

Design & Access Statement

Corrosion Resistant Products

Head Office

Todmorden Road

Littleborough

OL15 9EG

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Client: CRP Ltd
Reference: rep-tjba-CRP-littleborough-temp bldgs-DA statement-280120.docx

Revision	Date	Reason
0	July 2020	Original.
1	March 2023	Updated for 2023 temp renewal pre-application advice submission.

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1. INTRODUCTION

This Design & Access Statement, although not specifically required by planning, is intended to support a Town & Country planning application at Corrosion Resistant Products Ltd, Littleborough.

The application is for the renewal of a temporary planning application. Recent planning history of the application is as follows:

18/00959/FUL Erection of temporary buildings for storage and manufacturing (retrospective).

20/00874/VRCON Application to vary condition 1 of planning permission 18/00959/FUL to extend temporary planning permission in line with original proposal for 5 years (to expire March 2024).

Particular to the latest planning permission is Condition 1 which restricts consent to 13th March 2024.

Corrosion Resistant Products Ltd would like to extend condition 1 for another 4 years to March 2028.

There were two main reasons for restricting the permission:

- The building materials (in particular the roof) were not deemed to be suitable for a permanent approval.
- No SUDS drainage was provided as part of the temporary building development.

RMBC's drainage officer was contacted in March 2023 about the possibility of renewing the temporary permission, and was in support of an extension as the buildings do not increase flood risk. The officer indicated they would need to see some SUDS development when permanent planning is submitted.

Increasing the permission to 2028 would keep the permission within the proposed lifetime of the temporary buildings, and enable the Applicant to explore permanent solutions for their replacement.

2. DEVELOPMENT

The proposed development in Permission No. 18/00959/FUL was for the erection of 2 temporary warehouse structures extended on to the side of existing warehouses, see photo.

The position of the structures is within the yard of an existing commercial curtilage, itself part of the Rochdale mixed employment zone (UDP policy EC/3).

Rochdale Core Strategy policy E2 states that "a good supply of land and premises for employment uses, suitable for all types of businesses in accessible locations, is essential... to ensure the creation of more and better jobs and increase prosperity in the borough".

Currently the temporary buildings have allowed CRP Ltd to expand their workforce by 7 people.

The buildings are temporary structures, designed and marketed as such, and cannot be converted to permanent structures. The design life dictated by the roof is 10yrs.



3. DESIGN

Amount

The amount is for 2No. temporary warehouse structures, taking up approximately 3-4% of the total site area.

They are butted up to the existing buildings essentially acting as extensions to the existing warehouses on site. An additional 344m² of warehouse space is provided.

Layout

The position of the buildings are to the rear of the existing works yard as seen from Todmorden Road, adjacent the River Roch, and afford residual space in the yard for works processes and over 25m of turning circle for articulated lorries.

The positioning has been optimised to retain approximately 15m of access to the rear to link up with other parts of the site, and for maintenance.

The buildings are approximately 40m from the closest residential dwellings, behind vegetated borders.

Scale

The temporary warehouse structures are 15m x 12.5m, and 12.5m x 12.5m in length/width, 5.4m eaves and 7.0m ridge height and are significantly smaller in footprint than the buildings that they are attached to.

The ridge heights are slightly smaller than the existing buildings, ensuring they are no more prominent.

Landscaping

Landscaping around the site remains the same. The commercial use requires yard space which is generally concrete hardstanding.

The site perimeters adjacent Todmorden Road comprise hedging, vegetation, and trees to limit the commercial effects to the nearby residential dwellings.

Appearance

The buildings are of a commercial nature, comprising A frame aluminium profiles with steel galvanised purlins, inserts, and baseplates. Wall comprise goosewing grey steel cladding fitted to floor trays. Roof comprises 700gsm PVC fabric.

Although they differ in material with the existing buildings on site, and so can't be seen as permanent structures, they comprise high quality design suitable for use as temporary buildings, designed to current regulations and safety standards.

SUDS

The temporary buildings are situated within the main works yard which comprises an existing concrete hardstanding.

The addition of temporary buildings does not change the amount of rainfall runoff from the site.

4. ACCESS

The site has existing access from Todmorden Road, and enough space has been retained within the site to allow turning for articulated lorries. Space is provided around the temporary buildings so access and maintenance remains.

Todmorden Road is part of the eastern corridor for access into the borough.

5. CONCLUSIONS

Temporary planning permission is currently granted on permission 18/00959/FUL and the subsequent 20/00874/VRCON condition 1, to 13th March 2024.

Another extension to condition 1 is requested for 4 years to March 2028.

With regard to the proposed extension, the two main reasons for limiting the time limit on the permission are materials longevity & SUDS. The RMBC drainage officer has indicated they would support the extension for a temporary permission further, and the extension request is within the design life of the structure & materials.

It is thus requested that the RMBC Planning support the proposal.

Signed.....

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Signed.....

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