

APPLICATION REPORT - PA/341773/18

Planning Committee, 14 November, 2018

Registration Date: 01/08/2018
Ward: Saint James'
Application Reference: PA/341773/18
Type of Application: Full Planning Permission

Proposal: Proposed replacement portal frame factory unit (use class B1c). Demolition of single storey building and part demolition (single storey lean-to section) of a main factory unit.
Location: G M Machinery, Barry Street, Oldham, OL1 3NE
Case Officer: Tessa McKee
Applicant Mr Taylor
Agent : Mr Tetlow

THE SITE

The application site is within Acorn Industrial Estate, which is accessed off Barry Street, Oldham, and is surrounded to the west, south, and east by further industrial premises. There are residential properties across Derker Street to the north; however, these are screened from the site by a well-established line of trees and shrubs.

The site contains a large brick building with a double gable frontage, to the side of which is a single storey lean-to section. Adjacent is a single storey, pitched roof portal frame building. A further block of small industrial units is located to the north side of the site.

THE PROPOSAL

Planning permission is sought for the demolition of the existing single storey portal building and lean-to section of the main GM Machinery building. These will be replaced by a new building which will be attached to the northern side of the main building. The overall footprint of the new building will be a similar width and length to the removed buildings, whilst enclosing the presently open space between the buildings to create more internal space.

The proposed building measures approximately 56.6m overall in length, and 23.5m in width. It measures approximately 9.5m in height to its eaves, 12.2m to the ridge, and has a gable roof design. The net additional floor space would be 282.8 square metres.

The walls are proposed to be constructed in facing brick, block dado walls, pvc coated cladding, and the roof is to be pvc coated metal cladding with pvc roof lights. It will include timber doors and steel roller shutters.

The proposed hours of use are 07.30 – 17.00 (Monday to Friday) and 07.30 – 13.00 (Saturday).

RELEVANT HISTORY OF THE SITE:

There have been various applications associated with employment uses on the Acorn Business Park.

RELEVANT PLANNING POLICIES AND GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the

extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. This requirement is reiterated in Paragraph 2 of the National Planning Policy Framework (NPPF).

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is within a Business Employment Area as allocated by the Proposals Map associated with this document.

The following Joint Development Plan Document Policies are considered to be relevant:

Policy 1 - Climate change and sustainable development;

Policy 9 - Local environment;

Policy 14 - Supporting Oldham's Economy

Policy 20 - Design

CONSULTATIONS

Highway Engineer	No objection, subject to a condition to ensure adequate parking and servicing space.
Environmental Health	No objection, subject to conditions in relation to land contamination and sound insulation.
Coal Authority	No objection, subject to a condition requiring intrusive site investigations.
United Utilities	No objection, subject to conditions requiring a satisfactory scheme of drainage.

REPRESENTATIONS

This application was publicised by way of a site notice and neighbour notification letters. No responses have been received.

PLANNING CONSIDERATIONS

The main issues to consider are:

- Principle of the proposed development
- Design;
- Residential amenity;
- Highway safety; and
- Other matters.

Principle of the proposed development

DPD Policy 1 seeks to ensure the effective and efficient use of land and buildings. DPD Policy 14 states that it is important that Oldham has a range of sites to support the local economy for both existing and new firms within the area.

The existing site and business has a history of commercial activity and the proposed building and use would retain this function. The application is acceptable in principle as the development would support an existing local business and maintain an employment generating use on the site. It is therefore considered compliant with the aims and objectives of Policy 14.

Design

DPD Policy 20 promotes high quality design and requires that new development should reflect local characteristics whilst not resulting in a significant adverse impact on the visual amenity of the surrounding area.

The proposed building is taller than the buildings to be replaced, but will be of similar overall height to the main building and is of an appropriate scale and massing in relation to the surrounding industrial/commercial units. Proposed facing materials will reflect those used on other buildings in the vicinity of the site and would therefore be appropriate in this setting. In this context the proposal would satisfy the objectives of Policy 20.

Residential Amenity

DPD Policy 9 requires that development does not adversely affect the environment or human health caused by air quality, odour, noise, vibration or light pollution, or cause significant harm to the amenity of existing and future occupants through impacts on privacy, safety, security, noise, pollution, visual appearance of an area, access to daylight, and other nuisances.

The nearest residential property on the opposite side of Derker Street to the north is a minimum distance of approximately 35 metres from the proposed building and screened by the established bank of trees. Other properties are located at a greater distance, and again well screened by the existing trees. The Environmental Health team has recommended a noise insulation condition which will assist in containing any potential noise associated with the proposal. Subject to a noise insulation condition, the impact is considered acceptable.

Highway safety

The Highway Engineer is satisfied that the proposed development will not have a significant effect on the local highway network and does not wish to restrict planning permission being granted for highway safety reasons subject to a condition to ensure that the turning area and parking spaces outlined in the submission is maintained at all times within the site.

Other matters

Ground conditions

The Coal Authority and the Council's Environmental Health recommend conditions requiring intrusive site investigations and the submission of a remediation strategy and landfill gas investigations before any development of the proposed building takes place and these are included in the recommendation.

Drainage

DPD Policy 19 seeks to direct development away from areas at risk of flooding and encourages the use of sustainable drainage systems (SUDS) in new development. Criterion (b) of the policy states that developments must 'minimise the impact of development on surface water run-off. The allowable discharge rates must be agreed with the council for all developments, which must where possible be achieved through the implementation of SUDS'. The NPPF identifies that development should ensure that developments do not increase flood risk elsewhere.

In this respect, it is considered expedient to attach conditions requiring the submission of an appropriate drainage strategy to ensure that the post-development surface water discharge in order to comply with DPD Policy 19 and the NPPF.

Conclusion

The proposed development will provide improved facilities for an existing business and can be satisfactorily accommodated on this established employment site. It would therefore comply with relevant national and local planning policies subject to the recommended conditions.

RECOMMENDATION

Approve, subject to the following conditions:

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plan and specifications referenced Drawing No. RC 02185309/2.A.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. Other than the demolition of the existing buildings hereby approved, no development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, in order to discharge the condition.

Reason - In order to protect public safety, because the site is located within 250m of a former landfill site.

4. Other than the demolition of the existing buildings hereby approved, no development shall commence unless and until a site investigation and assessment in relation to the potential risks posed to the development by past shallow coal mining activity has been carried out and the consultant's report and recommendations, including details of intrusive site investigations, the results of any gas monitoring and a scheme of any necessary remedial works to render the site suitable for the development, have been submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures before development begins.

If, during the course of development, any unexpected hazards are found which have not been identified in the site investigation, additional measures for their remediation shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures.

Reason - To ensure that risks from land instability and mining related hazards to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely.

5. Other than the demolition of the existing buildings hereby approved, no development shall take place until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable and restrict the rate of discharge to the lowest possible rate, have been submitted to and approved in writing by the Local Planning Authority. The drainage shall be provided in accordance with the approved details before the building is brought into use.

Reason - To secure proper drainage and to manage the risk of flooding and pollution.

6. Other than the demolition of the existing buildings hereby approved, no development shall take place unless and until a scheme for protecting the existing housing from noise from the proposed building has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before the building is first occupied and retained thereafter.

Reason - To ensure the protection of the occupiers of nearby residential dwellings.

7. Prior to the commencement of any above ground construction works to the building hereby approved, a specification and colour scheme for all external surfaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the visual amenity of the area within which the site is located.

8. The development hereby approved shall not be brought into use unless and until the car parking spaces and turning areas have been provided in accordance with the approved plan received on 2nd May 2018 (Ref: Dwg No. RC 02185309/2) and thereafter the parking spaces and turning areas shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided for the development so that parking does not take place on the highway to the detriment of highway safety.

9. Prior to the commencement of the construction of the building hereby approved, a detailed energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall set out how the development will accord with the Energy Infrastructure Target Framework set out in Policy 18 of the Oldham Local Development Framework Joint Core Strategy and Development Management Policies DPD.

The development shall be carried out in accordance with the approved scheme and retained as operational at all times thereafter.

Reason – In the interests of sustainability and energy efficiency.

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