

Officer Report

Case Reference: PL/2026/0370
Location: TAYLOR ENGINEERING AND PLASTICS LTD,
MOLESWORTH STREET, ROCHDALE, OL16 2BD
Proposal: Extension to existing industrial unit
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE DESCRIPTION AND CONTEXT

The application site covers a large area with a two-storey office block located to the front of the site facing Molesworth Street, large industrial buildings to the rear of the office block which extend along Tatham Street, further industrial buildings located along Walker Street abutting the highway and a large yard area provided to the back of the site used for storage. Vehicular access is provided through two access gates off Chichester Street and Walker Street.

The industrial buildings are constructed in a steel portal frame clad in a profiled metal cladding with a brick base course.

The site lies within the Defined Urban Area and a Mixed Employment Zone, as identified within the saved policies of the Unitary Development Plan. Surrounding land uses comprise industrial/warehouse units to the north and east, office buildings to the south and a car sales pitch to the west.

PROPOSAL

Permission is sought for an extension to the existing industrial building which abuts Walker Street. The proposed extension would form a continuation of the existing unit and occupy a section of the existing yard. The extension would have a footprint of approximately 184sqm and would have a large opening to the front elevation. The development would be finished using materials to match the existing industrial unit. The extension would be ancillary to the existing use of the site and would provide space for the storage of materials and machinery.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

21/00971/FUL: Increase in height to facilitate installation of lean-to roof in place of existing flat roof. Approved.

18/00064/FUL: Extension to existing industrial unit to form new storage/manufacturing area. Approved.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone (PfE) 2024:

JP-J2: Employment Sites and Premises

JP-J4: Industry and Warehousing Development

JP-P1: Sustainable Places

Local Guidance

Core Strategy (CS) 2016:

SO1: To deliver a more prosperous economy

SO3: To improve design, image and quality of place

E2: Increasing jobs and prosperity

E3: Focusing on economic growth corridors and areas

SD1: Delivering sustainable development

P3: Improving design of new development

T2: Improving accessibility

DM1: General development requirements

G9: Reducing the impact of pollution, contamination and land instability

Saved Unitary Development Plan (UDP) 2006:

G/D/1: Defined Urban Area

EC/3: Mixed Employment Zones

PUBLICITY

Site Notice: 20.06.2026

Press Notice: N/A

Neighbour notification letters: 11.06.2026

Weekly List: 24.06.2026

ASSESSMENT

Principle of Development

CS Policy E2 states that the Council will ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation of successful businesses and increase the number and quality of jobs to create a more prosperous lower carbon economy. To do this the Council will protect those existing employment zones and employment (B1-B8) sites outside employment zones which are most suited to continued employment use.

Saved UDP Policy EC/3 is also relevant, which categorised the site as lying within a Mixed Employment Zone. This policy states that within Mixed Employment Zones development and changes of use will be permitted for the following employment generating uses

b) General industry (B2)

This application relates to several large buildings and offices utilised for the manufacturing and storage of products. The application does not seek to change the use of the buildings, which would remain within their respective use classes. The proposed building would be of relative size to allow for the business to expand and to function more efficiently.

Given that the buildings at the site would retain their existing use, which are appropriate within a Mixed Employment Zone, it is considered that the principle of development is acceptable. The application accords with CS Policy E2, saved UDP Policy EC/3 and the NPPF.

Visual Amenity

When read collectively, the NPPF, CS Policies P3 and DM1 and PfE Policy JP-P1 seek to achieve development of high-quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

The proposed extension would be positioned over part of the existing yard area which currently includes stacks of wooden pallets, specialised metal racking and other industrial paraphernalia. The proposed extension would enable some of this material to be stored in a building, rather than being stored on the yard, thus reducing the amount of visual clutter when viewed from the public highway.

The extension would form a continuation of the existing industrial unit along the Walker Street elevation and would represent a proportionate addition in the context of the wider site. The extension would follow the existing building line and would not

appear overly dominant when viewed in its context. Furthermore, the extension would be finished using matching materials, which is considered appropriate.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1 and the NPPF.

Noise Disturbance

CS Policy G9 requires that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The proposal comprises an extension to an existing industrial building which would create some noise within the immediate area. However, the site is located within an existing mixed-use area with similar buildings and no residential dwellings in the vicinity. The amount of extra noise created by the proposed extension would be minimal when compared against the size of the existing site and buildings and would therefore be considered acceptable in this industrial location.

The proposed development would accord with CS Policy G9 and would not increase noise or light pollution to an unduly harmful level.

Highway Safety

CS Policy T2 relates to accessibility and Policy DM1 requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.

The proposed extension would not introduce any new access arrangements. The existing vehicular and pedestrian access points serving the site would remain unchanged and continue to provide safe and efficient access. The design of the extension ensures that existing circulation within the site would be maintained and that there would be no obstruction to vehicle movement or operational activity.

Therefore, it is considered that the proposed extension would not result in harm to pedestrian or highway safety in accordance with CS Policies T2 and DM1 and the NPPF.

RECOMMENDATION: APPROVE WITH CONDITIONS

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (3)

- 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 shall be carried out in accordance with the following drawings and documents hereby approved:

- M25-017-100A LOCATION PLAN
- M25-017-101A EXISTING SITE PLAN
- M25-017-102A EXISTING ELEVATIONS
- M25-017-103A PROPOSED SITE PLAN
- M25-017-104A PROPOSED FLOOR PLAN
- M25-017-105A PROPOSED ELEVATIONS

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

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.