The protection measures shall be implemented in full prior to the commencement of development and retained through the construction phase.

Reason: In the interest of protecting trees in accordance with Rochdale Core Strategy policy G6.

- 12 All electric vehicle charging points to be provided as part of the development hereby approved shall have a minimum power rating of 7Kw

Reason: To support the uptake of electric vehicles in accordance with Places for Everyone policy JP-S2.

- 13 Prior to the first occupation of any of the units forming part of the development hereby approved, a fully detailed Landscape and Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include details for the management and maintenance of the proposed pedestrian link crossing the site. The LEMP shall also confirm planting and management details for the reed pond indicated on the approved drainage plan. The approved management plan shall be adhered to through the lifetime of the approved development.

Reason: In order to secure an enhancement to on-site biodiversity in accordance with Places for Everyone policy JP-G8.

- 14 Prior to commencement of the development an investigation and risk assessment, in addition to the phase 1 geo-environmental assessment submitted with the application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

o human health,

o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,

o adjoining land,

o groundwaters and surface waters,

o ecological systems,

o archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To prevent pollution of the natural environment and to ensure the safe development of the site in the interests of the amenity of future users in accordance with Policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As risks arising from contamination may arise from the beginning of the construction phase.

- 15 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared (including timescales for implementation), which is subject to the approval in writing of the Local

Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason: In the interest of protecting the health of future occupants and the wider public from land contamination in accordance with Rochdale Core Strategy policy G9.

- 16 Total cumulative noise levels from any fixed plant used in association with the development hereby approved shall not exceed -5db below the measured background noise levels as measured at the façade of any noise sensitive property.

Reason: In the interest of protecting public health and avoiding environment nuisance in accordance with Rochdale Core Strategy policies DM1 and G9 and Places for Everyone policy JP-P6.

- 17 Prior to the installation of any fixed external plant associated with the development hereby approved, an addendum to the submitted Noise Impact Assessment shall be submitted to and approved in writing demonstrating full compliance with the requirements of the above condition 15 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of protecting public health and avoiding environment nuisance in accordance with Rochdale Core Strategy policies DM1 and G9 and Places for Everyone policy JP-P6.

- 18 Full details of any external lighting to be installed on the buildings or on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the buildings or site and its luminance, angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Reason: To ensure that any lighting to be installed on the site does not cause a nuisance to surrounding occupiers in accordance with policies P3, G9 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 19 Prior to commencement of any above-ground works:

- A fully detailed surface water and foul water drainage scheme, to be detailed in accordance with the approved Proposed Drainage Strategy, and;

- An updated Drainage Maintenance and Management Strategy (DMMS) reflecting the finalised surface water drainage arrangements

shall be submitted to and approved in writing by the Local Planning Authority.

The approved detailed drainage schemes shall be completed prior to the first occupation of any of the units comprising part of the approved development and retained thereafter. The development shall be operated in accordance with the approved updated DMMS.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

20 No unit forming part of the development hereby approved shall be occupied until a Travel Plan for that unit has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall build upon the details set out in the submitted Transport Statement and should contain:

- firm measures for promoting a choice of transport mode;
- a monitoring regime with agreed mode share targets;
- a commitment to increase the provision of cycle parking should the uptake in cycle travel increase; and
- monitoring procedures and mechanisms to ensure that the Plan remains effective and is reviewed within a framework approved by the Local Planning Authority.

The approved Travel Plan shall be implemented on first occupation of the unit to which it relates and adhered to thereafter.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

21 Prior to the first occupation of any unit forming part of the development hereby approved, amended details of covered and secure cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. No unit forming part of the approved scheme shall be occupied until the approved secure cycle storage details associated with that unit have been implemented and made available. The storage facilities shall be retained thereafter.

Reason: In order to ensure that the development encourages people to travel to the site by sustainable modes of transport, in accordance with policies T1 and T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 22 The vehicular and pedestrian access, car parking areas, service yard, refuse stores and manoeuvring areas for each building shall be constructed and marked out in accordance with the approved details shown on the approved plans, and shall be made available for use before the relevant building is first occupied and retained thereafter for the parking and manoeuvring of vehicles. Areas marked for turning of vehicles shall not be used for parking at any time. Disabled parking bays in accordance with those described in the application shall be positioned at the closest position to each building entrance.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway in order to comply with policy T2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.

Date of Decision: 07/05/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.