

**Application Number** 21/00804/FUL

<b>Proposal</b>	Erection of 1 no. open sided waste paper storage building, 3 no. site welfare cabins, 1 no. prefabricated sub-station building and 1 no. brick built meter building (retrospective application).
<b>Site</b>	Saica Natur Limited, York Street, Audenshaw, M34 5TN
<b>Applicant</b>	Saica Natur Limited
<b>Recommendation</b>	Members resolve to grant planning permission.
<b>Reason for Report</b>	A Speakers Panel decision is required because the application constitutes a major development.

**1. APPLICATION DESCRIPTION**

- 1.1 The application seeks retrospective planning permission for the erection of six buildings within the site. One of the buildings is open-sided, utilised for the storage of waste paper. This is joined by three site welfare cabins; one prefabricated sub-station building; and one brick built meter building.
- 1.2 The open-sided building includes a sloping roof, and measures a total height of 7.65m, with a floor space of 18m by 12m. The building consists of a profile metal cladding roof and upper sections, atop block walling, with grey UPVC gutters and downpipes.
- 1.3 The site welfare cabins each measure approximately 2.3m in height, and consist of green clad elevations. The largest measures 9.2m by 2.8m; the second 7.4m by 2.8m; and the third 3.7m by 2.6m.
- 1.4 The sub-station measures 2.88m in height, and has a flat roof, and the meter building measures 2.36m in height, also with a flat roof.
- 1.5 The application has been supported with the following documents:
  - Design & Access Statement
- 1.6 The supporting information states that the site is a 2-acre depot incorporating a range of recycling and processing facilities covering paper grades, cardboard and extensive confidential shredding services. The depot receives collections of waste paper that can include skips, bulk containers, curtain sided articulated vehicles and “moffet” mounts. The depot then sorts the paper and card waste into paper grades and cardboard material. The existing high-sided industrial unit houses the compacting unit that takes the deliveries and compacts the product into individual 900kg compressed bales of paper or card.
- 1.7 The supporting information notes that whilst the use is long since established, the requirements for storage of paper bales has changes and the preference is that this is now stored under cover where possible. Planning approval for a large open-sided storage building (ref: 19/00751/FUL) remains extant, but the shelter subject of this application was constructed due to urgent need, and due to constraints of the Covid-19 pandemic. The applicant has stated that the sub-station and meter building were constructed in June 2020, and the three welfare cabins in 2014. These assist in providing essential utility provision for the site and staff welfare facilities respectively.

**2. SITE & SURROUNDINGS**

- 2.1 The site is located at the end of and to the north of York Street, at its junction with Poland Street, Audenshaw. The site comprises an established industrial use, which is bound by Poland Street to the south and the Ashton Canal to the north.
- 2.2 The surrounding area is characterised by a mixture of uses. An industrial building is situated to the south, alongside residential dwellings along Poland Street and York Street, and a primary school to the east of those properties. Existing fencing and buildings define the boundary of the site with Poland Street.
- 2.3 The application site is within an accessible area on the road network, close to the A6140, accessed beyond York Street to the south.

### **3. PLANNING HISTORY**

- 3.1 19/00751/FUL: Erection of open sided extension to provide additional site storage – Approved subject to conditions
- 3.2 00/00748/FUL: Proposed replacement workshop/store - Approved subject to conditions
- 3.3 95/00314/FUL: Erection of a new warehouse and process plant - Approved
- 3.4 78/00515/FUL: Erection of a single storey warehouse to store paper bales - Approved
- 3.5 74/00320/FUL: Erection of a bailing Shed - Approved

### **4. RELEVANT PLANNING POLICIES**

- 4.1 **Tameside Unitary Development Plan (UDP) Allocation:** Established Employment Area (E3).

- 4.2 **Part 1 Policies**

- 1.1: Capturing Quality Jobs for Tameside People
- 1.3: Creating a Cleaner and Greener Environment
- 1.5: Following the Principles of Sustainable Development
- 1.6: Securing Urban Regeneration
- 1.9: Maintaining Local Access to Employment and Services
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

- 4.3 **Part 2 Policies**

- E3: Established Employment Areas
- E6: Detailed Design of Employment Developments
- T1: Highway Improvement and Traffic Management
- T7: Cycling
- T10: Parking
- C1: Townscape and Urban Form
- N7: Protected Species
- MW11: Contaminated Land
- MW12: Control of Pollution
- U3: Water Services for Developments
- U4: Flood Prevention

- 4.4 **Other Policies**

Employment Land Supplementary Planning Document adopted January 2009

#### **4.5 National Planning Policy Framework (NPPF)**

Section 2: Achieving sustainable development

Section 6: Building a strong, competitive economy

Section 8: Promoting healthy and safe communities

Section 9: Promoting sustainable transport

Section 12: Achieving well-designed places

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment

#### **4.6 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.

### **5. PUBLICITY CARRIED OUT**

5.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement the application has been advertised as a Major Development:

- Neighbour notification letters to 36 premises;
- Display of site notices; and
- Advertisement in the local press.

### **6. RESPONSES FROM CONSULTEES**

6.1 Canal and River Trust – No comment to make on this application.

6.2 Contaminated Land – Initially requested a statement demonstrating no contamination was encountered during any groundworks at the site. Since this has been provided, no further issues or objections raised.

6.3 Environmental Health Officer – No objections.

6.4 Environment Agency – No objections. Wishes to note that the applicant must be aware of the conditions of their T4 waste exemption and not exceed the limits prescribed therein.

6.5 Highway Authority – No objections. Recommends that cycle parking be provided.

6.6 Lead Local Flood Authority – No objections.

### **7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

7.1 There have been no public comments received in relation to the development.

### **8. ANALYSIS**

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 8.2 The current position is that the Development Plan consists of the policies and proposals maps of the Unitary Development Plan and the Greater Manchester Joint Waste Plan Development Document.
- 8.3 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision making this means:
- approving development proposals that accord with the development plan without delay; and
  - where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
    - specific policies in the Framework indicate development should be restricted.

## **9. PRINCIPLE OF DEVELOPMENT**

- 9.1 Section 6 of the NPPF is entitled “Building a strong, competitive economy”. Paragraph 81 states that ‘planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.’
- 9.2 The site has a longstanding established employment allocation, adjacent to the Ashton Canal.
- 9.3 Policy E3 relates specifically to employment sites and is applicable to the proposals. It states that, in established employment areas, the Council will permit development for employment purposes. The erection of the additional main open-sided storage building allows for storage of paper bales, with preference that this take place under cover where possible. Although the site benefits from planning approval for a larger building for these purposes (ref: 19/00751/FUL), the smaller building subject to this application was erected during the Covid-19 pandemic, with the applicant stating the increase in demand and requirement for covered storage was urgent. The applicant has stated that the sub-station and meter building were constructed in June 2020, and the three welfare cabins in 2014. These assist in providing essential utility provision for the site and staff welfare facilities respectively. It is considered that these buildings yield direct economic outputs, contributing to the economy and provide ongoing employment opportunities as the use of the operation has advanced. The investment and long-term commitment to the presence and operation of the use in Audenshaw is welcomed. The further expansion of the business is likely to safeguard existing jobs and lead to job creation opportunities in the future. This investment is welcomed and it fully accords with the strategic objectives of the Council.
- 9.4 The principle of development is considered to be acceptable, the proposals would be fully compliant with the site allocation and meets the test of policy E3 ‘Established Employment Areas’ subject to all other material considerations being satisfied.

## **10. DESIGN & LAYOUT**

- 10.1 Policy E6 ‘Detailed Design of Employment Developments’ sets out a number of design based criteria to be applied in the consideration of new employment development. The site itself is viewed as being more self-contained in comparison to neighbouring uses. Although public views are provided into the site, it already houses an established industrial and employment

use and this character is clearly established. The proximity of the site to the Ashton Canal and its potential impacts are an important consideration.

- 10.2 The location of the buildings are not viewed as being contentious. Their position is to the far south western section of the site, broadly screened from immediate public views by the existing boundary treatment to Poland Street to the south. The buildings are visible from the A6140 highway that wraps to the south west of the site, but this is at an elevated level and the buildings are viewed in the same context as those existing. An existing building is situated further north within the site toward the boundary with the Ashton Canal, and there is a substantial yard area separating the buildings from that boundary. It is considered that the proposals would not impact further upon the setting of the canal than the existing situation. The Canal and River Trust have raised no objections.
- 10.3 The design is considered acceptable meeting the criteria of policy E6. The elevations are of a functional, industrial appearance similar to other buildings within the confines of the site, and those which are situated close by. The appearance of the scheme is thereby considered to be acceptable in this regard.

## **11. RESIDENTIAL AMENITY**

- 11.1 The site is not bounded immediately by any residential properties and is located within an established employment area. There are residential properties located to the south of the site along Poland Street and York Street.
- 11.2 It is considered that the main source of additional noise through the proposals would be the open sided building, however this is utilised primarily for storage purposes.
- 11.3 Environmental Health officers have raised no objections to the scheme, and it is not considered that any significant additional disturbance over and above the normal operations of the site would occur.
- 11.4 Collectively having regard to the above, it is considered that the relationship to nearby residential properties would be acceptable with their amenity not being unduly prejudiced.

## **12. HIGHWAY SAFETY & ACCESSIBILITY**

- 12.1. Consultation has taken place with the LHA, who have confirmed that the additional vehicle trips generated by the development are likely to be minimal, and would not have a residual cumulative impact upon the road network that would be severe.
- 12.2 The LHA furthermore note that the development proposes no further requirement for parking, with the buildings proposed generally supporting the existing operations of the business. This would allow for covered storage of paper, improving rather than expanding the business, and the welfare facilities would enhance the provision for existing staff.
- 12.3 The LHA has recommended that covered cycle parking provision be provided within the site. This however is not considered necessary given the explanations provided within paragraphs 12.1 and 12.2, noting that the buildings are proposed to support rather than expand the existing use and operations. Should the business expand in future or seek additional facilities, it may be necessary to provide cycle parking provision at that time.
- 12.4 Having full consideration to the merits of the proposals it is considered that the development provides a safe, secure and convenient access for all road users in accordance with UDP policy T1.

### **13. GROUND CONDITIONS**

- 13.1 The Council's Environmental Protection Officer (EPO) notes that potential sources of contamination have been identified on the site, occurring from previous uses. These include the Iron Foundry and Cotton Mills (mid to late nineteenth century); Union Mills, which handled waste rubber, and tanks were associated with this use (approximately 1930s) and the Corporation Yard and Works (approximately 1950s). Furthermore, the site is situated approximately 20m east of the former Groby landfill site. Noting that the buildings have already been constructed at the site, the EPO requested submission of a signed statement as evidence that no contamination was encountered during the groundworks for the buildings.
- 13.2 Since the applicant has provided such confirmation, the EHO has reviewed this information and raises no further objections. It is therefore considered that the scheme is acceptable with regards to ground conditions and contamination.

### **14. DRAINAGE**

- 14.1 The Environment Agency have raised no objections to the scheme, however they note that the applicant must be aware of their obligations under a separate waste arrangement (T4 Waste Exemption). As this does not fall under the remit of the planning system, an informative is recommended advising the applicant of this.
- 14.2 The Lead Local Flood Authority (LLFA) note that the proposal is retrospective, with works already completed. The LLFA consider that, as the proposal is built on an existing concrete yard, there has been no increase in impermeable area, and that existing drainage has been retained. The LLFA note that the new structures are moderate in size, and therefore do not require any further measures to be imposed with regards to surface water. In conclusion, the LLFA raise no objections, and it is considered that the application would be acceptable in this regard.

### **15. ECOLOGY**

- 15.1 As noted earlier, the site lies adjacent to the Ashton Canal, sharing the northern boundary of the site. Other built development and hardstanding is situated within the site closer to the canal than the development proposed.
- 15.2 It is not considered that the development would unduly impact upon the ecology of the canal. The Canal and River Trust have raised no objections, and although no comments have been received from the Ecology Unit, it is considered that the existing site situation would not lead to a detrimental ecological impact following the proposals.

### **16. CONCLUSION**

- 16.1 The proposal is considered to comply with local and national planning policy in that it would support economic development on an established employment site. The associated investment would secure economic, social and environmental benefits fully in line with aspirations of sustainable development. The continued job availability as a result of the employment site would secure continued economic benefits to the local economy.
- 16.2 The application has adequately demonstrated that the site is of an appropriate size to accommodate the scale of the employment development proposed. Its location within an established employment area with good access to the strategic highway network.

- 16.3 The design of the building would be of a sufficient quality which reflects the industrial and employment use of the site. The scale and choice of material, and position of the buildings, would not detract from the setting of the adjacent Ashton Canal.
- 16.4 The proposal therefore complies with relevant development plan policies as well as those contained within the NPPF and is considered acceptable when taking into account other material planning considerations.

**RECOMMENDATION:**

Grant planning permission, subject to the following condition:

- 1) The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Site location plan (dwg no. 2115-GTA-ZO-00-DR-A-1003).

Existing site layout (as built) (dwg no. 2115-G&T-ZO-00-DR-A-1001).

Existing elevations & plans (dwg no. 2115-G&T-ZO-00-DR-A-1002).

Reason: for the avoidance of doubt.