



Statement of Case Appendix D – Area Schedule

Introduction

- 1.1 This document has been prepared by Gerald Eve LLP in support of a planning appeal submitted on behalf of Trammell Crow Company Logistics (Heywood) Limited (“the Appellant”) against the decision of Rochdale Borough Council (“the Council”) to refuse planning permission in respect of a full planning application (reference: 22/01410/FUL) for the provision of new storage and distribution units (“the Proposal”) at Department of Work and Pensions Dcs Distribution Centre, Manchester Road, Heywood, OL10 2PZ (“the Site”).
- 1.2 The Site is formed of various existing buildings which have historically been used for storage and distribution (Use Class B8) by the Department for Work and Pension.
- 1.3 It is acknowledged that the total floorspace of the existing buildings on the Site is referred to inconsistently across the submitted planning application documents, the Certificate of Lawfulness (21/01298/CPE) and the Officer’s Reports to the Planning and Licensing Committee.
- 1.4 This document therefore includes a summary of the various existing floorspace figures used throughout the application and confirms the correct existing floorspace figure to be used for the purposes of this Appeal.
- 1.5 It is the Appellant’s intention to agree the correct existing floorspace figure with the Council in the Statement of Common Ground (SoCG).

Planning Application Documents

- 1.6 Table 1 below summarises the existing areas referenced throughout the various planning application documents.

Doc Title	Existing Floorspace	No. Buildings	Notes
Heywood Brochure	291,470 sqft (27,078 sqm GIA)	Nine warehouses and 2 ancillary buildings	
Original Pre-app Advice (PREAPP/00104/21)	31,900sqm (GIA)	N/A	Dated 24 Nov 2021
Certificate of Lawfulness (Turley Supporting Letter)	343,783 sq. Ft (GIA)	Nine	Equates to 31,938 sqm (circa 31,900 GIA).
Certificate of Lawfulness (Decision Notice)	N/A	N/A	
Planning application form	37,072 sqm (GIA)	N/A	
Planning Statement	31,900 sqm (GEA)	Nine	
EIA Screening Opinion	31,900 sqm	Nine	Does not mention GIA or GEA.
Transport Assessment (original rev 01)	31,900 sqm	Nine	Does not mention GEA or GIA.
Transport Assessment (rev 05 – current)	Total 42,304 sqm GEA (including plant and mezzanine). Trip generation based on ground floor space only = 27,559 sqm (i.e. excluding plant and mezzanine).	Nine	Existing floorspace changed since original TA due to the Appellant having sight of the Hollis Building Survey.
Jason Print Marketing Opinion	27,078.3 sqm (GIA)	Nine (plus two office/ancillary buildings)	Based on Measured Survey – excludes mezzanines (but in GIA not GEA)
Legal Opinion on Fallback Position	31,900 sqm		
Officer's Report (December 2023)	31,900 sqm (GEA)	Six main buildings	

Hollis Measured Building Survey (“Measured Survey”)

- 1.7 The Measured Survey was prepared for Telereal Trillium (the Site’s previous landowner) on 27 July 2021 and was not submitted with the application. A copy of the Measured Survey is appended to the Statement of Case at Appendix C.
- 1.8 The Appellant only had sight of the Measured Survey after the application was submitted.
- 1.9 The Area Schedule contained in the Measured Survey concludes that the total floorspace of the existing buildings on site is **42,304 sqm (GEA)**. This is broken down as:

Ground floor	27,559 sqm (GEA)	26,916.5 sqm (GIA)
Mezzanine	14,550 sqm (GIA)	14,550 sqm (GIA)
Plant and Pumphouse	195 sqm (GEA)	161.8 sqm (GIA)
Total	42,304 sqm (GEA)	41,628.3 sqm (GIA)

- 1.10 Note that the Measured Survey does not include the existing GEA figures for the mezzanine, so the total GEA for the existing buildings was calculated using the GIA mezzanine figure.
- 1.11 The total floorspace is set out across nine warehouse units (one of which is sub-divided):
1. Unit 110
 2. Unit 111 & Unit 119
 3. Unit 112
 4. Unit 113
 5. Unit 114
 6. Unit 115
 7. Unit 116
 8. Unit 117
 9. Unit 118

- 1.12 And four additional buildings:

1. Unit 101 (office)
2. Unit 01 annexe
3. Unit 102 (office)
4. Plant and pumphouse

1.13 The above buildings are identified on the Existing Site Layout Plan (ref: 21157-ASA-SK-ZZ.ZZ-D-A-SK33_S3-P2) submitted with the appeal.

Correct Existing Floorspace Figures

1.14 The Measured Survey contains the correct existing floorspace figures for the purposes of this Appeal.

1.15 For the avoidance of doubt the correct floorspace figures are repeated below:

Ground floor	27,559.0 sqm (GEA)	26,916.5 sqm (GIA)
Mezzanine	14,550 sqm (GIA)	14,550 sqm (GIA)
Plant and Pumphouse	195 sqm (GEA)	161.8 sqm (GIA)
Total	42,304 sqm (GEA)	41,628.3 sqm (GIA)

1.16 The Transport Assessment (TA) reflects the correct floorspace figures and for robustness, the trip rates used in the TA are based on the ground floor figures only i.e. excluding mezzanine, plant and pumphouse.