

Officer Report

Case Reference: PL/2026/0034
Location: Land on West Side of Hanson Street, Middleton, Manchester, M24 6AG
Proposal: Change of use from vacant industrial yard to Modular Data Centre comprising four prefabricated modular units with chiller units on the roof, two transformers, external steps to roof and 2.4m high palisade boundary fencing
Recommendation: Approve with Conditions
Officer: Claire Ringwood

Recommendation: Approve with Conditions

Condition(s) (5)

- 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 This permission relates to the following plans:-

Drawing No: 04 Rev B – Proposed Site Plan

Received 8th July 2026

Drawing No: 06 Rev B – Proposed North Elevation

Drawing No: 08 Rev B – Proposed East Elevation

Drawing No: 10 Rev B – Proposed South Elevation

Drawing No: 12 Rev B - Proposed West Elevation

Received 30th April 2026

Received 8th July 2026

and the development shall be carried out in complete accordance with these drawings hereby approved.

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 and the National Planning Policy Framework.

- 3 No development shall commence until, a Noise Impact Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS 4142:2014+A1: and shall demonstrate that noise arising from the development will not adversely affect the amenity of nearby noise-sensitive premises. Any mitigation measures identified within the approved assessment shall be fully implemented before the plant becomes operational and shall thereafter be retained for the lifetime of the development.

Reason: In the interests of protecting amenity in accordance with the provisions of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: as insufficient information has been provided to determine the noise levels associated with the proposed development.

- 4 Notwithstanding any description of materials in the application, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building, including colour of palisade fencing, have first been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;

(v) Details of points of discharge for foul and surface water;

(vi) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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The applicant should contact United Utilities to provide further details on water supply requirements and details of wastewater discharge proposals along with confirmation metering arrangements.