

Plan:8 Town Planning Ltd

Design and Access Statement

Proposal: Erection of a new industrial unit

Site Address: Buckley Road Industrial Estate

February 2024

Prepared for Ahmed Noor



Plan:8 Town Planning Ltd

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Design and Access Statement

Introduction

This statement responds to the Design and Access considerations as suggested appropriate in best practice guidance issued by CABI. The statement discusses design analysis of the site, allocated employment policy at the site and appropriate design policy.

Existing site and its location

The existing site comprises an existing previously developed site off Buckley Road. The entrance to the site, viewed from Buckley Road, is shown below. The site is flat and has an existing access to Buckley Road. The site has an elongated irregular rectangular shape.



The site is surrounded by other industrial buildings and uses to the south, north and across Buckley Road to the west. To the east is a brook, Hey Brook, which is beyond the eastern boundary of the site. Beyond the brook to the east there is a play area and beyond that housing on Stonie Heyes Avenue.

To the south of the application site is a large modern industrial building which fills most of the site. Materials are red brick base with grey metal cladding with blue trim edging. To the north is a car breaking yard and associated buildings. On the west side of Buckley Road are other modern industrial buildings.

The location of the site is shown in the aerial image below where it is noted within the magenta edged area.



Photographs taken within the site are provided below.



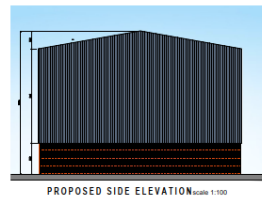
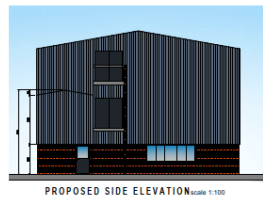
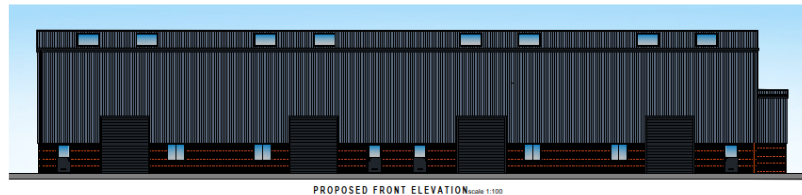
Within the site



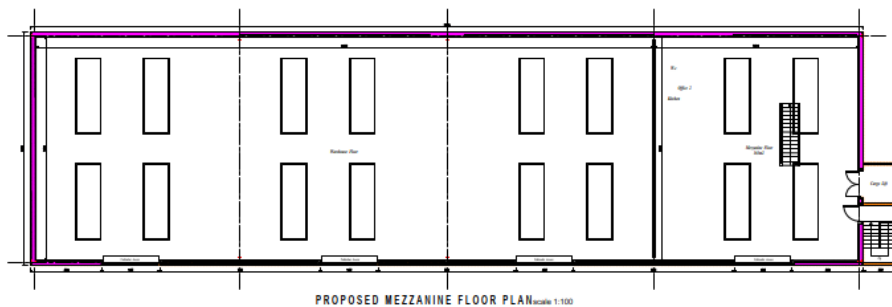
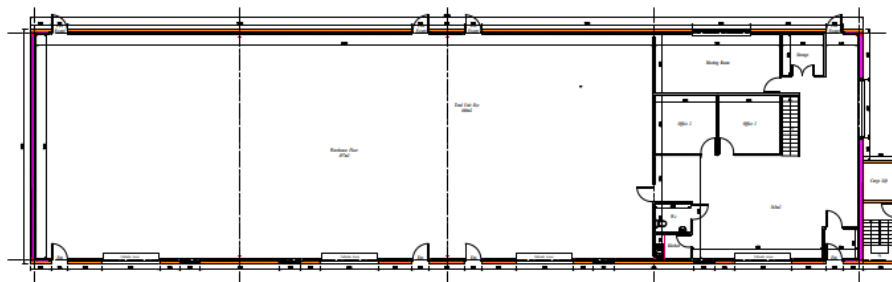
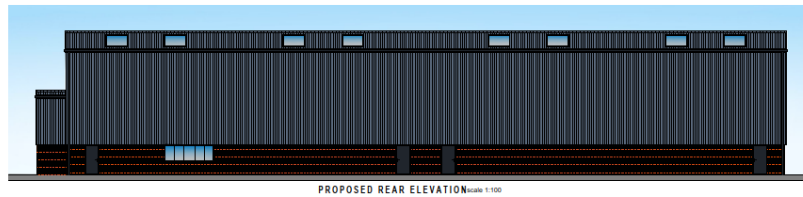
Buildings in the immediate vicinity of the site are predominantly commercial uses constructed in the modern commercial style of cladding finish with high eaves to allow for warehousing. The site is not situated adjacent to any Heritage Assets such as a Listed Building, Locally Listed Building and it is not located in a Conservation Area; so the proposal does not affect the setting of heritage assets.

Proposal

The planning application proposal involves a 7200 square feet warehouse which is to be used as a storage facility for new car parts and accessories. The building is to be sited on the north side of the site with access, servicing and parking comprising the reast of the site. Images of the architects' elevations and floor plans are provided below. There will be a small mezzanine floor with most of the warehouse being full height.



Proposed elevations





Scale

The size of the building will be around 700sq.m. with access and parking provided as part of the site. Height of the building to ridge will be 10m and to the eaves will be 8.75m. The size and scale will be consistent with other modern commercial buildings in the area.

Appearance

The proposal is to include a brick base below metal cladding walls and roof. The appearance is shown in the screen shot below which will be similar to other industrial buildings in the area, as the images of other nearby buildings, also copied below, show.

Proposed Appearance



Images of existing adjoining and nearby industrial buildings



Therefore, overall the visual appearance of the site will compliment the wider street scene.

Landscaping

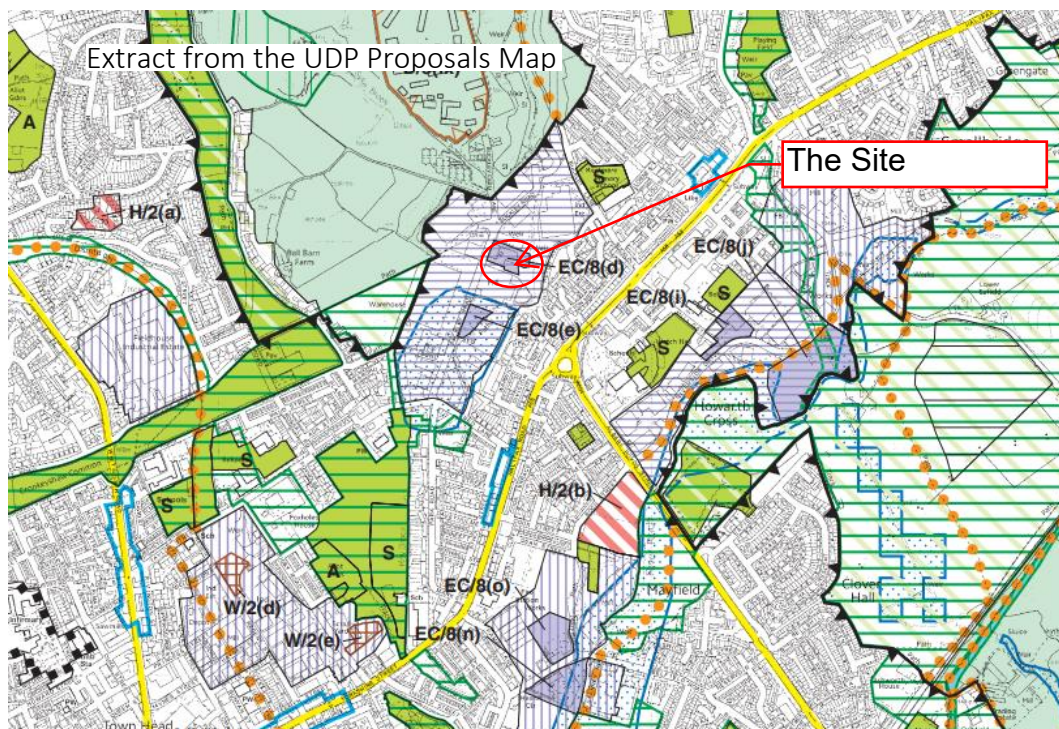
The proposal comprises the building and also servicing and car parking.

Site Accessibility

There is an existing crossover onto the land. There is no change to the existing access from the highway. The layout provides for parking and manoeuvring space within the development.

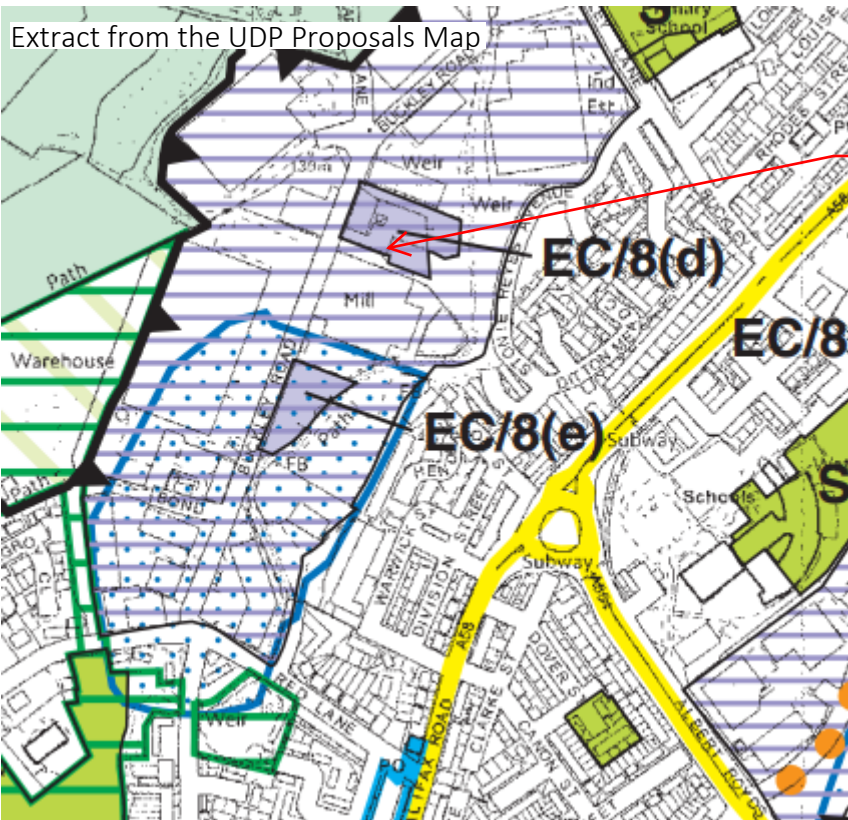
Context and Use

The development will provide a warehouse with ancillary office and personnel space. An extract of the current site allocation plan from the 2006 UDP is provided below – part of the site is labelled as EC/8(d) and all of the site is shown within an employment location.



EMPLOYMENT AND THE ECONOMY (Chapter 8)

-  Primary Employment Zones
EC/2
-  Mixed Employment Zones
EC/3
-  Kingsway Business Park
EC/7
-  Development Sites in Employment Zones
EC/8(a) - (q)
-  Sandbrook Park
EC/9



The Site

Review of Site Policy and Layout

The principle of the proposed use would appear to be acceptable in local and national planning policy terms. The application site is located within an established employment area as allocated in the local plan (UDP proposal map). Policy EC/2 states development for industrial, business and warehouse use (Use Classes B1, B2 and B8) will be permitted where proposals:

a) Are of an appropriate scale and character to the area;

b) Will cause no unacceptable environmental or amenity problems in the employment area or adjoining areas ; and

c) Will cause no unacceptable traffic problems and have adequate on-site provision for parking, servicing and manoeuvring.

The supporting text to the policy states: *“These areas offer some of the best locations for industrial, warehouse and business development in the Borough and it is important, for the future prosperity of the area, that they be protected from encroachment by other uses. The aim of this policy is, therefore, to protect and enhance Primary Employment Zones for the retention and expansion of existing firms and to attract new industrial and business enterprises.”*

Clearly the proposed use would conform with the thrust of policy EC/2 as the proposal is to provide a new business for the storage of motor parts, which will provide new jobs and offer great synergy to other local businesses. Policy EC/8(d) covers part of the application site but does not offer further specific details about what is required from proposed warehouse development at the site. The supporting text to policy EC/8 states: *“The sites (listed in EC/8) are all in accessible locations close to the local workforce. It is expected that they will be appropriate for a wide range of business and industrial activity, including traditional manufacturing and warehousing, and will be particularly important in providing for the needs of small and medium sized local businesses.”*

The proposed use would conform with the spatial strategy for the district and the site is specifically allocated for warehousing use. The use and function of the land would accord with the policies of the local plan.

In addition to the use we note that policy DM1 of the Rochdale Core Strategy would appear most relevant to the assessment of the size and scale of the proposal. Policy DM1 covers general development requirements and states that all development must take account of all the relevant policies within the Local Plan. It includes that there are a number of basic planning considerations that apply to new development and that all development should demonstrate that they comply with listed criteria. The criteria is listed on the left and the applicant’s response is listed on the right hand side below:

Policy DM1 criteria (only criteria relevant to the proposal are noted). DM1: Alterations will be expected to demonstrate that they:	Applicant's Response
a. Are of high quality design and take the opportunity to enhance the quality of the area;	Buildings in the area are predominantly of modern commercial appearance with a brick base and metal cladding and roof above. The proposed building will complement the appearance of existing buildings.
b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;	The proposed warehouse is within an established employment area where the intended use is shown to be appropriate by adopted local plan policy.
c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;	There will be no impact upon residential amenity given the location within an employment area.
e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;	There will be no change to the existing crossover and Buckley Road offers good visibility.
g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;	The proposal will improve the setting of the immediate area and the provision of employment on the site will enhance and support local shops and services and provide good service for delivery of parts to local businesses.
h. Minimise opportunities for crime against people or property;	Opportunities for crime will be minimised through detailed design.

j. Incorporate, where appropriate, high quality landscape schemes;	The proposed materials and layout will be of good quality. The applicant would be willing to abide by a requirement for a landscaping condition.
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Conclusion

The proposed building has a use which is in accordance with adopted local plan policy. The context of industrial uses of neighbouring sites will be maintained by the introduction of the proposed warehouse. The appearance of the building is appropriate to the setting and detailed design has come about following the functional needs of the building and the context and setting of the location. The proposal will enhance the visual appearance and functionality of the area.

The applicant respectfully requests that the application is approved.