

Your Ref: **PP-14708501**
Our Ref: HPD/CD/CM/26/019
Date: 10 July 2026

Rochdale Borough Council
Planning Service
Number One Riverside
Smith Street
Rochdale
OL16 1XU



Hybrid Planning & Development Limited
Studio 11
6-8 Cole Street
London
SE1 4YH

www.hpduk.com

+44 (0)20 3633 1678
+44 (0)7814 560 543
cmills@hpduk.com

Dear Sir/Madam,

RE: UNITS 2 & 3 MAGNUM CENTRE, FISHWICK STREET, ROCHDALE, OL16 5NP

On behalf of our client, Screwfix Direct Limited, we are instructed to submit a full planning application for the installation of 4 no. external air source heat pump units, at the abovementioned property.

Accordingly, please find enclosed herewith the following documents, which in addition to this letter, comprise the application:

- Duly completed Planning Application Form;
- Completed Certificate B and Copy of Notice as served;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Existing Floor Plan (Dwg no. 11531-103-01);
- Proposed Floor Plan (Dwg no. 11531-103-02);
- Existing Elevations (Dwg no. 11531-103-03);
- Proposed Elevations (Dwg no. 11531-103-04); and
- Block Plan (Dwg no. 11531-103-05);
- RZA-D Datasheet; and
- RZASG-71M2V1B Datasheet.

The statutory application fee of £610.00 has been paid electronically by card following submission of this application via the Planning Portal.

The proceeding sections of this letter outline the planning history for the site, the proposal and its compliance with national and local planning policy.

BACKGROUND

The premises which comprises a fairly typical mid terrace industrial unit with related external space located within Magnum Centre.

The site is surrounded by a mix of commercial and industrial buildings, and residential properties.

We are aware of the following planning history for the site:

- LPA ref: 06/D47348 - Erection of eleven units (B2/B8 Use) with trade counter. Approved 22 August.

There is no later planning history in relation to the site. It is understood the applicant has occupied the site for Class B8 (Storage or Distribution) purposes since 2008.

SCREWFIX DIRECT LIMITED

Screwfix Direct Limited comprises a Class B8 trade counter operation supplying local building companies. Their products are also sold over the internet, via a catalogue, over the telephone as well as over the trade counter; with any individual unit servicing its own local area for each of these methods of purchase. Screwfix brands and products are formulated for the trade professional in terms of quantity and type of goods.

THE APPLICATION PROPOSALS

This planning application seeks permission for the installation of 2 no. Daikin RZASG71M2V1B and 2 no. Daikin RZA250D air source heat pumps along the rear elevation of the property to serve the commercial premises.

The air source heat pump units have the dimensions of 770mm (h) x 900mm (w) x 320mm (d) and 870mm (h) x 1100mm (w) x 460mm (d), respectively, and will be installed at high level supported on cantilever arms.

THE ADOPTED LOCAL DEVELOPMENT FRAMEWORK

The Local Development Framework for Rochdale currently comprises the Core Strategy (2016) and the 'Saved' Policies Rochdale Borough Unitary Development Plan (2006).

On the Policies Map accompanying the above, the site falls within a Mixed Employment Zone and a Defined Urban Area.

Due regard has been given to the following planning policies in the preparation of this application:

- Policy E2: Increasing Jobs and Prosperity
- Policy P1: Improving Image
- Policy P3: Improving Design of New Development
- Policy G1: Tackling and Adapting to Climate Change
- Policy G2: Energy and New Development
- Policy G3: Renewable and Low Carbon Energy Developments
- Policy EC/3: Mixed Employment Zones
- Policy BE/2: Design Criteria for New Development
- Policy EM/2: Pollution
- Policy EM/3: Noise and New Development
- Policy EM/13: Energy Efficiency and New Development
- Policy EM/16: Sustainable Energy Sources

DESIGN AND AMENITY

By way of the proposal, it is proposed to install 4 no. external air source heat pumps, along the rear elevation of the property.

The positioning of the units has been carefully considered in seeking to protect the amenity of nearby residents, and whilst the units will be visible within the Magnum Centre itself, the site forms part of an allocated employment area and they will not be visible from the surrounding street scene.

Furthermore, the rear elevation is considered the most appropriate location, given the proximity of residential properties to the front elevation.

light of the above, it is not considered the proposed units will give rise to any undue level of noise disturbance over and above the existing position. In addition, the proposed location of the air source heat pumps will not result in any harm to the character and appearance of the surrounding area.

Likewise, it is not considered that the development would have a detrimental impact on surrounding amenities, or the character and appearance of the property and would enhance the environmental sustainability of the premises itself. Air source heating causes little impact to the environment, and is a technology that is becoming increasingly popular, not least as generating heat from renewable sources is environmentally sustainable due to producing zero carbon emissions.

Therefore, having regard to the Core Strategy (2016) and the Rochdale Borough Unitary Development Plan (2006), the proposed development is considered to be acceptable.

CONCLUSION

Screwfix Direct Limited make a positive contribution to the commercial and community life of the area and provide essential trade counter services to local businesses and large organisations. However, in order to operate from the branch, an effective heating system is required to maintain a suitable climate within the premises.

We trust that you have sufficient information to determine this application, but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact me.

Yours faithfully,



Charlotte Mills AssocRTPI
ASSOCIATE PLANNER

Encs.