

## **Application Number 16/00452/FUL**

<b>Proposal</b>	Demolition of existing covered store, extend existing distribution warehouse to front and rear.
<b>Site</b>	Grove Products, Broadway, Hyde
<b>Applicant</b>	Grove Products
<b>Recommendation</b>	<b>Approve</b>

### **REPORT**

#### **1. APPLICATION DESCRIPTION**

- 1.1 The site and the building it contains operate as a wholesale distributor of caravan, motorhome, camping and leisure products, including ancillary office space. The proposal is to develop extensions to the existing warehouse building at both the front and at the rear.
- 1.2 The existing building is in two sections and L-shaped so that the southern side of the frontage projects forward towards the road and is taller than the rest of the building to the north and which wraps around the western side at the rear. The space in front of the existing warehouse where it projects forward is used currently to park containers for loading. Goods vehicles currently arrive and park in the area in front of the warehouse and goods are transported from the rear to be loaded. Goods inward are unloaded from vehicles parked on the northern side of the building.
- 1.3 The extension at the front would infill most of the space in front of the taller, projecting section of the building.
- 1.4 Behind the existing building there is a large, hard-surfaced area including a dilapidated, open-sided covered store. The proposed extension at the rear would infill most of the space behind the building and involve the demolition of the existing covered store.
- 1.5 Both extensions would rise to the same height as the existing front warehouse at both eaves (7.7m) and ridge (9.9m) levels. At the front the extension would in effect be a continuation of the existing warehouse. The proposed extensions would provide 355sqm additional floorspace at the front and 1,701sqm at the rear.
- 1.6 The materials used in the external finishes of the proposed extensions would match those of the existing warehouse, comprising profiled metal cladding.

#### **2.0 SITE AND SURROUNDINGS**

- 2.1 The site is situated on Broadway Industrial Estate in the north-western outskirts of Hyde. The application site is situated on the western side of the Industrial Estate and abuts the Peak Forest Canal to the rear. Across the road in front and on both sides, the site is neighboured by commercial, industrial estate uses. The canal is a designated Site of Biological Importance.

### **3.0 PLANNING HISTORY**

3.1 None relevant.

### **4.0 RELEVANT PLANNING POLICIES**

4.1 Tameside Unitary Development Plan (UDP) Allocation

4.1.1 Established Employment Area.

#### **4.2 Tameside UDP**

##### **4.2.1 Part 1 Policies**

1.1: Capturing Quality Jobs for Tameside People.

1.3: Creating a Cleaner and Greener Environment.

1.9: Maintaining Local Access to Employment and Services.

1.10: Protecting and Enhancing the Natural Environment.

1.12: Ensuring an Accessible, Safe and Healthy Environment.

##### **4.2.2 Part 2 Policies**

E3: Established Employment Areas.

E6: Detailed Design of Employment Developments.

T1: Highway Improvement and Traffic Management.

N2: Locally Designated Nature Conservation Sites.

MW11: Contaminated Land.

#### **4.3 Other Policies**

4.3.1 Employment Land Supplementary Planning Document.

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

4.4.1 Section 1 Building a strong, competitive economy

4.4.2 Section 7 Requiring good design

#### **4.5 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.

### **5.0 PUBLICITY CARRIED OUT**

5.1 As part of the planning application process 5 notification letters were sent out to neighbouring properties on 25th May 2016 and a notice was posted at the site and published in a local newspaper on 2<sup>nd</sup> June 2016.

### **6.0 RESPONSES FROM CONSULTEES**

6.1 The Head of Environmental Services – Highways has no objection to the proposal.

6.2 The GM Ecology Unit has no objection.

6.3 The GM Police Design for Security Unit has no objection but recommends that Secured by Design accreditation be achieved.

## **7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

7.1 None received.

## **8.0 ANALYSIS**

8.1 The principal issues in deciding this application are:-

- 1) The principle of the development,
- 2) Design and appearance,
- 3) Access and servicing arrangements, and
- 4) The impact on the adjacent canalside environment.

## **9.0 The principle of the development**

9.1. The proposal is designed to make better use of the site by providing more efficient arrangements for the loading and unloading of goods and to allow these operations with protection from the weather. It is intended to assist in increasing productivity and to allow for future growth. Section 1 of the NPPF advocates that planning should operate to encourage and not act as an impediment to sustainable growth and therefore significant weight should be placed on the need to support economic growth through the planning system.

9.2 UDP policy E3 states that, in established employment areas, the Council will permit development for employment purposes. The Industrial Estate in which the development is proposed is allocated as an established employment area and so the principle of the development is wholly appropriate.

## **10.0 Design and appearance**

10.1 According to Section 7 of the NPPF, good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Having external finishes to match the existing building, the design and, rising to the same height as the existing front warehouse at both eaves and ridge levels, the scale of the building is in-keeping with the both the existing building and the Industrial Estate location. It is therefore considered that the detailed design of the proposed development complies with the relevant requirements of UDP policy E6 and the Employment Land SPD.

## **11.0 Access and servicing arrangements**

11.1 The existing access and egress arrangements from and to the road would be unchanged and the existing 29 car parking spaces, along the site's northern boundary and in front of the building, would remain. Space enough would be provided in the northern part of the site, next to the building, for the safe manoeuvring of goods vehicles. The proposed access and servicing arrangements are therefore

considered acceptable and in accordance with the relevant requirements of UDP policy E6 and the Employment Land SPD.

## **12.0 The impact on the adjacent canalside environment/ecology**

- 12.1 The proposed development is adjacent to the Peak Forest Canal (North) Site of Biological Importance. The land behind the existing building on which the rear extension would be built is separated from the canalside by a wooded embankment. The proposal has been assessed by the GM Ecology Unit and it is confirmed that the adjacent canalside environment, and its importance biologically, would not be affected.
- 12.2 The GM Ecology Unit confirm also that the open-sided covered store has negligible potential to support bat roosts.
- 12.3 The impact on the adjacent canalside environment and any other ecological issues are therefore considered acceptable.

## **RECOMMENDATION**

Grant planning permission subject to the following conditions.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The materials to be used in the construction of the external surfaces of the extensions shall match as closely as is practicable the corresponding materials in the existing building.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. CP7351-010, CP7351. 01, CP7351. 02, CP7351. 03, CP7351. 04 CP7351. 05, CP7351. 21 A, CP7351. 22 A, CP7351. 23 A, CP7351. 25 A and CP7351. 26 A.
4. Development shall not commence until the following information has been 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. During demolition/construction no work (including vehicle 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.