

DELEGATED REPORT

Report by Sam Summers	Date of report: 14/02/2024	Ref: 70281/LDCP
Registration: 04/12/2023	LDFC:	Expiry Date: 29/01/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: NONE
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful Development Certificate for the erection of a modular building within the curtilage of the factory to provide a canteen and locker room for members of staff the site. Access will be unchanged and there is no loss of parking space. The floor space would be 154 sq.m.

Location: Holme Mill, Railway Street, Ramsbottom, Bury, BL0 9AL

Description

Lawful Development Certificate for the erection of a modular building within the curtilage of the factory to provide a canteen and locker room for members of staff the site. Access will be unchanged and there is no loss of parking space. The floor space would be 154 sq.m.

Relevant Planning History

56463 - Erection of single storey rear extension. - Approve with Conditions 03/10/2013

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

The building is not in a consevation area and would not exceed 200 square metres.

The building would not be within 10 metres of a boundary and the height of any part of the new building erected would not exceed 15 metres or the height of the highest building within the curtilage of the premises.

No part of the developepment would be within 5m of the boundary

The development would not lead to a reduction in the space available for the parking or turning of vehicles

The development would not be within the curtilage of a listed building.

Some statutory conditions are attached to the approval as required by the GPDO.

Having regard to the above the proposal is considered lawful as it would fall within the limitations of Article 3, Schedule 2, Part 7, Class H of The Town and Country Planning

(General Permitted Development) (England) Order 2015.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 7, Class H of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 Any building as erected, extended or altered is only to be used—
(i) in the case of an industrial building, for the carrying out of an industrial process for the purposes of the undertaking, for research and development of products or processes, or the provision of employee facilities ancillary to the undertaking;
(ii) in the case of a warehouse, for storage or distribution for the purposes of the undertaking or the provision of employee facilities ancillary to the undertaking;
Reason
As required by condition H.2(b) of Article 3 Schedule 2 Part 7 Class H of The Town and Country Planning (General Permitted Development) (England) (as amended) Order 2015.
- 3 No building as erected, extended or altered is used to provide employee facilities—
(i) between 7.00pm and 6.30am, for employees other than those present at the premises of the undertaking for the purpose of their employment; or
(ii) at all, if a quantity of a dangerous substance is present at the premises of the undertaking in a quantity equal to or exceeding the quantity listed in the entry for that substance in Parts 2 or 3 of Schedule 1 to the Control of Major Accident Hazards Regulations 1999
Reason
As required by condition H.2(c) of Article 3 Schedule 2 Part 7 Class H of The Town and Country Planning (General Permitted Development) (England) (as amended) Order 2015.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	14/02/2024	DM	14/02/24