

Trammell Crow Company

Heywood Stores Manchester Road

Statement of Community
Involvement
October 2022





HEYWOOD STORES

STATEMENT OF COMMUNITY INVOLVEMENT

SCI – October 2022

Trammell Crow Company

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INTRODUCTION

This Statement of Community Involvement (SCI) has been prepared by UK NETWORKS on behalf of the Applicant Trammell Crow Company in support of the submission of a full planning application for the redevelopment of the site comprising the demolition of all existing units and erection of new storage and distribution units (Use Class B8) with ancillary office space, vehicular, pedestrian and cycle access, external yards, parking, landscaping and associated works.

The National Planning Policy Framework (NPPF) recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for everyone. In preparing the consultation strategy, the relevant provisions of the Localism Act 2011 and Rochdale Borough Council's Statement of Community Involvement (SCI) issued in August 2021 have been considered.

The consultation strategy has sought to ensure that relevant stakeholders and members of the public are given every opportunity to review the plans and provide their feedback. The strategy has included a combination of traditional and modern means of consultation and engagement including resident notices, face to face meetings, online briefings, a project website and online feedback form and availability of a project telephone line and Freepost address so those without access to a PC can engage with the project team and the plans.

This report sets out a summary of the pre-application consultation that has taken place so far and with whom. The report identifies key themes and issues raised and sets out the Applicant's response to these, including changes to the design which have resulted as a direct response to consultation with stakeholders and the local community, where appropriate.

The project team is committed to ongoing engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.

SITE LOCATION



The site is located off Manchester Road, approximately 2 miles south of Heywood town centre and 8 miles north of Manchester City Centre.

The site has direct access to Junction 19 of the M62 and 3 miles east of the M60/M62/M66 intersection, providing access to the entire North West region.

There is a new 2km link road currently under construction immediately south of the site and expected to be completed later this year, improving access to J19 of the M62 and the wider regional motorway network.

CONSULTATION AND ENGAGEMENT OVERVIEW

The plans and the pre application consultation were publicised via:

- Letters to stakeholders
- Letters to immediate neighbours who share a boundary with the site
- 251 resident notices distributed by Royal Mail

Stakeholders engaged included:

- Rochdale Borough Council
- Elected members and officers
- Rochdale Development Agency
- Local residents and businesses
- Statutory Consultees
- Russell Homes
- Newhouse Academy

Consultation and Engagement has included:

- Letters to stakeholders
- Letters to immediate neighbours who share a boundary with the site
- Face to face meetings with immediate neighbours
- Resident notices
- Online briefings
- Face to Face briefings with boundary residents
- A project website/survey
www.heywoodstoresconsultation.co.uk

CONSULTATION AND ENGAGEMENT TIMELINE

17th May 2022

- Introductory letters sent to Rochdale Borough Council (officers, cabinet members, Hopwood Hall ward members)
- Introductory letters sent to Rochdale Development Agency (RDA)

13th June 2022

- Online briefing with Councillor Neil Emmott (Leader), Steve Rumbelow (CEO), Mike Robinson (Acting Director for Economy)
- Online briefing with Rochdale Development Agency.

20th September 2022

- Resident notices were sent out to 251 residents and businesses addresses via Royal Mail with details of the proposed development and how to view the proposals and provide feedback.
- Consultation website and online survey goes 'live'
- Letters sent to Rochdale Borough Council (officers, cabinet members, Hopwood Hall ward members) to advise of public consultation launch.

21st September 2022

- Letter send to boundary residents to advise of public consultation launch and to offering a briefing.

3rd October 2022

- Face to face meetings with immediate neighbours who requested a meeting

10th October Consultation Ends

*Throughout the pre-application consultation period, engagement via e-mail correspondence, face to face meetings, telephone and online discussions relating to technical information and feedback has also taken place between the project team and statutory consultees, Rochdale Council's Planning team and Russell Homes.

CONSULTATION AND ENGAGEMENT MATERIALS

STAKEHOLDER LETTERS

Trammell Crow Company

Trammell Crow Company
Logistics Ltd
One Fleet Place
London
EC4M 7WS

20th September 2022

Councillor Neil Emmott
Council Leader
Rochdale Borough Council
C/O Victoria Byrne
Floor 3, Number One Riverside
Smith Street
Rochdale
OL16 1XU

By Email: neil.emmott@rochdale.gov.uk

Dear Councillor Emmott,

Heywood Stores, Manchester Road, Rochdale

Further to my correspondence to you in June, I am writing to advise you that Trammell Crow Company (TCC) has today (Tuesday 20th September 2022) begun pre-application consultation on plans to re-develop the former Heywood Stores site, Manchester Road, Rochdale. This follows positive pre-application meetings with Rochdale Council's planning team.

TCC's investment plans will help attract new employers to Rochdale, create hundreds of new jobs in the area, both in its development and when it's operational, replacing an old and no longer fit-for-purpose space with one that is well designed, environmentally friendly, and makes a positive contribution in Heywood and the surrounding area.

As part of our pre-application consultation and ahead of submitting a planning application to demolish the existing 9 buildings onsite to provide 3 new modern units, totaling 45,755 sqm we have issued a Resident Notice to hundreds of properties in the local area with details of how to view the plans and provide feedback.

We have also written directly to the occupiers of properties that share a boundary with the site to offer them 1-2-1 meetings to discuss the plans. The pre-application consultation also includes a project website (www.heywoodstoresconsultation.co.uk) with more information on the plans including computer-generated images (CGIs) of how the new buildings will look as well as an online survey for members of the public to provide feedback to the project team. There is also a project telephone, Freepost and e-mail address provided to contact the project team.

All feedback received during the pre-application consultation will be collated in a Statement of Community Involvement (SCI) and include details of the consultation as well as the project team's response to the feedback received including any changes to the plans. The SCI will be submitted alongside the planning application and other supporting technical reports.

Subject to receiving the necessary planning consent from Rochdale Borough Council, we would expect the construction to take 1.1 years.

If you require any further information about the plans or would like to arrange a briefing please do not hesitate to contact Alun Hayes who is leading on Community & Stakeholder Engagement on 07809140016 or alun@uk-networks.com

One Fleet Place | London | EC4M 7WS | trammellcrow.com

Stakeholder/Rochdale Borough Council

Trammell Crow Company

Trammell Crow Company Logistics Ltd
One Fleet Place
London
EC4M 7WS

20th September 2022

Dear Neighbour,

Heywood Stores, Manchester Road, Rochdale

I am writing to you because your property shares a boundary with the Heywood Stores site, which Trammell Crow Company (TCC) has recently acquired for redevelopment.

TCC is a leading global developer and investor in commercial property. More information about TCC can be found on our website www.trammellcrow.com

By way of background, the site is currently let to The Secretary of State for Levelling Up, Housing and Communities, which has served notice to terminate the lease and will vacate in March 2023. The site has previously been used by the Royal Air Force and is currently used for the storage of documents.

This site, which will soon be vacant and is underused, has limited social or economic benefit. TCC have instructed a professional team including Gerald Eve LLP (planning consultants) and Ashton Smith (architects) to develop a modern logistics and employment scheme that meets the modern requirements of occupiers, is environmentally sustainable and economically and socially beneficial.

Our investment plans will help attract new employers to Rochdale, create hundreds of new jobs in the area, both in its development and when it's operational, replacing an old and no longer fit-for-purpose space with one that is well designed, environmentally friendly, and makes a positive contribution in Heywood and the surrounding area.

As part of our pre-application consultation and ahead of submitting a planning application to demolish the existing 9 buildings onsite to provide 3 new modern units, totaling 45,755 sqm we are offering you an opportunity to meet with a representative of the project team and ask any questions you may have.

My colleague Alun Hayes who is leading on Community & Stakeholder Engagement is North-West based and is in the local area on Friday 30th September 2022 between 9am and 1pm or Monday 3rd October between 10am and 4pm. If you would like to arrange a time to meet Alun on either of those days, please contact Alun directly on 07809140016 and he would be happy to come and see you.

Finally, I have enclosed an existing site plan and a proposed site plan which you may find useful, however Alun will be able to share with you more information about the plans. Alternatively, you will receive a separate notice as part of the wider public consultation which will include details of the project website (www.heywoodstoresconsultation.co.uk) an online survey and computer-generated images (CGIs) of how the new buildings will look.

With regards to potential construction timescales, subject to receiving the necessary planning consents we expect the development to take 1.1 years to build.

Kind regards

PP

Mike Forster
Head of UK Logistics
Trammell Crow Company
Encl.

One Fleet Place | London | EC4M 7WS | trammellcrow.com

Neighboring Resident

CONSULTATION AND ENGAGEMENT MATERIALS

BRIEFING PRESENTATION

ROCHDALE COUNCIL PRESENTATION

TRAMMELL CROW COMPANY



JUNE 2022

INTRODUCTIONS

- ▶ Mike Forster, Head of UK Logistics at Trammell Crow
- ▶ Sophie Watkin, Planning Director at Trammell Crow
- ▶ Graham Reece, Senior VP - Head of European Logistics Construction at Trammell Crow
- ▶ Harry Spawton, Partner at Gerald Eve LLP (Planning Consultant)
- ▶ Alun Hayes, Director at Communiti (Communications, Community and Stakeholder Engagement)

Trammell Crow Company

GERALDEVE



AshtonSmith
Beyond Design

AGENDA

- ▶ Introductions
- ▶ Purpose of the meeting
- ▶ Trammell Crow Company Background
- ▶ Heywood Stores – Site and Planning Context, Key Considerations
- ▶ Heywood Stores – Existing Site Images, Existing and Proposed Site Layout
- ▶ Heywood Stores – Computer Generated Images
- ▶ Socio Economic Benefits
- ▶ Community Consultation and Engagement
- ▶ Timescales

HEYWOOD STORES COMPUTER GENERATED IMAGE



INVESTMENT IN THE UK AND EUROPE

- ▶ The Heywood site in Rochdale is TCC's third in the UK.
- ▶ Since the first UK acquisition in August 2021 of a former Arcadia distribution centre in Milton Keynes, TCC has since acquired a site in Sheffield and secured planning permission to deliver Grade A logistics assets on both.
- ▶ TCC has also recently acquired its first site in Germany and entered into an exclusivity agreement on a second.

UK DEVELOPMENT – MILTON KEYNES

- ▶ 19.4-acre logistics site in Milton Keynes
- ▶ Planning consent granted for three Grade A speculative logistics buildings totalling 340,000 sq ft (31,587 sq m)
- ▶ Completion date Q2 2023



CONSULTATION AND ENGAGEMENT MATERIALS

BRIEFING PRESENTATION

UK DEVELOPMENT – SHEFFIELD

- ▶ 20-acre site in Sheffield, planning approved in March 2022
- ▶ Replace the existing building with a 367,151 sq ft Grade A logistics facility.
- ▶ Construction start Summer 2022, completion Q1 2023
- ▶ The new Class B8 storage and distribution unit is expected to create 450 new jobs.



HEYWOOD STORES – SITE CONTEXT

- ▶ 27.8 acre site in a highly accessible location
- ▶ Established industrial location
- ▶ Existing tenant leaving in March 2023
- ▶ Existing buildings not fit for purpose



HEYWOOD STORES – PLANNING CONTEXT

- ▶ Underutilised Brownfield site
- ▶ A Lawful Development Certificate was granted on 14 December 2021 which confirmed that the site's existing lawful use was Use Class B8 (comprising circa 31,900 sqm of floorspace).
- ▶ Positive pre-application consultation with Rochdale Council Planning Team
- ▶ Site lies directly adjacent to the South Heywood Masterplan which has permission for a major mixed-use development comprising residential development and 135,000 sqm of commercial floorspace (ref: 16/01399/HYBR).

KEY CONSIDERATIONS

- ▶ Providing modern employment and logistics space to meet occupier demands
- ▶ Sustainable development with low carbon and energy efficient buildings
- ▶ Employment, education and skills
- ▶ Residential amenity of residents who share a boundary
- ▶ Relationship with Russell Homes adjacent residential scheme
- ▶ Transport, Highways and Access
- ▶ Ecology/Biodiversity NET gain, Noise, Air Quality etc

HEYWOOD STORES – EXISTING SITE IMAGES



HEYWOOD STORES EXISTING SITE LAYOUT



CONSULTATION AND ENGAGEMENT MATERIALS

BRIEFING PRESENTATION



SOCIO ECONOMIC BENEFITS

- ▶ Over 600 FTE onsite jobs when fully operational
- ▶ A mix of jobs with a substantial number of middle and high skilled opportunities
- ▶ £30.7 million GVA per annum to the local economy
- ▶ A further 180 FTE offsite jobs with a further £12.5 million estimated GVA for the regional economy
- ▶ 390 FTE construction workers for 1.1 years
- ▶ Training and apprenticeship opportunities for operational and construction phases
- ▶ Estimated £830,000 in annual Business Rates to Rochdale

How can we work together to maximise the benefits to Rochdale?

CONSULTATION AND ENGAGEMENT MATERIALS

BRIEFING PRESENTATION

COMMUNITY CONSULTATION AND ENGAGEMENT

Extensive programme of pre-planning application consultation with the local community and statutory consultees

June/July 2022

- ▶ Elected member briefings
- ▶ Engagement with local schools and colleges and business groups
- ▶ Resident notice delivered to agreed distribution area (overleaf) advertising the proposals and how the public can view them and provide feedback
- ▶ Project website, online feedback form, one to one meetings with residents who share a boundary, Freepost address and project telephone
- ▶ All feedback collated in a Statement of Community Engagement along with Applicant's response to issues raised to be submitted alongside planning application
- ▶ Pre-application will run for a period of at least 21 days.

HEYWOOD STORES – DISTRIBUTION AREA

- ▶ Proposed distribution area for notice to residents and businesses to be distributed to 1138 addresses by Royal Mail at the beginning of the consultation
- ▶ Social media advert targeting local area
- ▶ Media release to local newspaper



TIMESCALES

- ▶ Pre-application consultation (June/July 2022)
- ▶ Submission of planning application (August 2022)
- ▶ Formal consultation on planning application (From September 2022)
- ▶ Target planning application determination (December 2022)
- ▶ Target start for site clearance and demolition (April 2023)
- ▶ Target construction start (September 2023)
- ▶ Target completion date of construction phase (May 2024)
- ▶ Target date for first occupier (June 2024)



CONSULTATION DISTRIBUTION AREA



Distribution area for Residents Notice that was distributed to **251** residential and commercial addresses by Royal Mail from 20th September 2022

CONSULTATION AND ENGAGEMENT MATERIALS

RESIDENT NOTICE

HEYWOOD STORES CONSULTATION

INVESTMENT PLANS | MANCHESTER ROAD, ROCHDALE, OL10 2QR

Trammell Crow Company

Have your say on investment plans for Heywood Stores, Manchester Road.

The proposed development would deliver significant socio-economic benefits to the local and regional economy. The development will;

- Create over 600 FTE onsite jobs when fully operational
- Provide a mix of jobs with a substantial number of middle and high skilled opportunities
- Deliver £30.7 million GVA per annum to the local economy
- Deliver a further 180 FTE offsite jobs with a further £12.5 million estimated GVA for the regional economy
- Create 390 FTE construction workers for 1.1 years
- Create training and apprenticeship opportunities for operational and construction phases
- Deliver an estimated £830,000 in annual Business Rates to Rochdale

To find out more about the plans and provide your feedback:



Visit the project website
www.heywoodstoresconsultation.co.uk

Or:

E-mail: contact@heywoodstoresconsultation.co.uk
Telephone: 0151 640 0362
Write to: **Freepost UK NETWORKS**
Please provide comments by **Monday 10th October**

Webinar

Members of the public can also register their interest to attend a public webinar event by e-mailing:

contact@heywoodstoresconsultation.co.uk



Trammell Crow Company

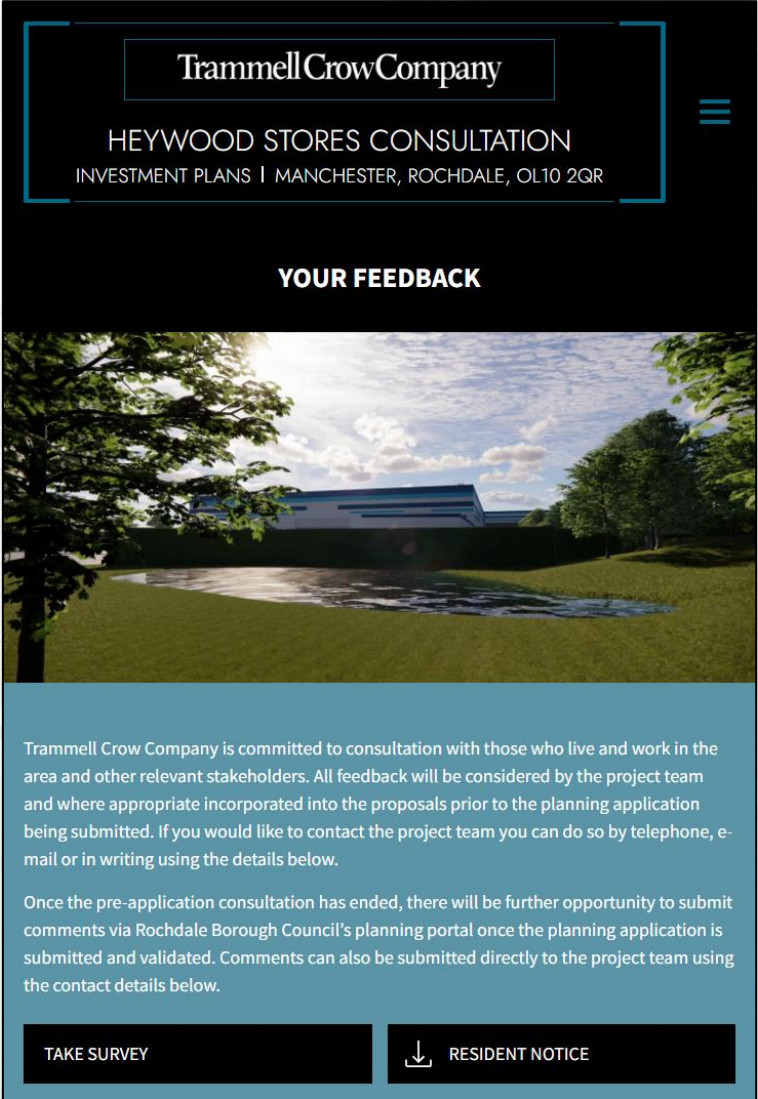
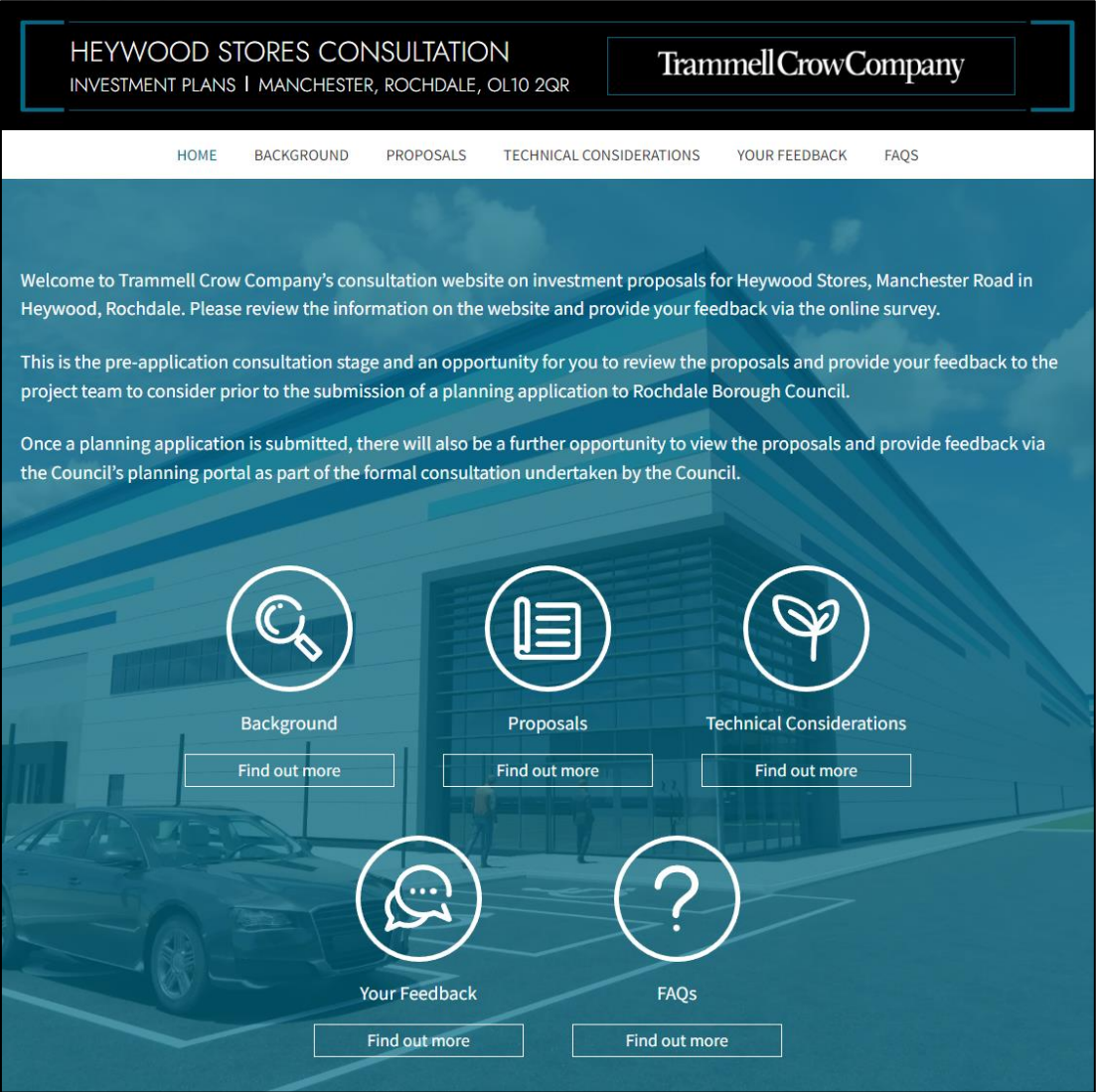
Trammell Crow Company (TCC), a leading global developer and investor in commercial real estate, has acquired the Heywood Stores in Rochdale to redevelop the site for modern logistics use.

The Heywood Stores site is TCC's third acquisition in the UK.

CONSULTATION AND ENGAGEMENT MATERIALS

CONSULTATION WEBSITE - www.heywoodstoresconsultation.co.uk

The consultation website launched on 20th September 2022 to provide members of the public and any other interested parties the opportunity to view the proposals and have the option provide comments/feedback via the online survey. There were 86 visits to the consultation website throughout the consultation.



CONSULTATION AND ENGAGEMENT MATERIALS

ONLINE SURVEY

The online survey provides a profile of those who provide feedback, it also gathers a diverse range of feedback due to the open nature of the questions. 8 online surveys were completed.

1. Which of the below statements best describes you? (you may tick more than one box) *

- ☐ I am a resident living close to the site
- ☐ I work near or have a business near to the site
- ☐ I am an elected member
- ☐ I am responding on behalf of an organisation (community, amenity, education etc)
- ☐ Other

2. How useful was the consultation website in helping you understand the proposed development? *

- ☐ Useful
- ☐ Neutral
- ☐ Not that useful

3. Do you support the investment proposals for the site? *

- ☐ Yes
- ☐ No
- ☐ Undecided

4. Please provide further comments below if you answered 'No' or 'Undecided' to Question 3. *

Enter your answer

5. Please provide any further comments below that you would like the project team to consider.

Enter your answer

6. Please provide your postcode details below. This is not compulsory but will help us consider emerging feedback themes in relation to proximity to the site.

Enter your answer

7. If you would like to receive any updates on the project please provide your email address. [UK Networks www.uk-networks.com] are the appointed community engagement consultants for the project. They are collecting your data and feedback on behalf of Trammell Crow Company as part of consultation on the proposed development. Your details will not be shared with any third parties.]

Enter your answer

FEEDBACK RECEIVED – NOISE

Noise during construction

Applicant Response: Any noise impacts during the construction phase will be short-term and temporary. Notwithstanding this, a Construction Environmental Management Plan will be submitted detailing how noise and vibration will be controlled including, best practice measures, and mitigation where required.

Noise during operations - unloading/loading, car movements, lorry movements

Concerned about the noise impacts from engine idling, unloading and loading of HGVs and reversing beepers

Applicant Response: The service yard areas are screened from existing dwellings, and where there is a direct line of sight, mitigation in the form of acoustic barriers will be implemented. The assessment shows that with mitigation in place, noise from service yard areas, which includes loading/unloading processes, is below the existing background noise level. This is an indication of a low impact in accordance with the pertinent guidance, as detailed within the noise impact assessment report.

Quality of life for existing residents will be impacted as this has always been a quiet estate.

Applicant Response: The service yard areas are screened from existing dwellings, and where there is a direct line of sight, mitigation in the form of acoustic barriers have been recommended. The assessment shows that with mitigation in place, noise from service yard areas, which includes loading/unloading processes, is below the existing background noise level. This is an indication of a low impact in accordance with the pertinent guidance, as detailed within the noise impact assessment report.

FEEDBACK RECEIVED – NOISE

People arriving for shifts, particularly at night

Applicant Response: The existing internal road network around Units 1 and 2 will be retained. The carparking areas will be reconfigured, and a 1.8m high barrier is proposed.

The carpark associated with Unit 3 is set back from the boundary with the proposed residential receptors. Therefore, it is considered unlikely that noise from the carpark would be significant. Mitigation in the form of an acoustic barrier will be implemented to reduce noise from this source.

Noise Pollution, again from transport and on site. There is no mention of the working days? Is it 24 hours? So continual?

5m acoustic walls are mentioned. Will this do much considering the height of units mentioned will range up to 21m? 5 metre acoustic barrier does not seem high enough given that the main building will be over 20 metres high.

Applicant Response: The purpose of the acoustic barrier is to reduce external noise levels from the service yard areas and access roads. Therefore, a 5m high acoustic barrier is sufficient for reducing noise from these areas. Noise break-out from the proposed buildings will be reduced through the make-up of the façade.

FEEDBACK RECEIVED – AIR QUALITY/POLLUTION

What impact will the plans have on air quality?

More disruption and lorries and pollution for nearby residents

Yet more disruption and pollution for residents

I'm concerned about Air Pollution, both from transport, too and from the site, and machines within the units.

Applicant Response: A detailed air quality assessment has been undertaken which considers the impact of the proposed development on sensitive receptor locations within the vicinity of the Site. The assessment considered impacts associated with both the construction and operation of the proposed development.

A construction phase dust assessment was undertaken and mitigation measures proportionate to the level of dust risk identified are recommended for inclusion in a Dust Management Plan. With these measures implemented, construction phase dust will not significantly influence local air quality.

A detailed assessment of additional road traffic associated with the operation of the proposed development was undertaken. Pollutant concentrations at sensitive receptors in the vicinity of the Site were predicted to be below the current relevant air quality objectives and the impact of the development on local air quality was considered to be negligible in accordance with guidance.

As part of the development proposals measures such as Electric Vehicle charging, secure cycle parking and the provision of a Travel Plan are included and may be beneficial to air quality.

FEEDBACK RECEIVED – TRANSPORT AND HIGHWAYS

Impact on local highways – why have a new link road when this development will be sending lots of lorries onto Manchester Road?

Applicant Response: The strategic traffic modelling undertaken to support the SH Link Road application shows that the link road will result in 165 fewer daily HGV movements along Manchester Road. The HGV movements generated by the development will be confined to the section of Manchester Road nearest the Link Road, with all HGV movements expected to route to/from the M62 Junction 19 and M66 Junction 3 to access the strategic road network. Therefore, there are not expected to be any additional HGV movements travelling to/from the north of the site along Manchester Road.

Can a new road be built from the site to the new link road to stop traffic coming in and out of the existing access point?

Applicant Response: As below, the modelling assessment of the site access shows that this will operate satisfactorily within capacity. Furthermore, the land required for direct access from the link road is not within the Applicant's ownership.

FEEDBACK RECEIVED – TRANSPORT AND HIGHWAYS

Concerned about site access from Manchester Road and worried that vehicles will be queuing to get in and out of the site, which will cause congestion on Manchester Road

Applicant Response: The site access arrangement has been assessed during weekday morning and evening peak periods when background traffic on the local highway network is highest. The assessment has been undertaken in the Year 2038 and includes consented development traffic in the area, this shows that the junction will operate with minimal queuing or delay.

Will there be any speed restrictions on the internal road leading to unit 3? Accelerating and decelerating lorries will be loud at night.

Applicant Response: This is a noise related point. However, the internal access road for HGVs and service yards have purposefully been located on the opposite boundary away from existing residential properties. The internal road layout will not be adopted and therefore the speed limit will be at the discretion of the developer, it is typically 10mph.

21 electric charging points for 398 parking spaces seems totally inadequate.

Applicant Response: The number of EV charge spaces equates to 5% of the total parking spaces. The Travel Plan will be used to monitor the uptake of EV charge point parking and it will be up to the discretion of the end users to provide further EV charge parking subject to demand in future.

FEEDBACK RECEIVED – TRANSPORT AND HIGHWAYS

How many vehicle movements are envisaged each day?

Applicant Response: Based on the proposed floor area and similar storage and distribution sites, it is estimated that the development would generate 457 residual total vehicle movements per day, of which 169 would be residual HGV movements.

What type and size of vehicle are envisioned to use the site?

Applicant Response: The site is expected to be serviced by 16.5m articulated HGVs. Staff driving to the site will arrive by car.

FEEDBACK RECEIVED – OCCUPIERS/OPERATIONS

Would like to know more about the hours of operation and potential end use. When operating, what are the planned working hours? Will there be shift work? How many days per week will the site be working?

Applicant Response: Hours of operation will be secured by the end user, but the average B8 uses operates in three shift patterns over 24 hours. DWP have confirmed that the current shift pattern at the site is also 24/7.

Concerned that operations will be 24/7 compared to what they have now which is effectively very low level, 1 or 2 lorry movements per day and only Monday to Friday.

Applicant Response: DWP have confirmed that the current shift pattern at the site is also 24/7, albeit this has reduced recently with operations closing down.

Confirm the occupiers are not cold storage

Applicant Response: Occupier has not been confirmed at this stage.

Has a potential client been identified for this development? Want more detail on occupiers

Applicant Response: Trammell Crow are still in the process of securing an end user for the site.

FEEDBACK RECEIVED – OCCUPIERS/OPERATIONS

Is there a market for more logistics, employment and warehousing given the amount of empty units nearby?

Applicant Response: A Socio-Economic Statement has been prepared by Hatch to support the application and it assesses the current market demand for the logistics and distribution sector. The Statement confirms that “demand for warehousing from large scale to smaller storage units is very high, fuelled by the effects of the pandemic and Brexit which have boosted online retail and exposed supply chain resilience. With a shortage of sites available to accommodate new development, land values are rising and there is a very limited pipeline of supply, with the North-West estimated to have less than half a year (0.47 years) of warehousing space available at average take-up rates.”

FEEDBACK RECEIVED – DESIGN

Less concerned with the visual impact as there are units already there but wants further information on any proposed landscaping / tree planting and future management of this. Residents have had to cut trees in the past so sunlight to gardens isn't impacted. Who will cut trees to ensure they don't overgrow?

Applicant Response: The maintenance and management of the proposed landscaping will be detailed in a Landscape Management Plan which will be secured by condition.

Why are the new buildings for unit 1 and 2 higher than existing? What is the difference?

Applicant Response: The buildings are higher to suit modern industrial occupiers and their functional requirements.

Will the existing ground levels be reduced to mitigate the height difference?

Applicant Response: Yes, the proposed ground floor level of Unit's 1 and 2 is circa 400mm lower than the ground floor level of the existing units. Unit 3 is circa 500mm lower and 1700mm higher compared to the existing units as there is a considerable fall from the north east to the south west of the site which has been balanced to achieve as floor level as low as possible.

FEEDBACK RECEIVED – DESIGN

These buildings are far higher than the existing buildings up to 4 times the height of my house and look much closer to the boundary than existing ones.

Applicant Response: The separation distance between proposed units 1 and 2 and Bader Drive will remain the same as existing (closest distance 29m).

What will be done with regards to boundary treatments and landscaping between the development and the adjacent housing development site?

Applicant Response: A 3m acoustic fence with green wall will be erected adjacent to the existing access on Manchester Road. A 1.8m high timber fence will be erected along the boundary of units 1 and 2 and trees will be retained and new trees planted (including a mix of species) to provide a visual buffer between the units and the existing residential properties.

The height of these proposed units, particularly unit 3 will cut out the sun in the evening. Due to the proposed heights of the units, particularly unit 3, it will be an eyesore. Not a relaxing outlook from the back garden etc. ?

Applicant Response: A daylight and sunlight assessment has been carried out to assess the impacts of proposed development on daylight and sunlight levels to the closest existing houses. It confirms that light is unlikely to be significantly affected and in line with the BRE Guidelines.

FEEDBACK RECEIVED – CONSTRUCTION MANAGEMENT

What will the construction working days and hours be and how long will the build take?

Applicant Response: The site working hours are to be in line with standard construction working times, the site will open at 7.00am and close at 6.00pm (subject to planning conditions).

Massive increase of traffic on Manchester Road - why is access not provided from the new link road

Applicant Response: The modelling assessment of the site access shows that this will operate satisfactorily within capacity. Furthermore, the land required for direct access from the link road is not within the Applicant's ownership.

There is currently a rat issue onsite and once construction starts this will impact on residents. How will rats/vermin be controlled during the demolition stages of development? What can the developer do to work with residents on this?

Applicant Response: A condition of the planning approval will be to secure a demolition method statement to ensure that all demolition is carried out in accordance with the British Standards and BS Codes of Practice: BS6187; 2011 Code of Practice. Where any unexpected species is located by any personnel on site (including rats) all works within that area must cease immediately. Site management must be immediately informed along with the Safety Health and Environment (SH&E) Department and the necessary steps taken to remove species from the site. No further work may take place within that area until confirmation has been given by the SH&E Department and site management.

FEEDBACK RECEIVED – CONSTRUCTION MANAGEMENT

What measure will be implemented to prevent things like noise during construction phase?

Applicant Response: A Construction Management Plan (CMP) to deal with noise arising from construction will be conditioned as part of the planning permission. The CMP will set out the following details:

All vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers and will be maintained in good and efficient working order. All pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers. Machines used intermittently will be shut down in the intervening periods between operations or throttled down to a minimum. All noise will be monitored at the site boundary. If any actions levels are reached and or exceeded works will cease immediately and not recommenced until an alternative solution/method is found, however this is unlikely to occur. In addition the team will embrace the best practice with regard to noise minimisation, which will include:

- All construction plant and equipment will comply with UK and EU noise emission limits.
- Plant will be serviced regularly to minimise adverse noise impacts.
- All vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silences and maintained in good and efficient working order.

Response continued on next page.

FEEDBACK RECEIVED – CONSTRUCTION MANAGEMENT

- Selection of inherently quiet plant where appropriate. All major compressors will be sound reduced models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use will be shut down in the intervening periods or throttled down to a minimum.
- Materials will be handled with care and be placed, not dropped. Materials will be delivered during normal working hours.
- All ancillary plant such as generators, compressors and pumps will be positioned so as to cause minimum noise disturbance.
- Where practical, noise barriers, close into demolition works when working in the vicinity of properties on site will be provided. This will provide mitigation for the short-term significant construction noise effects at these properties.

Importance of community engagement/public relations with residents.

The Contractor will actively seek to ensure community liaison is maintained throughout the duration of the demolition works.

FEEDBACK RECEIVED – CONSTRUCTION MANAGEMENT

What measure will be implemented to prevent things like dust during construction phase?

Applicant Response: A dust management plan will be agreed prior to works commencing, identifying the activities likely to release dust and the appropriate mitigation methods to control this. Specific control measures will include:

External Storage Areas

- Water suppression equipment will be used, as and when necessary, to control dust arising from stockpiles;
- The loading area will be maintained in a damp condition during dry and windy weather using a water bowser;
- The unprocessed storage piles or other long-term stocks will be treated in order to seal the surfaces to control dust if required to control dust emissions.

Vehicle Movement Routes

- The site access roads will be suitably surfaced;
- The access road and other hard surfaced areas and roads will be kept clean at all times and watered by motorised spray units during dry conditions;
- Haul roads will be graded regularly to remove loose material from the surface;
- A speed limit of 5mph will be enforced to minimise disturbance on internal haul roads.

Response continued on next page.

FEEDBACK RECEIVED – CONSTRUCTION MANAGEMENT

Project Site Manager

- Assume responsibility for the management of the site;
- Ensure personnel and operatives are advised of their roles to minimise the generation of dust;
- Deploy suitable dust mitigation measures based on visual observation and weather conditions;
- Review the performance of the operatives and efficiency of dust reduction measures;
- Ensure that records are maintained; and
- Ensure that equipment is maintained.

In the event of an external complaint being received regarding dust nuisance, details of the complaints will be logged and potential sources of occurrences on site will be investigated. Records of all complaints will be logged and potential sources or occurrences on site will be investigated. Records of all complaints received, and remedial actions will be held on site within the dedicated site logbook.

FEEDBACK RECEIVED – USES

Do we need more of this type of development i.e transport, storage and logistics. This type of development is already heavily subscribed to at the other end of the former Hareshill Road.

Applicant Response: A Socio-Economic Statement has been prepared by Hatch to support the application and it assesses the current market demand for the logistics and distribution sector. The Statement confirms that “demand for warehousing from large scale to smaller storage units is very high, fuelled by the effects of the pandemic and Brexit which have boosted online retail and exposed supply chain resilience. With a shortage of sites available to accommodate new development, land values are rising and there is a very limited pipeline of supply, with the North-West estimated to have less than half a year (0.47 years) of warehousing space available at average take-up rates.”

Even though this is currently used by DWP for file storage the surrounding area is being developed with 1000+ houses and further along the new link road industrial units. The land should be used for housing and the industrial could be allocated in the new industrial area. Other concerns as well.

Given the layout of the plan16/01399/HYBR which includes Houses along Hareshill Road and adjacent to the Store the end result of the proposals would see the store surrounded by residential property. Given this is a brownfield site which could be used for residential purposes in an ideal planning world it would be reallocated for Housing Development and would not impact on the existing residential area which it will if the proposals go ahead.

Applicant Response: The site falls outside the South Heywood Masterplan area and is not part of this allocation.

FEEDBACK RECEIVED – WILDLIFE AND ECOLOGY

This site is currently home to a rare colony of bats - what steps are being taken to protect their habitat.

Applicant Response: Bat surveys have been undertaken as part of the planning application. If any bats are identified during the surveys, then a suitable set of mitigation measures will be proposed within an Ecological Appraisal. The proposed landscaping mix will comprise several native shrubs and herbs to provide foraging habitats for birds and bats and enhancements such as bat boxes could also be installed.



FEEDBACK RECEIVED – OTHER

We have lived here since 1991 and had planned to stay. If this goes ahead as stated and we decide it's no later where we want to stay. How will it affect house prices? This has always previously been a sort after area. I cannot see people wanting to move here for the tranquil side of Heywood, as it's always been thought of previously.

Can the buildings be fitted with enough EV panels, and batteries (if overnight working is required) to be self sufficient in energy or preferably over produce electricity?

Applicant Response: Comments noted. Cannot comment on house prices, but the site will be upgraded and with the landscape treatments.

MAP OF RESPONDENTS BY POST CODE

ONLINE SURVEY

