

DELEGATED REPORT

Report by Sam Summers	Date of report: 11/07/2023	Ref: 69135/LDCP
Registration: 23/03/2023	LDFC:	Expiry Date: 18/05/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed new industrial warehouse

Location: Unit 55 Bealey Industrial Estate, Hallam Street, Radcliffe, Manchester, M26 2BD

Description

Lawful development certificate for proposed new industrial warehouse on existing industrial estate.

Relevant Planning History

43826 - CHANGE OF USE TO GENERAL CONTRACTORS YARD - Approve with Conditions 09/02/2005

48544 - CHANGE OF USE OF LAND AND BUILDING TO HAND CAR WASH - Approve with Conditions 26/10/2007

50937 - CHANGE OF USE OF LAND AND BUILDING TO HAND CAR WASH; ERECTION OF CANOPY, BOUNDARY FENCE AND INSTALLATION OF METAL CONTAINER STORE (RETROSPECTIVE) - Approve with Conditions 25/03/2009

68329 - Cladding to various buildings - Approve with Conditions 07/06/2022

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 conservation 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 development 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	11/07/2023		