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Date: November 2024

Our ref: 24.3344

Your ref:

Planning Statement

PROPOSED EXTENSION AND INFILL EXTENSION TO EXISTING STORAGE WAREHOUSE INCLUDING NEW TWO STOREY OFFICES TO THE FRONT, RAISING THE EAVES AND RIDGE HEIGHT.

Planning Statement for the Extension / Infill Extension of Part of GNG Foam Converters existing Warehouse, creating new two storey offices, including raising the eaves and ridge height. GNG Foam Converters (Lancs) Ltd, Todmorden Road, Littleborough, Lancashire, OL15 9EG.

1. Introduction

This planning statement supports the proposed development at GNG Foam Converters, Littleborough. The application seeks approval for:

- Extending the existing warehouse by infilling an area to the rear.
- Raising the height of the eaves and ridge to accommodate operational needs.
- Adding a two-storey bank of offices at the front of the building to enhance administrative capacity & extending the front by approx. 1.5m.

This document outlines the proposal's compliance with local and national planning policies, addressing key considerations such as design, access, and environmental impact.

2. Site Context and Background

- **Site Location:** The site is situated at GNG Foam Converters (Lancs) Ltd, Todmorden Road, Littleborough, Lancashire, OL15 9EG, within an established mixed residential and industrial area.
 - **Existing Use:** The site operates as a manufacture process and storage warehouse for moulded foam products found in everyday household items and associated products.
 - **Surrounding Context:** The site is surrounded by other industrial uses, with some residential properties located approximately 50 – 100m away and there is a residential care home adjacent to the site. The site benefits from good access to the local road network.
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3. Proposed Development

A. Warehouse Extension

- The rear extension will infill an existing void to provide additional storage and operational space.
- The extension will use materials consistent with the existing warehouse, ensuring visual integration.

B. Height Adjustment

- The eaves and ridge heights will be raised to improve internal functionality, accommodating modern machinery and processes.
- The design maintains proportionality with the overall structure and minimises visual impact.

C. Two-Storey Office Block

- A new office block will be constructed at the front of the warehouse to meet growing administrative requirements, it will be formed within the raised height of the existing building and within a 1.5m extended area to the front.
 - The office block will feature modern design elements, improving the aesthetic and functionality of the site.
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4. Planning Policy Compliance

A. National Planning Policy Framework (NPPF)

- **Economic Growth (Section 6):** The proposal supports local economic growth by improving the operational efficiency of an existing business.
- **Design (Section 12):** The development integrates with the existing structure and maintains a high-quality design standard.
- **Sustainability (Section 2):** The proposal incorporates sustainable building methods and promotes efficient use of land.

B. Rochdale Borough Council Policies

- **Employment Land Policy:** The proposal supports the continued use and development of the site for industrial purposes, aligning with local policies promoting employment uses.
 - **Design and Appearance:** The materials and scale of the development respect the character of the industrial area.
 - **Environmental Considerations:** Measures will be taken to manage dust, noise, and other environmental impacts during construction and operation.
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5. Key Considerations

A. Design and Visual Impact

- The rear infill and height adjustment are designed to blend seamlessly with the existing warehouse whilst increasing the storage height within this section of the site buildings / complex.
- The office block's modern façade provides a visual improvement to the site's frontage, enhancing its appearance without dominating the streetscape whilst providing a new modern statement from the company moving forward to the future.

B. Access and Traffic

- Access to the site remains unchanged, with adequate provision for vehicles, including parking for the office staff, there is no change in vehicular movement, increase in staff levels or manufacturing operations.
- The proposal will not significantly increase traffic volumes, as the operational focus remains on existing warehouse activities and office activities as it is planned to phase out and eventually remove the porta cabin style office block that is close to its shelf life.

C. Environmental Impact

- **Air Quality:** Measures will be taken to mitigate dust and emissions during construction.
- **Biodiversity:** The site has low ecological sensitivity, with no anticipated impacts on local habitats.
- **Energy Efficiency:** The development will incorporate energy-efficient systems to reduce operational carbon emissions.

D. Residential Amenity

- The proposal ensures no adverse impacts on nearby residential properties, with industrial activities confined to existing boundaries and operational hours.
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6. Conclusion

The proposed development at GNG Foam Converters represents a proportionate and well-considered enhancement of the site. By improving warehouse functionality and adding modern office facilities, the scheme supports the continued growth of the business while aligning with local and national planning policies.

The design respects the industrial character of the area, minimises environmental impact, and sustains economic activity. We respectfully request that the council grants planning permission for this application.