

Conservation & Design Team

Economy and Place

Urban Design Consultation Response

Application ref: PL/2026/0392

Proposal: Demolition of existing single storey extension and service yard canopy, erection of extension and alterations to existing building, change of use to allow a flexible use within Classes B2, B8 and / or E(g)(iii) and a series of physical works to reconfigure the site including an extension to the service yard, new hard and soft landscaping and associated infrastructure

Site Address: Proseat LLP, Stakehill Industrial Estate, Finlan Road, Middleton, M24 2SJ

Date of Response: 22.05.26

Consultation Report:

No overall urban design objection given that the proposed development represents an extension and re-figuring of an existing industrial building and wider site within a defined industrial park.

It's pleasing, however, that the applicant has given consideration to providing outdoor amenity space for the workers at the site, although ensuring the maximum level of provision that can be accommodated on site is encouraged.

It could also be worth considering connecting the proposed planters to the drainage system as a rainwater garden - there are lots of good best-practice examples that can be found via a quick Google search.

Please also ensure that bicycle parking is provided in a sheltered and overlooked location close to the building entrance.

Pedestrian and cycle pathways are crucial and may require some interventions off-site to be discussed with Highways under the Highways Acts.

Entrance sequencing must be in accordance with TfGM's Streets for All Design Guide, which forms part of Rochdale's Development Plan under the adopted Places for Everyone joint development plan.

Roof coloration should match that of the surrounding buildings.

Consultation Summary:

No overall objection, subject to careful consideration of details.