



CAROLINE TAMWORTH PLANNING

Planning and Development

**APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING
ACT 1990 FOR VARIATION OF CONDITION NO. 6 OF 15/00272/VRCON TO
ALLOW WIDER USES FALLING UNDER PLANNING USE CLASS B2**

JAPE 2 BUSINESS CENTRE, TURNPIKE CLOSE, ROCHDALE, OL12 6HG

PLANNING STATEMENT

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On Behalf Of

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CT1326

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1.0 The Site

1.1 The application relates to Jape Two Business Centre, which forms part of a larger commercial complex located approximately 2 miles to the north west of the town centre within the Shawclough/Healey area of Rochdale. The other part of the building is known as Jape One Business Centre, and more recently as The HQ, and accommodates a variety of small and medium sized business uses operating under Planning Use Class E(g). Access to Jape One Business Centre is via a gated access on Dell Road where there is also designated car parking and a secondary access to the rear of the building is available from Turnpike Close.

1.2 Jape Two is accessed solely from Turnpike Close and comprises a low profile brick building with both flat and pitched roof elements. There is a large yard and parking area to the south and west of the building.



The application site from Turnpike Close

1.3 The surrounding area is residential in character. The development of Turnpike Close and Fallowfield Drive to the east was built during the late 2000s/early 2010s with the houses on Dell Side Way being built earlier in the mid 1990s. The application site pre-dates the residential development.

2.0 Planning History

2.1 There are several previous planning applications relating to Jape Business Centre. The most recent and relevant to this application are as follows:

09/D51971 – Retrospective full planning application for the use of the premises at Jape 2 Business Centre for the manufacture of rubber products. Approved with conditions July 2009.

15/00272/VRCON – Variation of condition application relating to 09/D51971 to vary conditions 2, 3 and 4 of 09/D51971 to amend hours of operation. Approved with conditions July 2015.

2.2 Both of these applications relate to the part of the building that is the subject of this application.

3.0 The Proposal

3.1 The application seeks to vary condition No. 6 of approval 15/00272/VRCON to widen the permitted general industrial uses that can take place at the unit.

3.2 The current wording of the condition restricts the use of the unit only for the manufacture of rubber products from rubber compounds and no other purpose within Class B2.

3.3 Following the vacation of the premises by the Dexine Rubber Company it is proposed that the following operations be permitted:

Light industrial uses, including those falling within Use Class E(g)(iii)
Manufacturing, assembly and repair of products and goods
Vehicle body repair and spray shop
Joinery and timber workshop
Engineering works
Printing workshop

3.4 No heavy industrial uses are proposed and the applicant is willing for this to be reflected in the wording of the amended condition.

3.5 Conditions 2, 3 and 4 will remain in effect along with condition 5 relating to maximum noise levels.

4.0 Planning Policy Context

4.1 The site is unallocated for any primary purpose on the Proposals Map read in conjunction with the adopted Rochdale Core Strategy.

4.2 The following Core Strategy policies are relevant:

Policy E2	-	Increasing Jobs and Prosperity
Policy DM1	-	General Development Requirements
Policy G9	-	Reducing the impact of pollution, contamination and land instability

4.3 Core Strategy Policy E2 seeks to protect and maintain the borough's supply of employment land and premises to support economic growth and jobs. Established employment sites will be protected for continued business and industrial use.

4.4 Core Strategy Policy DM1 requires all development proposals to be appropriate to their location, protect the amenity of neighbouring occupiers, and avoid unacceptable impacts such as noise, traffic, pollution, fumes, or overlooking. Development must provide good design, safe access, suitable parking and servicing arrangements, and support sustainable and inclusive development whilst respecting the character and environmental quality of the surrounding area.

4.5 Core Strategy Policy G9 seeks to ensure that development does not result in unacceptable impacts on environmental quality, public amenity, or health. It requires proposals to appropriately manage issues such as pollution, noise, air quality, contamination, flooding, drainage, and other environmental effects, while protecting existing communities and supporting sustainable development.

4.6 The National Planning Policy Framework (NPPF) emphasises sustainable development and promoting economic growth whilst safeguarding the environment and protecting communities to meet the needs of present and future generations.

4.7 The Places for Everyone (PfE) strategic spatial framework for Greater Manchester aims to create sustainable, inclusive communities by providing housing, jobs, and infrastructure while protecting the environment. The plan prioritises public transport, affordable housing, and green spaces to enhance quality of life for residents.

4.8 PfE policy JP-J1 – Employment Land and Floorspace seeks to safeguard existing employment areas and ensure an adequate supply of land and premises for industrial, warehousing, office, and business uses across Greater Manchester.

5.0 Planning Policy Compliance

The Principle

5.1 The principle of commercial and industrial development at the site is well-established with activities at Jape One, and the previous business that occupied the site beforehand, having taken place for decades. The majority of the residential properties to the east and south were built after the application building and as such the two use types have operated alongside each other for a long time.

5.2 The 2009 and 2015 permissions relate to the manufacture of rubber products using rubber materials.

5.3 The manufacture of rubber products typically involves a combination of mechanical, chemical, and thermal industrial processes used to convert natural or synthetic rubber into finished goods. The processes usually involve:

- **Mixing and compounding** — blending raw rubber with chemicals, fillers, oils, carbon black, sulphur, and additives.
- **Milling** — mechanically working and shaping the rubber using heavy rollers.
- **Extrusion** — forcing rubber through dies to create continuous profiles such as seals, hoses, or tubing.
- **Moulding** — shaping rubber products using compression, transfer, or injection moulding techniques.
- **Calendering** — producing rubber sheets or coatings by passing material through rollers.
- **Vulcanisation (curing)** — heating rubber with sulphur or other curing agents to improve strength, elasticity, and durability.
- **Cutting and finishing** — trimming, grinding, bonding, or assembling products.
- **Coating or bonding** — applying rubber linings or attaching rubber to metal, fabric, or plastics.
- **Testing and quality control** — checking hardness, tensile strength, flexibility, and chemical resistance.

5.4 These processes clearly fall within Use Class B2. They could also potentially fall into Use Class E (g)(iii), depending upon the scale and nature of the exact processes to be carried on; a class introduced since the 2009 permission.

5.5 The wording of condition No. 6 limits the occupancy and operation of the unit to that relating to “the manufacture of rubber products from rubber compounds” but there is no stipulation on exactly what the processes could involve, only that the processes and use of plant and machinery could not result in noise levels above 45Db when measured within 1 m of the curtilage between specified times, covered by condition No. 5.

5.6 In terms of widening the permitted use to allow other B2 uses to take place at the premises it is considered reasonable, in view of the past occupation of the site, that a range of B2 uses be allowed to be carried out to secure the continued employment use of the site. The uses proposed listed at paragraph 3.3 would not involve processes that would be materially different in nature than those undertaken during the manufacturing of rubber and as such, will not result in an unacceptable form of development.

5.7 The use as it is now is far too restrictive and it is simply not feasible for the applicant to have to rely on securing another rubber manufacturer to tenant the site.

5.8 The proposed use of the site for wider B2 uses aligns with Core Strategy policy E2 and PfE policy JP-J1 which seek to support economic growth and jobs and protect established employment sites for continued business and industrial use.

Residential Amenity

5.9 Whilst many of the dwellings within the vicinity of the site have been built since the employment site was established, it is acknowledged that residential amenity is an important factor to be considered when assessing wider usage of the premises.

5.10 Conditions 2, 3, 4 and 5 were attached to approval 09/D51971 to safeguard the amenity of nearby residents and their content was amended and carried forward in the granting of application 15/00272/VRCON. Condition 2 was varied to allow trading between 07:00 hours and 19:00 Monday to Friday, 08:00 hours and 14:00 hrs on Saturdays with no trading on Sundays and Bank/Public Holidays.

5.11 Condition 3 was varied to restrict the operating of plant, machinery and equipment to between the hours of 07:00 hours and 19:00 Monday to Friday, 08:00 hours and 14:00 hrs on Saturdays with no operation on Sundays and Bank/Public Holidays. The boiler is allowed to operate from 06:00 hours Monday to Saturday.

5.12 Condition 4 states that no heavy goods vehicles or commercial vehicles shall access the site outside the hours of 09:00 hours and 17:00 Monday to Friday, and at no times on Saturdays, Sundays or Bank / Public Holidays.

5.13 Condition 5 relating to maximum noise levels was also retained.

5.14 In order to protect residential amenity it is proposed that these conditions be retained following the granting of permission to extend the B2 uses. The provisions of these conditions are considered sufficient to safeguard against any adverse impacts by virtue of noise, vibration, dust, fumes and unacceptable levels of traffic in connection with the wider B2 uses proposed.

5.15 As such, the proposed variation of the condition will meet with the provisions of Core Strategy policies DM1 and G9.

Highways

5.16 An employment site such as this will inevitably generate vehicle movements over the day during the working week. The permitted rubber manufacturing business will have generated a pattern of vehicle movements to facilitate deliveries of raw materials, the dispatch of finished products and staffing.

5.17 The level of anticipated vehicle movements associated with the wider B2 uses proposed in this regard is unlikely to be materially different to that of the approved rubber manufacturing business. Whilst residents may not like commercial vehicles travelling along Turnpike Close this is an established industrial site and vehicle movements are to be expected and would continue if another rubber manufacturing tenant were to be found.

5.18 Again, condition 4 will restrict the movement of larger vehicles at the site to those times when residents are least likely to experience any effects with no heavy goods vehicles permitted to access the site outside the hours of 9.00 and 17.00 Monday to Friday.

5.19 In view of the above, there should be no adverse impact on the highway network as a result of the proposed variation and as such is compliant with the provisions of Core Strategy policy DM1.

Visual Amenity

5.20 The site will not alter significantly in terms of its visual appearance if a different B2 use operates from the premises. The yard area will continue to be used for parking and vehicle circulation and all processes associated with the use will take place within the building and therefore screened from the public domain. No alterations to the exterior of the building are required to facilitate other B2 uses. If any are required, then these would be subject to a separate planning application and assessed accordingly. As such, relevant local and sub-regional policies are complied with in this regard.

6.0 Conclusion

6.1 The proposed variation of condition 6 would enable the continued productive use of an established employment site whilst maintaining appropriate safeguards for neighbouring residents. For the reasons set out above, the proposal accords with Core Strategy Policies E2, DM1 and G9, together with PfE Policy JP-J1 and the overarching objectives of the NPPF, by supporting employment, protecting amenity and ensuring that no unacceptable environmental or highway impacts would arise. The application should therefore be regarded as a sustainable and policy-compliant form of development for which planning permission ought to be granted.

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