

Application Number 16/00972/FUL

Proposal	Erection of one industrial building to create 3749m ² of B2 General Industrial floor space
Site Location	Land North West of Shepley Industrial Estate, Shepley Road, Audenshaw, Tameside
Applicant	Stainless Restoration Ltd
Recommendation	Grant Planning Permission subject to conditions
Reason for report	A speakers panel decision is required because the application proposes a major development, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.

REPORT

1.0 SITE & SURROUNDINGS

- 1.1 The site that is the subject of this planning application relates to a 3 hectare parcel of vacant land, which is located to the north west of the existing built area of the Shepley North Industrial Estate in Audenshaw.
- 1.2 In terms of the setting of the application site within the locality, the application site sits at a low point when viewed from the surrounding area, with the river Tame running along the sites northern boundary, the remaining area of Shepley Road Industrial Estate is located to the east, an area of open space, known locally as King George Playing Field, is located to the south and west of the site, while further employment land is also located to the North West.
- 1.3 Nearby housing is positioned along the outer perimeter of the open space. Birch Grove and The Old Stables lie approximately 170m to the south and the Old Stables, Mount Pleasant is located to the west, beyond the allotment gardens at a distance of approximately 120m whilst the nearest residential accommodation is located along Paradise Street. This is approximately 50m from the development site boundary.
- 1.4 Access and egress to the development will be taken through the Shepley North Industrial Estate from Shepley Road.

2. THE APPLICANT AND THE APPLICANTS MANUFACTURING PROCESS

- 2.1 Stainless Restoration Limited is a Tameside based company that manufacture most metal finishing requirements for the stainless steel manufacturing sector, and also offer other services to deal with carbon steel and cover blasting, coating and painting.
- 2.2 The company currently employs 48 staff from their current base at Hyde, and currently leases commercial floor space at the Adamson Industrial Estate. However, the planning statement that has been presented with this planning application advises that the site is not suitable for the business to expand, and they have been in

discussions with the Council's Investment and Development team for approximately 18mths to help them to find a site that may be suitable to facilitate their expansion.

This planning application is the conclusion of those discussions.

3. APPLICATION DESCRIPTION AND DETAILS

3.1 This application is a full application that seeks planning permission for a new industrial building, so as to provide 3,749 m² of B2 Industrial floor space including 33m² of ancillary and office space, access from Shepley Road Industrial Estate along with 34 car parking space, including 5 disabled person spaces, site access road and turning area.

3.1.2 In terms of the proposed building, the footprint, will be made up of two identical 1858m² manufacturing buildings to a maximum height of 12.4m which will be centrally linked with a building to a maximum height of 7m that will provide floor space for offices, a reception area, canteen, toilets, laboratory area and first aid room.

3.1.3 The bulk, mass and design of the building is visually similar to those which already sit within the Shepley North (and South) Industrial Estates, comprising brickwork to the lower parts of the buildings and profiled sheet cladding on the walls and roof above.

4. RELEVANT PLANNING HISTORY

4.1 There are no current or earlier planning applications that affect the consideration of this proposal.

5.0 RELEVANT PLANNING POLICY

5.1 Tameside Unitary Development Plan (UDP) – Established Employment Area E3

5.2 PLANNING POLICIES

Part 1 Policies

- 1.1 Capturing Quality Jobs for Tameside People
- 1.2 Maintaining an Integrated Transport Strategy
- 1.3 Creating a Cleaner and Greener Environment
- 1.5 Following the Principles of Sustainable Development
- 1.6 Securing Urban Regeneration
- 1.10 Protecting and Enhancing the Natural Environment
- 1.12 Ensuring an Accessible, Safe and Healthy Environment

Part 2 Policies

- E3 Established Employment Area
- E6 Detailed Design of Employment Developments
- OL7 Potential of Water Areas
- OL10 Landscape Quality and Character
- OL15 Openness and Appearance of River Valleys
- T1 Highway Improvement and Traffic management

- T10 Parking
- N3 Nature Conservation Factors
- N4 Trees and Woodland
- N5 Trees Within Development Sites
- N6 Protection and Enhancement of Waterside Access
- MW1 Protection of Mineral Resources
- MW11 Contaminated Land
- MW12 Control of Pollution

5.4 **National Planning Policy Framework (NPPF)**

- 5.4.1 Section 1 Building a Strong, Competitive Economy
- Section 2 Achieving Sustainable Development
- Section 7 Requiring Good Design

5.5 **Planning Practice Guidance (PPG)**

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

6.0 **PUBLICITY CARRIED OUT**

- 6.1 As part of the planning application process, notification letters were sent out to neighbouring properties on 8th November 2016, with a notice being also displayed at the site on the 8th November 2016, along with the publication of a press notice.

7.0 **RESPONSES FROM CONSULTEES**

- 7.1 Head of Environmental Services – Highways has raised no objections to the proposals subject to conditions.
- 7.2 Head of Environmental Services – Environmental Protection has raised no objections to the proposals, subject to planning conditions, to control hours of construction activity and to control the hours of deliveries to the site once in operation, external lighting, odour / fume attenuation measures, limit manufacture / repair processes to within the buildings and agreement of details of all fixed plant.
- 7.3 United Utilities - No objection to the proposed development subject to conditions.
- 7.4 The Environment Agency – No objections have been raised following consultation.
- 7.5 Ecology – No objections in principle, subject to suitable planning conditions

8.0 **THIRD PARTY RESPONSES RECEIVED**

8.1 Four letters (emails) of objection have been received following the neighbour consultation exercise that was carried out. Those objections made representations relating to:-

- Pollution
- Flood Risk
- Loss of habitat
- Existing vacant industrial properties
- Loss of Natural Land
- Design of buildings
- Character / appearance

9.0 **ANALYSIS**

9.1 The key issues attached to this application are:-

- 1) Principle of the development
- 2) Design, layout and impact on River alley
- 3) Environmental Protection
- 4) Highway matters
- 5) Ecology & Trees
- 6) Drainage and flood risk

10.0 **The Principle of Development**

10.1 This development site sits within an established employment area, as identified on the Unitary Development Plan Proposals Map to which policy E3 applies. Policy E3 states that the Council will permit development for employment purposes both on vacant sites and through the redevelopment of sites already in use, development of new employment sites is broadly supported by the NPPF.

10.2 As such, the proposed new building and the proposed manufacturing use is acceptable in principle subject to consideration of the key issues outlined in paragraph 9.1 above.

11.0 **Design, layout and impact on river valley**

11.1 This proposal would involve the erection of a modern industrial building comprising 3,749m² of general industrial floor space, and would be configured of two identical 70m (l) x 22m (w) x 12.4m (h) buildings, that would be centrally linked by a lower level building to a height of 7m that would provide ancillary office space and welfare facilities. When viewed in the context of the site, the built arrangement will cover around one third of the overall site area.

11.2 The position, mass and bulk of the proposed building, along with its relationship to the surrounding area, are the main areas for consideration, particularly, when viewed in the context of the existing buildings within the Shepley Road Industrial Estate and

its relationship to neighbouring residential properties. The setting of the development in the Tame River valley and the protection afforded to the character of this river valley also needs to be considered.

- 11.3 In this context, the proposed site building would be set in 15m from the southern and western boundaries with the public open space, 55m from the sites northern boundary with the river Tame and 20m from the site boundary with the existing Shepley North Industrial Estate. It is considered that the separation distance from the boundary, along with the relatively low position of the site when viewed from the south and west, will mean that the proposed building would provide a suitable and reasonable extension to the existing built form of the Industrial Estate. Given the separation of the main buildings from the river the development would be seen very much in the context of other industrial development and would not be harmful to the character of the river valley in which it is set.
- 11.4 In terms of its mass and bulk, whilst the new building will be relatively large in its own right, it is a utilitarian building the appearance of which will not be dis-similar to the existing industrial buildings. Further to this, new landscaping will be introduced (via planning condition) to the boundary of the site with the open space, which will ensure that there is a robust soft barrier between the new building and surrounding land to the south.
- 11.5 In terms of general design and the impact of the building on the character of the Tame Valley the proposal is considered acceptable and accords with policies E6 and OL15 of the UDP.

12.0 **Environmental Protection**

- 12.1 In terms of residential amenity the boundary of the site is 55m away from the nearest residential property, with the proposed buildings being approximately 80m distance from the nearest dwelling on Paradise Street. There is an advantageous change in levels with the application site sitting in a dip whereby it would be at a ground level approximately 3m lower than the nearest neighbouring dwelling. Significant mature planting exists to the boundary of King George playing field which will provide substantial screening of the site. Further landscaping can be required by condition to enhance existing screening of the development by boundary vegetation.
- 12.2 It is considered that the siting of the proposed building, is positioned sufficiently distant from the nearest residential properties on Birch Grove, the Old Stables, Mount Pleasant Street and Paradise Street, so as to avoid any adverse impacts on residential amenity in terms of the location and mass of the proposed buildings.
- 12.3 A number of neighbor objections have also been received, which make representations in in relation to noise, light and air pollution. The proposed development would include a 24 hour operation which is essential to the business needs of the applicant.
- 12.4 In this context the applicant has provided a noise report which concludes that noise levels from the proposed development would be within acceptable levels with noise

from industrial activity within the buildings contained within sound proof booths for the various processes carried out within the building. The submitted report finds no adverse impact in respect of noise from delivery vehicle movements provided these are limited to between 6am and 11pm. It is further noted in the submitted report that due to the position of the proposed buildings the development may even result in a slight decrease in noise from the rest of the industrial estate.

- 12.5 The Council's Environmental Health Officer has no objections to the proposals subject to conditions to limit the hours of goods vehicle movements, restriction of industrial processes to within the building and agreement of the details of all fixed plant and machinery. As such the proposal would not be considered to have an adverse effect upon the amenities of the occupants of nearby dwellings in terms of noise.
- 12.6 In terms of potential light pollution the buildings would face to the north and east away from neighbouring dwellings thus limiting the potential for any light spillage. The Council's Environmental Health Officer has commented on the application and has not raised any objections in relation to light pollution subject to a condition requiring lighting details to be agreed.
- 12.7 In relation to potential air pollution the Council's Environmental Health Officer again has no objections subject to a condition requiring details of a scheme for treating fumes and odours before their emission to the atmosphere.
- 12.8 Due to the possibility of contamination on site conditions are suggested which would require the identification of potential contamination and agreement of a scheme of remediation measures where required.
- 12.9 Subject to the submission of mitigation measures attached to noise, air and light pollution, it is considered that the proposed development will closely harmonise with the surrounding industrial estate, and will be sufficiently controlled with enforceable planning conditions, so as to prevent adverse impacts on surrounding residential amenity and as such is considered compliant with policies E6(d) and MW12 of the UDP and paragraphs 109, 120, 123 and 125 of the NPPF.
- 13.0 **Highway Matters**
- 13.1 The application site is proposed to be accessed via the existing estate road served via a junction with Shepley Road. Space is provided within the site for turning of goods vehicles. The application is accompanied by a transport statement which examines likely trip generation, local accident records and sustainable transport choices available.
- 13.2 In terms of the local accident record only 2 injury accidents have been recorded in the local area over the last 5 years, neither of which was at the access point to the industrial estate. The accident record does not indicate that there is a particular issue with road safety proximate to the development site.

- 13.3 The site is considered to be in an accessible location by foot, on cycle and via public transport (bus) and is thus in a location where a variety of transport options exist.
- 13.4 In terms of guidance contained within paragraph 32 of the NPPF this indicates that development must have a 'severe' impact upon the transport network for planning permission to be refused. The transport statement submitted with the application indicates the proposal is likely to generate 10 two way car trips in the am peak and 9 two way car trips in the pm peak, which is assessed as having little to no discernable impact upon the highway network and could not be described as 'severe'. The movements are based upon a typical 4250sqm B2 use extrapolated from the TRICS database which is standard practice for producing transport reports and statements.
- 13.5 In terms of car parking the councils parking guidance indicates that 65 spaces would be required to serve a B2 use of the floor area proposed. In the case of this application only 29 car parking spaces are proposed based upon the companies experience working on other sites. As a maximum of 34 people would work the day shift (08:00 – 16:30) and 8 people would work the night shift (18:00 to 06:00) with a skeleton staff in between shifts mainly made up of floor supervisors the proposal to provide 29 spaces would appear adequate. Furthermore the standards expressed in the UDP are maximum standards and the site is self-contained at some distance from the highway where sufficient space is available to provide additional parking within the site should the need arise. In the absence of any objection from the Council's highway engineer the level of parking proposed to be provided is considered acceptable.
- 13.5 The Council's highways engineer has been consulted as part of this proposal, and has raised no objections to the proposed development, subject to a planning condition that requires the proposed site car parking and servicing arrangements to be completed prior to the occupation of the building.
- 13.6 In light of the foregoing the proposal is considered acceptable in terms of UDP policies T1 and T10 and guidance within the NPPF.

14.0 **Ecology & Trees**

- 14.1 Ecological surveys have been undertaken by suitably qualified consultants and submitted as part of the planning application process. Whilst GMEU highlight that the habitat survey was carried out early in the survey season for a comprehensive plant species list they do not dispute the survey findings that the grassland on the site is not particularly species rich and that the surveys have been carried out to appropriate standards.
- 14.2 The site is not designated for its nature conservation value and it is not adjacent to or close to any designated sites, although the river forming the northern boundary of the site is an ecological asset and forms an important wildlife corridor it would appear

from the plans supplied that the proposed built development will not directly affect the River or its banks (apart from a small area to allow for the installation of surface water drainage), and a 50m wide 'buffer' has been left between the built development and the River.

- 14.3 Trees are present on a steeply sloping part of the site to the south and west, which are noted to be of local ecological value. Whilst some trees on the lower, level part of the site will need to be removed to facilitate the development those on the sloping part of the site which offer the most filtering of views of the development will not be directly affected by the development proposals and replacement planting can be secured as part of a landscaping scheme for the site.
- 14.4 Overall, this site has only low potential to support any protected species and taking the above site specific factors into account, there are no ecological objections, subject to suitable planning conditions. As such the proposal is considered compliant with policies N4, N5 and N7.

15.0 Drainage and Flood Risk

- 15.1 The application site is located adjacent to the River Tame but is located in flood zone 1 – the lowest area of flood risk from rivers (fluvial sources) and the Environment Agency have no comments or objections regarding the proposal. The proposed use is classed as less vulnerable and is compatible with flood zone 1 without a need for a sequential or exception test.
- 15.2 As a major development proposal the application is accompanied by a flood risk assessment which does not identify a risk of flooding from other sources (sewers, groundwater, canals & artificial sources).
- 15.3 As the amount of impervious area on the site would increase the applicant has indicated that an appropriate SuDS compliant drainage system will be devised to serve the development and ensure that greenfield runoff rates are maintained.
- 15.4 In the absence of any technical objection the proposal is considered to accord with policy U3.

16.0 Conclusion

- 16.1 The proposals would result in the provision of a bespoke manufacturing building to allow the applicant to expand its business operations in the Borough. As part of this, it has been highlighted that the numbers of employees will expand from its current employment base of 48 to employ an additional 42 people (90 in total). The applicants existing premises would be retained and the intention is to add to this with the application site as a 'centre of excellence'

- 16.2 In the Planning Balance the provision of new employment weighs heavily in favour of the application as does the fact that the proposal lies on a designated employment site.
- 16.3 The applicant has demonstrated through the submission of a detailed noise report that the proposal would not result in undue noise and the building is considered sufficiently distant from the neighbouring properties so as not to otherwise affect their amenities in terms of light and outlook.
- 16.3 Overall, it is considered the application complies with both development plan policy set out in the UDP and national guidance in the NPPF and NPPG. As such the application is recommended to be approved.

RECOMMENDATION

To grant planning permission subject to the conditions set out below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in strict accordance with the plans and supporting information that submitted and considered as part of this planning application, those being:
 - The site location plan – PL – 04 16 069 - 01 dated April 2016;
 - The proposed site plan – PL – 04 16 069 - 02 dated April 2016;
 - The proposed floor plan – PL – 04 16 069 - 03 dated April 2016;
 - The proposed front elevations – PL – 04 16 069 - 04 dated April 2016;
 - The proposed rear elevations – PL – 04 16 069 - 05 dated April 2016;
 - The proposed side elevations – PL – 04 16 069 - 06 dated April 2016 and;
 - The proposed roof plan – PL – 04 16 069 - 07 dated April 2016.
3. Prior to the commencement of development details of all materials and material colours to be used externally shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials and material colours.
4. Prior to the commencement of development, the following information shall be submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local

Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.

ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.

iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

5. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall be discharged to the public sewerage system either directly or indirectly unless specifically otherwise agreed in writing. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing and in the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 24 l/s. The development shall be completed in accordance with the approved details.

7. Prior to the commencement of the development hereby approved, full details of both hard and soft landscaping shall be submitted for the consideration of the Local planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details.

The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed previously with the Local Planning Authority. Any newly planted trees or plants forming part of and the approved landscaping scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the Local Planning Authority gives written consent to any variation.

8. During site clearance and construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
9. The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented and retained in operation through the duration of the building works.
10. Prior to first occupation of the building hereby-approved, the car parking, servicing and turning facilities shown on proposed site plan – PL – 04 16 069 - 02, shall be fully completed and available for use to the full satisfaction of the Local Planning Authority, and thereafter kept unobstructed and available for their intended purposes. Vehicles must be able to enter and leave the site in forward gear at all times.
11. No illumination of any part of the development including any lighting to be installed on any buildings or elsewhere on the site shall take place unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be carried out in accordance with the approved details. 12. The development hereby approved shall not be brought into use unless and until a scheme for treating fumes and odours before their emission to the atmosphere so as to render them innocuous, has been submitted to and approved in writing by the Local Planning Authority. Such works that form part of the approved scheme shall be completed before the development is brought into use, and shall be maintained thereafter.
13. No manufacturing or repair processes shall be carried out other than within the building(s) on the application site as shown on the approved plan PL – 04 16 069 - 02 dated April 2016.
14. Details of all fixed plant and machinery together with any acoustic treatment /design, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Plant and machinery shall be installed in accordance with the agreed measures which shall be maintained thereafter.
15. No development or works of site preparation shall take place until:
 - All trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period;
 - A suitably robust fence is be erected between the development site and the 'buffer zone' between the site and the River to prevent encroachment;

- All trees to be retained on the slope to the rear of the application site shall be suitably protected during the course of any site clearance and building works;
 - A detailed scheme for the design he attenuation pond shown as part of the drainage proposals, shall be submitted for the Council's consideration, with this design setting out measures to support wildlife, and enhance the wildlife value of the site;
 - A further, precautionary survey of the site for the possible presence of Badgers should be carried out. If Badgers are found by survey then a Method Statement will need to be prepared giving details of measures to be taken to avoid any possible harm to badgers and, once agreed, should be implemented in full.
 - A further survey of the site to investigate the presence of harmful invasive plant species shall be undertaken (particularly Himalayan balsam and Japanese knotweed). If these plants are found on site then additional measures will need to be taken to prevent their spread during the course of any agreed works;
16. No vegetation clearance required by the scheme should take place during the optimum period for bird nesting (March to July inclusive).
17. No commercial vehicular movements to, from or within the site, shall be permitted;
- a) Outside the hours of 0600hours and 2300hours Monday to Saturday.
 - b) On Sundays or Bank Holidays