



Kingsway

Business Park
Plot J2

DESIGN RESPONSE STATEMENT

MARCH 2023

2022-052-DOC_04 ISSUE NUMBER: P03

dlc
ARCHITECTURE



Wilson Bowden
Developments



Kingsway Plot J2

Issue Log

Issue No.	Date	Comments	By	Approved
P01	24-02-2023	Draft Issue for review.	EE	BG
P02	20-03-2023	Preliminary issue	EE	BG
P03	31-03-2023	Submitted to planning	EE	BG

CONTENTS

1.0 | INTRODUCTION

1.1 Purpose of the Document

2.0 | COMMENTS / OBJECTIONS RAISED

2.1 : Height increase over approved 2014 parameters

2.2 : Height increase and visual impact

2.3 : Unacceptable noise

2.4 : External lighting

2.5 : Over development

2.6 : Sprinkler installation

2.7 : Further comments and concerns

3.0 | REVISED SCHEME

3.1 : Overview and summary of changes

Kingsway Plot J2

1.0 | Introduction

1.1 Purpose of the Document

On 16th February, Rochdale Borough Council's Planning Committee considered a planning application submitted by Wilson Bowden Developments Ltd. The application (22/01200/FUL) was a full application for the 'Erection of two industrial/warehouses (Classes E(g) (iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works.

A report by Planning Officers had been distributed to Members of the Committee a week beforehand and made available to the public at the same time. The Officers report recommended that planning permission should be granted subject to conditions. The report included responses from statutory consultees including, for example, the Councils Environmental Health Officer, Transport team and the Greater Manchester Ecology Unit as well as reporting the views of local residents.

Following introduction of the application, Officers presented an update i.e. matters that arose following publication of the formal report. The update included two additional items: the receipt of a petition against the application, signed by approximately 290 local residents and a formal objection to the application from Councillor Rachel Massey dated 16/2/23.

Mr Simon Goldstone addressed the Committee and spoke on behalf of local residents in objecting to the scheme. Ian Smith (Wilson Bowden) and Ben Gavaghan (DLA Architecture) spoke in support of the application.

Members debated the application and, ultimately, resolved to defer the application to enable the applicant to consult directly with neighbouring residents and to consider additional mitigation measures.

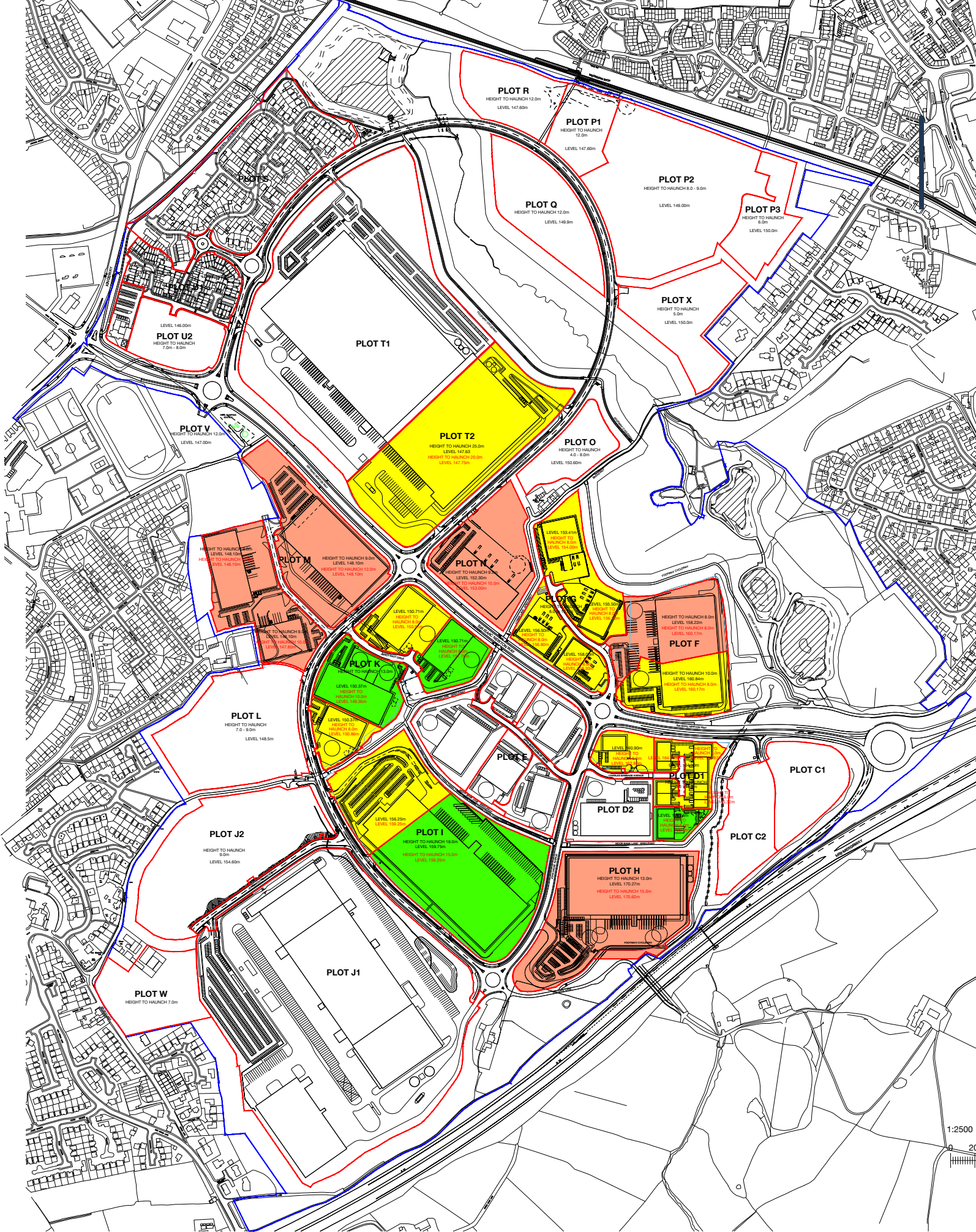
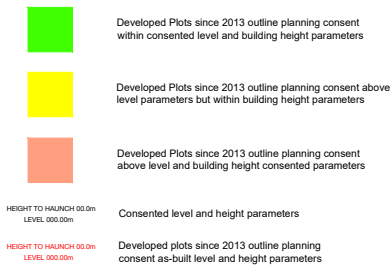
Overleaf we have set out a response to the various concerns raised by Mr Goldstone, by objectors and by Members debating the application, together with our response to those concerns. Extracts from submitted drawings and documents are also enclosed to underpin the responses set out. The primary issues raised and discussed at Committee appear to be: noise impacts, lighting effects, general disturbance from traffic & operations, the height/proximity of the proposed buildings, and the variance to past permissions.

The final section outlines the applicants revised scheme offering some concessions to mitigate and further reduce impact on the neighbouring residents.

2.0 | Comments / Objections

2.1 Comments / Objections: Height increase over approved 2014 parameters

- The plan opposite illustrates development on Kingsway Business Park since the 2014 Outline renewal
- Areas shaded in yellow and pink identify proposals that are outside of the 2014 Outline Permission by way of building height and/or plateau alteration
- It should be noted, no single Planning Application has fully complied with the Outline Approved Parameters Plan since the 2014 renewal, albeit a number were still considered under a Reserved Matters Application by virtue of overall building height assessments
- The key design driver generating these alterations is the revised requirements from End Users/ Occupiers requiring taller buildings to maximise volumes and efficiencies
- Any development needs to consider these requirements and incorporate them into the design to ensure commercial viability



Master Plan Plot Parameters

Kingsway Plot J2

2.0 | Comments / Objections

2.1 Continued

In order to articulate the additional volume generated by the modest increase in building heights, we attach the two illustrative sections representing Unit J2.

Illustrative Building Section A-A illustrates the Outline Approved 9m height to haunch.

Illustrative Building Section B-B illustrates the current proposal for a 10m height to haunch.

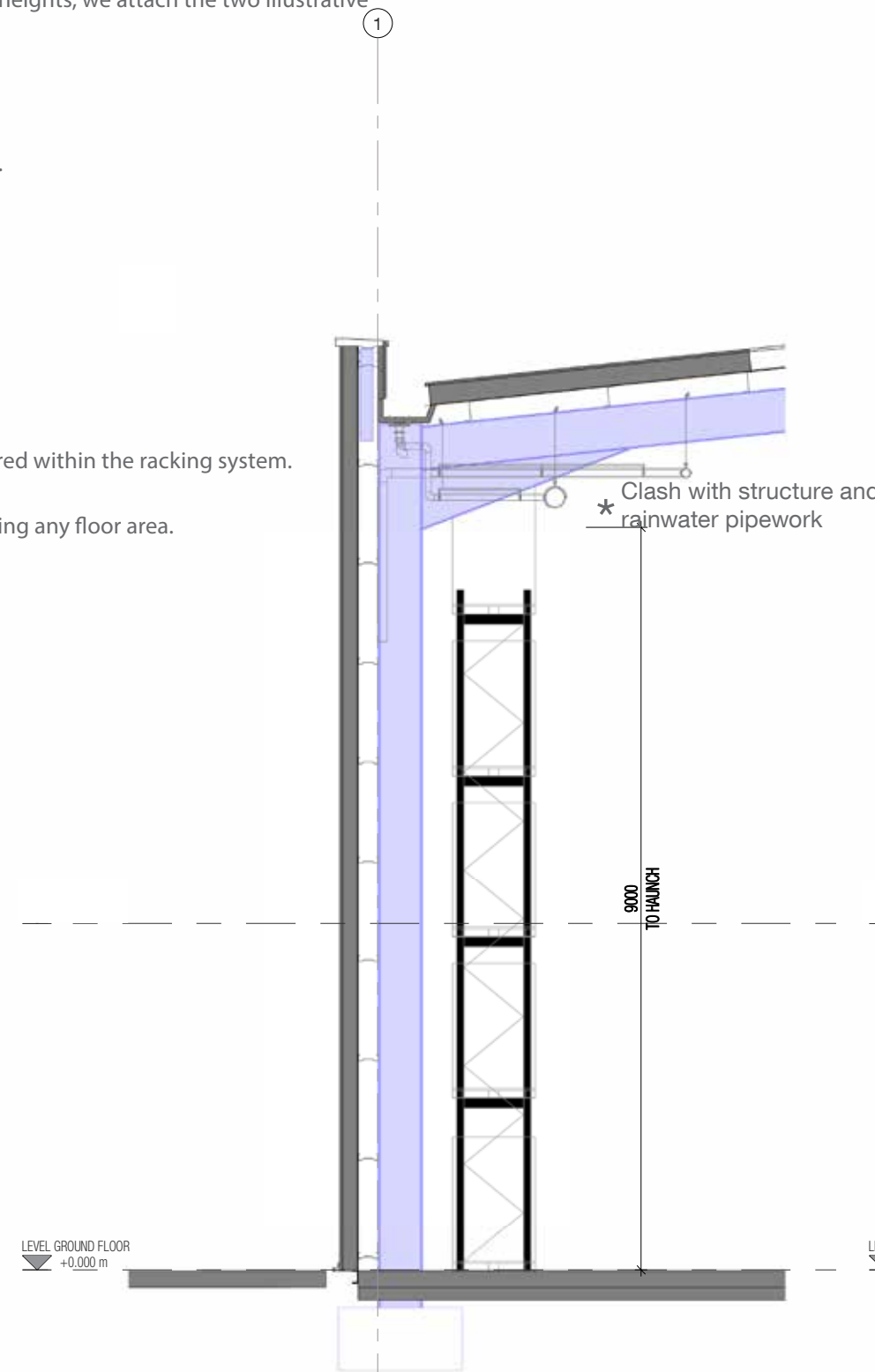
Working off an industry standard pallet height results in a vertical racking lift of:

- L0 to L1 - 0.000m to 2.100m
- L1 to L2 - 2.100m to 4.050m
- L2 to L3 - 4.050m to 6.000m
- L3 to L4 - 6.000m to 7.950m
- Overall height plus minimum clearance = 9.8m

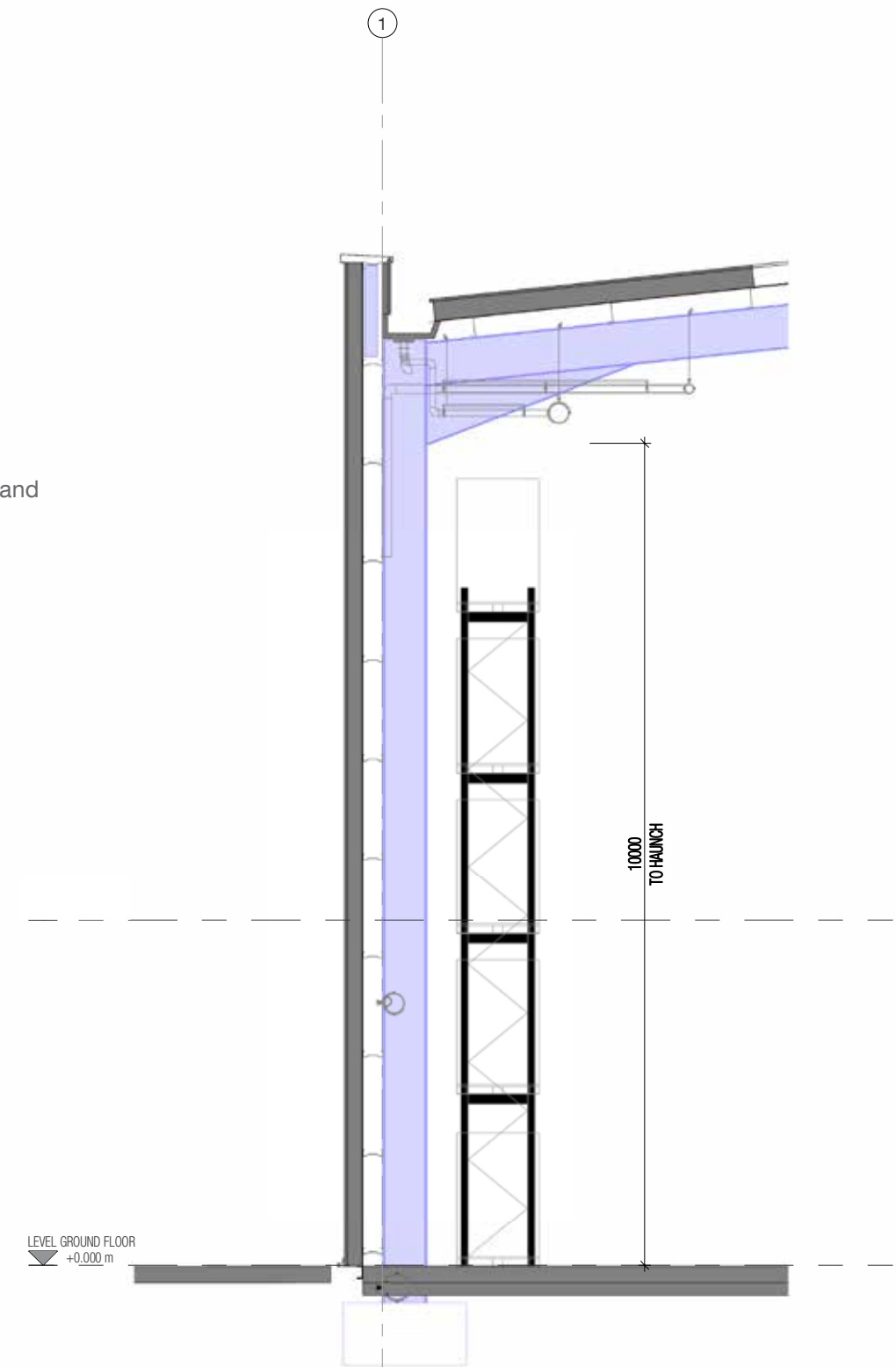
Increasing the height to haunch from 9m to 10m therefore enables a fifth palette to be stored within the racking system.

This increases the volume of goods that can be stored in the space by 25% without increasing any floor area.

The above is clearly articulated in the two sections shown opposite.



Building Section A-A - Outline Proposal

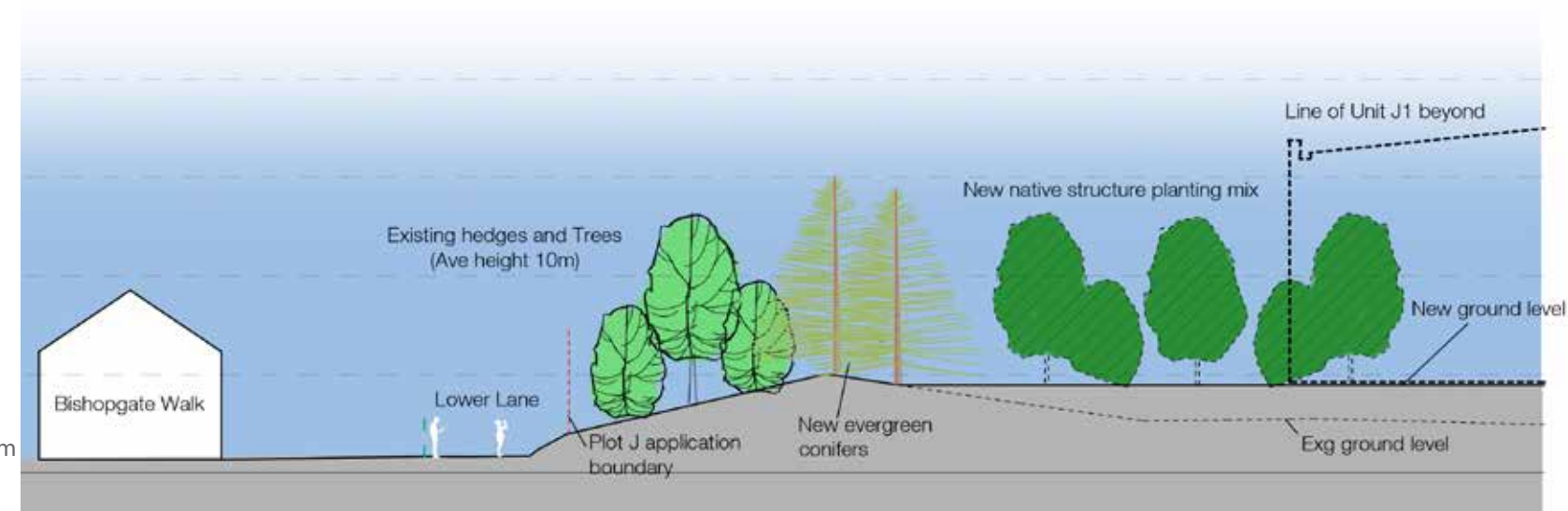
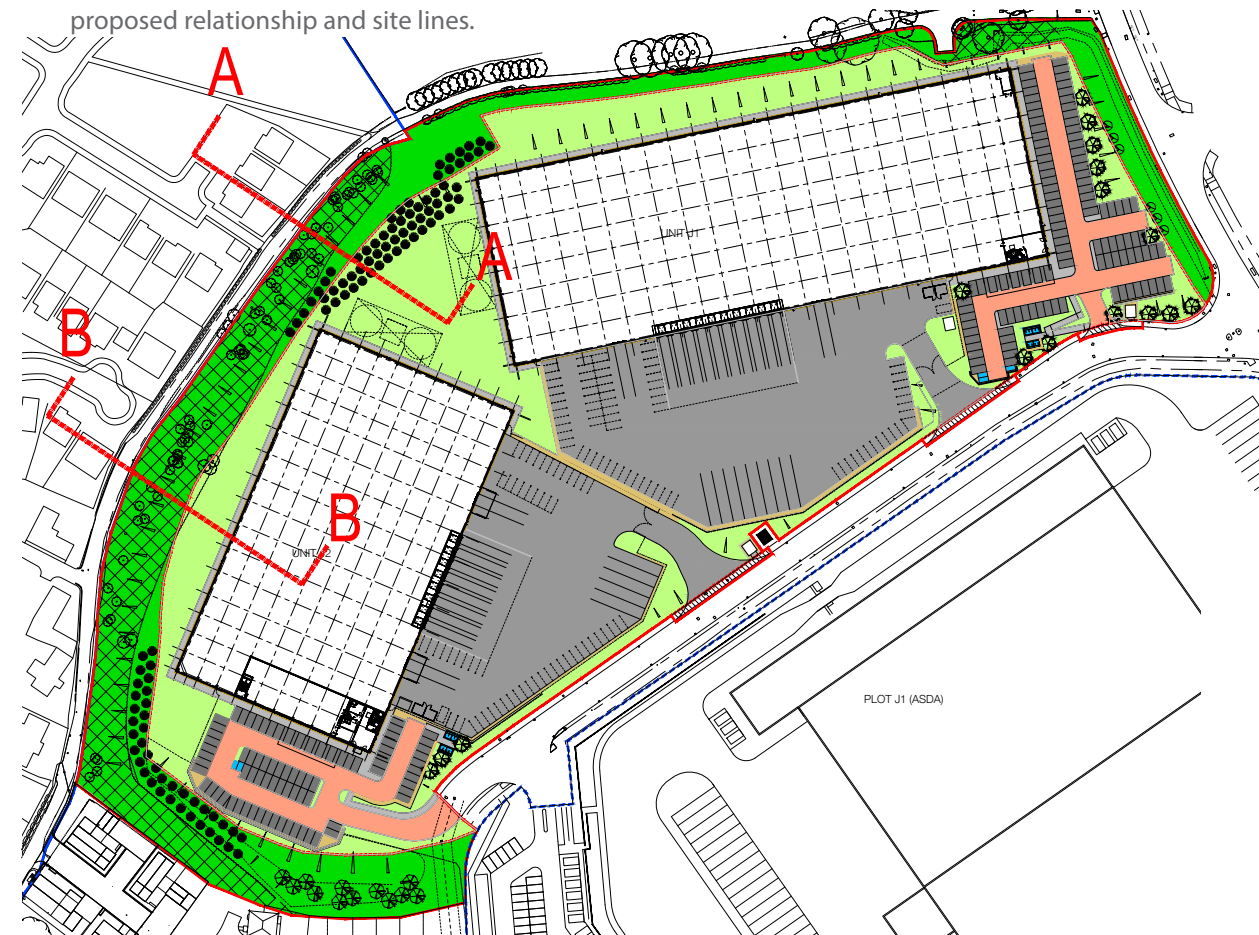


Building Section B-B - Current Proposal

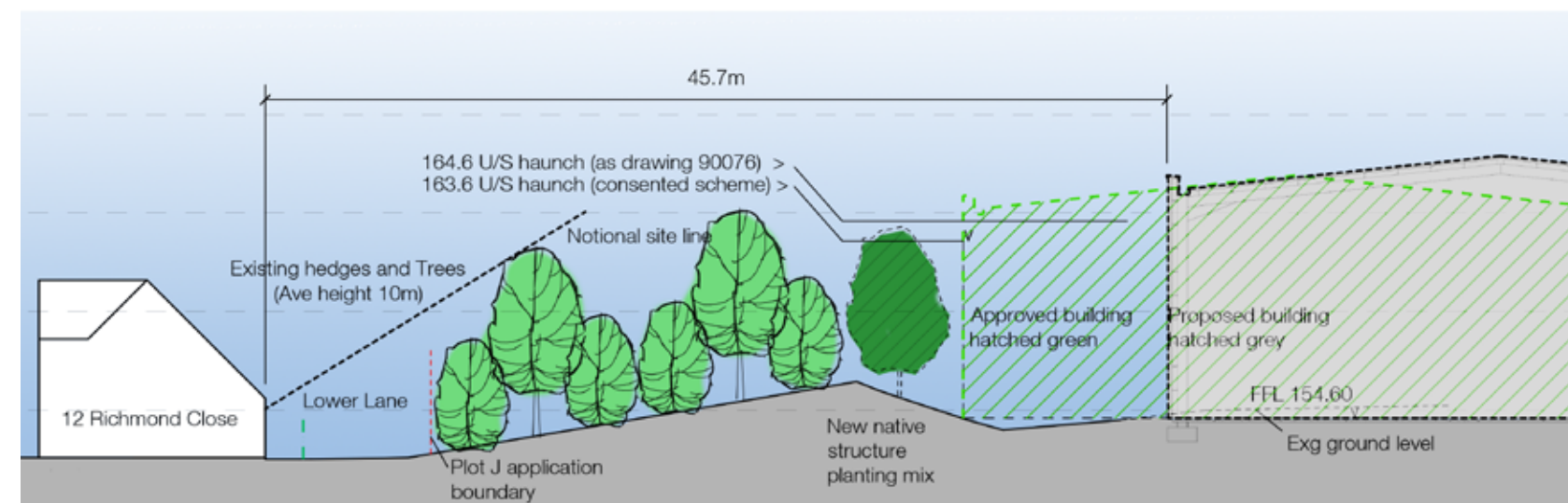
2.0 | Comments / Objections

2.2 Height increase and visual impact

- This section focusses on Unit J2 given the location and orientation of the proposed building relative to the existing dwellings
- The proposed building is further away from the boundary and dwellings - Outline scheme shown in green
- The finished floor of the proposed building is compliant with the Outline Permission.
- The finished floor level cannot be reduced further due to the relative height of James Kearns Avenue and the maximum gradients permitted for safe HGV access into the site.
- The level of James Kearns Avenue adjacent to the Unit J2 HGV access is approx 157.00m.
- The finished floor level of Unit J2 is 154.60m.
- The 2.4m level difference between the building finished floor level and access road result in the HGV site access at 1:15 and cannot be steepened.
- To reduce the gradient the second option would be to move the building further away from the highway but this would move the building closer to the dwellings and was not implemented.
- With a specific focus on visual impact it should be noted the building will not be readily visible from the adjacent dwellings.
- Kingsway Business Park is screened from surrounding dwellings by carefully designemature structure landscaping and earth bunds implemented previously by Wilson Bowden Developments .
- In relation to Plot J2 the existing earth bund has a surveyed height to the top of the bund varying from 155m to 158m
- The existing structure landscaping has a surveyed height averaging 10m.
- This results in a height to the top of structure landscaping averaging from 165m to 168m.
- The height to the underside of haunch is 164.6m.
- The approximate height to the top of parapet is 167.2m (subject to confirmation following steelwork design).
- Noting the above, this clearly supports the information presented in Site Section A-A and B-B illustrating this proposed relationship and site lines.



Section A-A



Section B-B

Kingsway Plot J2

2.0 | Comments / Objections

2.2 Continued

- In order to help further assess the visual impact of the development, two photomontages are taken from Bishopgate Walk and Richmond Close respectively.
- The outline height of the building relative to the structure planting is carefully plotted to offer a representation of what will be visible from street level.
- This further supports the site survey and site sections in that only the corner of Unit J2 will be visible from Bishopgate Walk.
- No part of the building will be readily visible from Richmond Close whilst the structure planting is in leaf.



Photomontage: Richmond Close - Dated Novemebr 2022

2.0 | Comments / Objections

2.2 Continued

Previously circulated Case Officers Report concluded:

- *Despite the scale of the facility, the layout, appearance and both the existing and proposed landscaping treatment to the site are considered to be acceptable and to provide sufficient screening in addition to mitigation for visual, landscape and biodiversity impacts given the context of the site within the already defined extent of a business park environment*
- *No unacceptable harm has been identified in respect of residential amenity of surrounding occupiers either by way of visual intrusion, overshadowing, overbearing impact or through noise and disturbance*



Photomontage: Bishopgate Walk - Dated Novemebr 2022

Kingsway Plot J2

2.0 | Comments / Objections

2.3 Unacceptable noise

The majority of the neighbourly complaints regarding noise are directed towards the Asda development and are therefore not a material consideration for this application

Notwithstanding the above it should be noted the scale of development on Plot J2 is significantly less than development undertaken for Asda. Table 1 contains an approximate comparison shown below:

Table 1

	Asda	Plot J2
Floor Area (GEA) excluding upper floors	630,000 ft ²	190,000 ft ²
Car Parking Numbers	532	190
HGV Trailer Spaces	210	13
Vehicle Access Doors	140	22

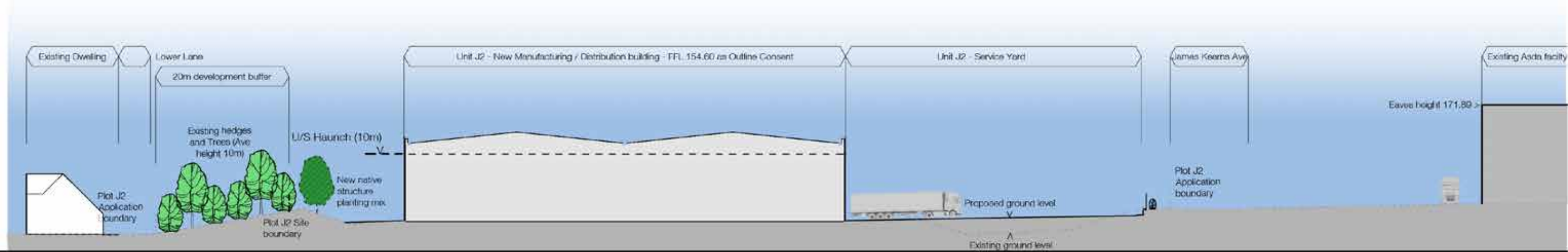
Note: As we don't have access to Asda, the Asda numbers are an approximation based off historical information. This may have changed without our knowledge but still provides a reasonably accurate comparison between the two schemes.

In addition to scale the Plot J2 development is designed to place operation service yard spaces away from neighbouring residential dwellings.

The buildings will therefore assist in screening both Unit J1 and J2 but also offer some relief to the direct sight lines from Asda as evidenced on Site Section C-C below.

Environmental Health Officer has no objection.

The BWB Noise Impact Assessment confirms the revised scheme offers a betterment to the control of noise from the site. It confirms noise is not a determining factor in granting planning permission for the development.



Section C-C

2.0 | Comments / Objections

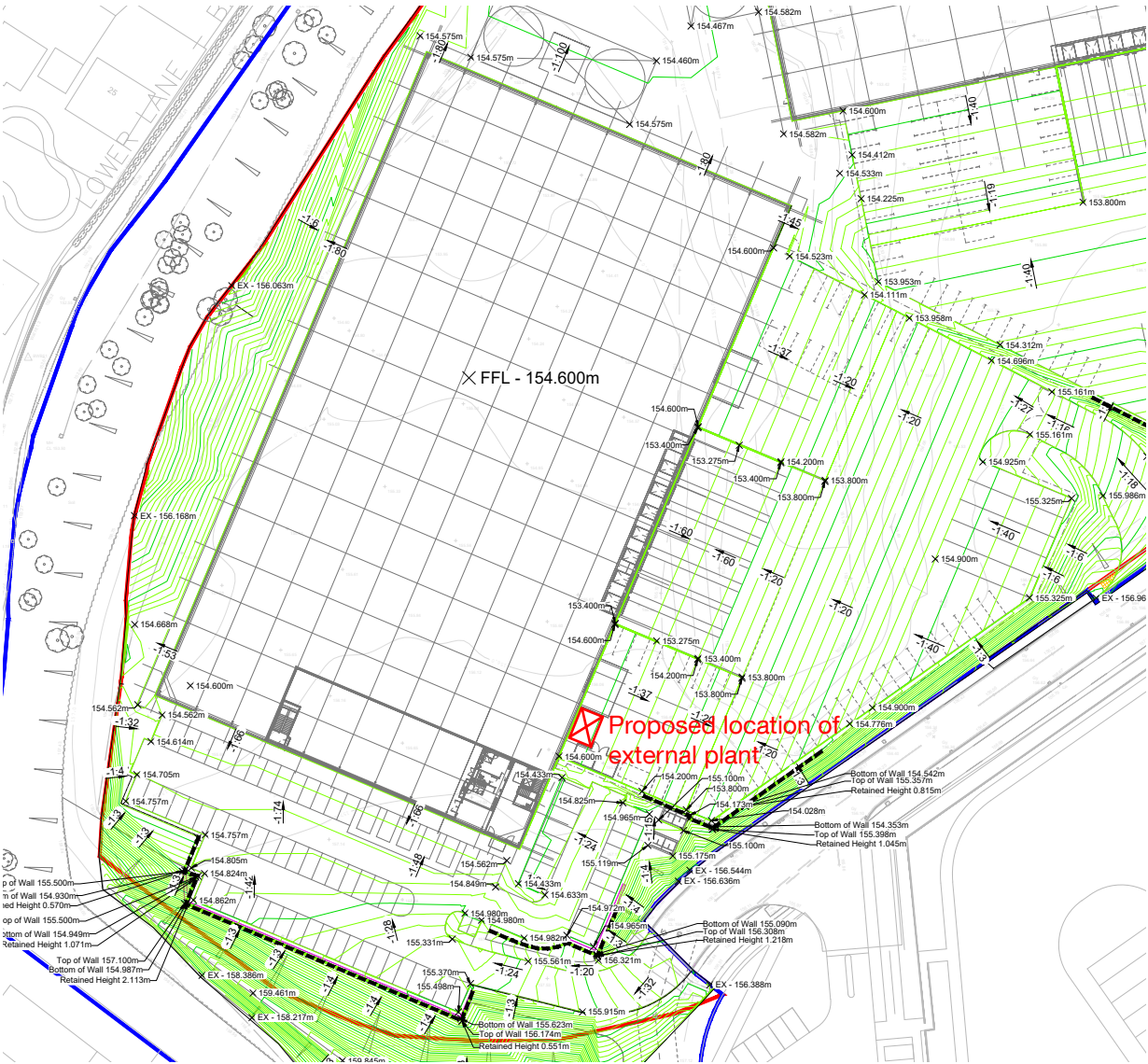
2.3 Continued

Previously circulated Case Officers Report contained a specific section relating to Noise and concluded:

- No objection in principle to the proposals, the submitted NIA has shown that condition 23 of planning permission 14/00542/OUT can be met in respects of predicted worst case scenario vehicle movements. In terms of fixed plant serving the building this cannot yet be quantified and as such we would recommend the following condition.
- Noise levels from fixed plant, in conjunction with all other noise from the unit, will not exceed 52 dB(A) Leq,15mins between 0700 and 2300 hours and 47 dB(A) Leq,5mins at any other time as measured at the façade of any noise sensitive property, (or 48 dB(A) Leq,15mins and 43dB(A) Leq(5mins) as free measurements within the curtilage of any noise sensitive building.
- As the plant has not yet been determined I would suggest that prior to installation an addendum to the NIA is submitted to show compliance with the above condition

Please note: The applicant has no objection to accepting the proposed planning condition

- With regards to external plant it is unlikely any equipment would be located to the rear of the building given the proposed levels and structure planting. As plant is normally located adjacent to incoming electrical, gas and water supplies, any external plant would likely be added onto the service yard elevations and front into Kingsway Business Park



External Levels Plan



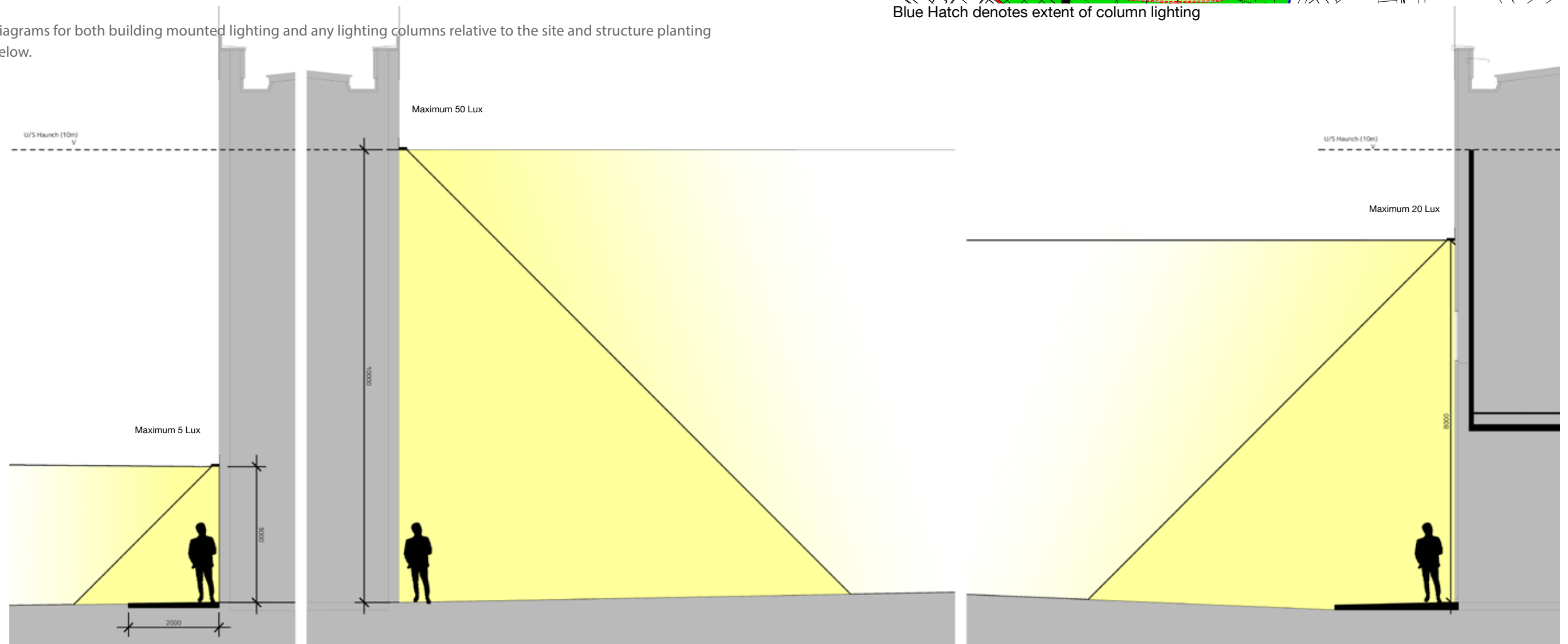
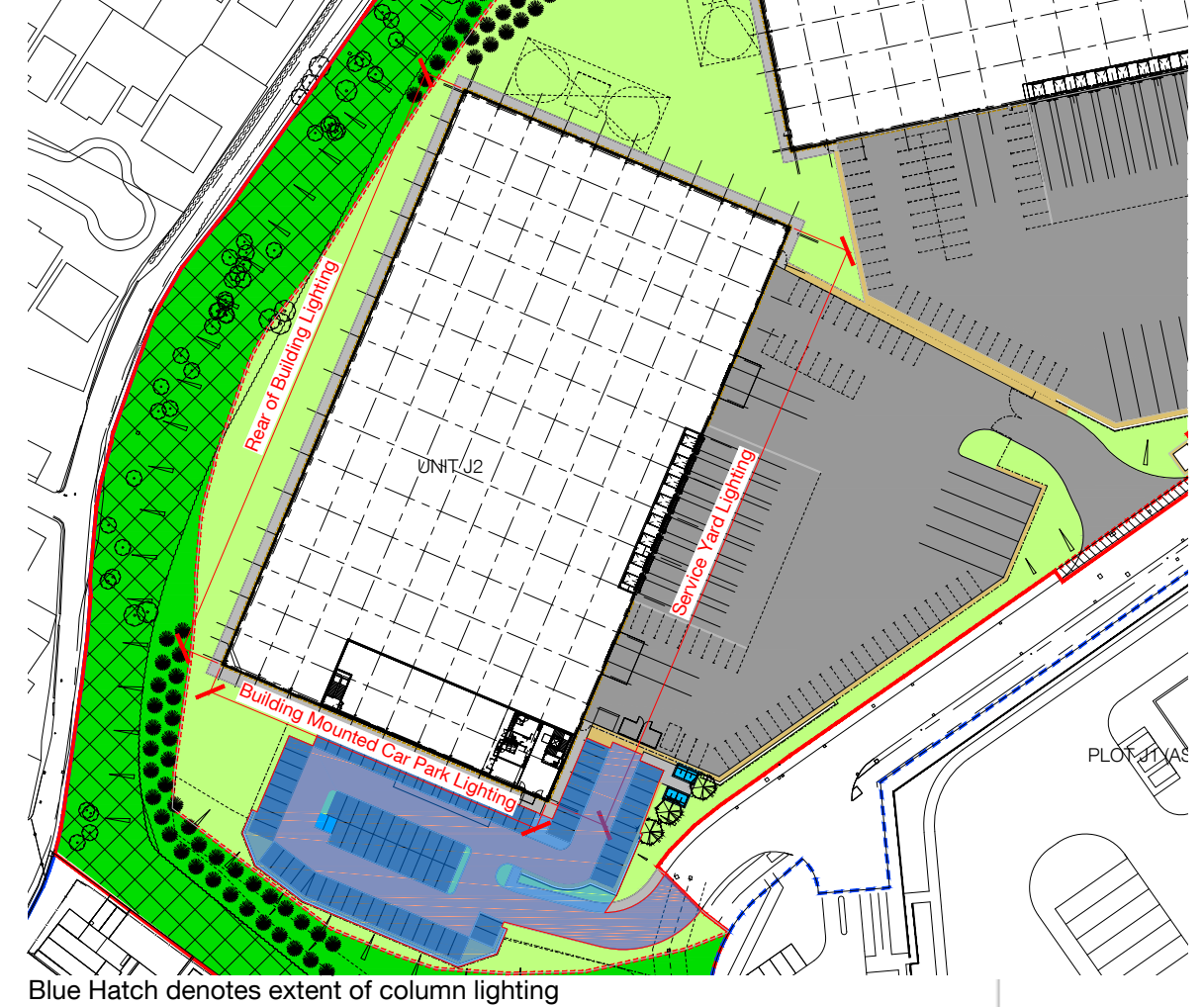
On Plot Landscape Plan

Kingsway Plot J2

2.0 | Comments / Objections

2.4 External lighting

- Detailed lighting proposals were not included in the application but the site layout has been designed to manage any such impacts.
- Proposed lighting to the rear and side elevation of both buildings shall operate via motion sensors with photocell and not be located above 3m to rear elevations as per Supplementary Planning Document.
- In order to contextualise the lighting levels, the consented van park had a minimum lighting level of 20 lux to parking areas with 50 lux to circulation routes and 100 lux to entry/ exit roadways all of which are open to the residential dwellings. The consented van parking scheme had 8m high lighting columns on the boundary within 33m of Tithe Barn, 36m of Richmond Close and 38m of Bishopgate Walk with a minimum 50 lux for the circulation route.
- In comparison the current Plot J2 schemes has 20 lux to the car park and 5 lux to the rear pedestrian route along the rear and side of the buildings noting the motion and photocell controls.
- Illustrative diagrams for both building mounted lighting and any lighting columns relative to the site and structure planting are shown below.



Typical Rear of Building Lighting

Typical Service Yard Lighting

Typical Car Park Lighting

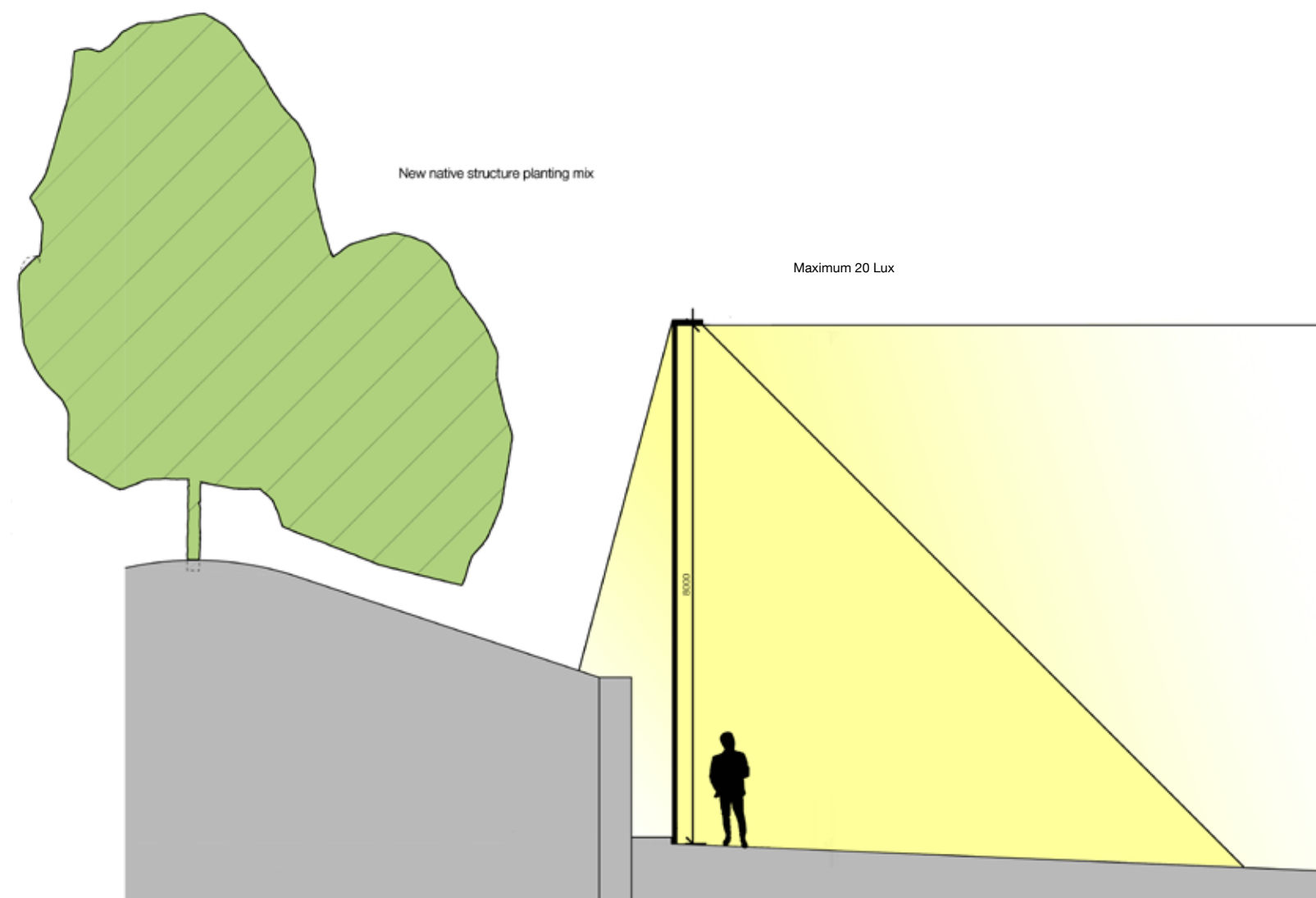
2.0 | Comments / Objections

2.4 Continued

Previously circulated Case Officers Report contained a recommendation to condition external lighting as below:

- *Notwithstanding any details contained within the application, full details of any external lighting to be installed on the building or on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the building or site and its luminance, angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval*

Please note: The applicant has no objection to accepting the proposed planning condition



Typical Car Park Column Lighting

2.0 | Comments / Objections

2.5 Over development

- The overall footprint of the development was carefully considered during the design process
- Table 2 below shows the floor areas of the recently completed schemes on Kingsway Business Park namely Plot G and Plot M
- The current Plot J2 proposals are not within 10,000sqft of a similarly designed scheme on Kingsway Business Park. This ensures the proposed buildings are not directly competing with one another and is critical for the commercial viability of the scheme

Table 2

Planning Reference	Plot	NDA (Acres)	GIA (ft²)	Density (ft² per Acre)	Comments	Site Coverage Percentage
15/01027/REM	K	11.74	205,00	17,460	Four units	72%
08/D51411 & 16/01113/FUL	T	46.35	969,065	20,910	Single unit with extension	75%
18/00445/FUL	N	6.03	101,230	16,790	Two units (Unit N2 not yet built)	60%
18/00861/REM	F	9.14	74,300	8,130	Single unit (cross docked)	82%
17/01322/REM	D3	3.53	60,740	17,205	Terraces, semi and a single unit	90%
21/00472/REM	G	7.67	118,540	15,455	Four units	70%
21/00881/REM	I	17.14	328,000	19,135	Single unit	74%
22/00373/FUL	M	14.3	287,327	20,093	Three units	82%
14/00542/OUT	J2 Outline	11.09	171,325	15,450	Three units	72%
22/01200/FUL	J2	11.09	203,500	18,350	Two units	77%

- In comparison with the smaller scheme presented within the Outline Permission. Three proposed units were illustrated with floor areas of 55,000 sqft, 75,000 sqft and 40,000 sqft.
- All three units within the Outline Permission are within 10,000 sqft of current Kingsway Business Park schemes with two building almost identical to Unit 4 on Plot G and Unit 3 on Plot M namely 40,000 sqft and 75,000 sqft respectively

Table 3

Unit	Plot	Total GIA (m²)	Total GIA (ft²)
Unit 1	G	2,003.92	21,570
Unit 2	G	2,931.08	31,550
Unit 3	G	2,385.75	25,680
Unit 4	G	3,691.97	39,740
Unit M1	M	15,357	165,302
Unit M2	M	6,368.5	47,022
Unit M3	M	6,968	75,003
Unit 1	J2 Outline	5,110	55,000
Unit 2	J2 Outline	6,968	75,000
Unit 3	J2 Outline	3,716	40,000
Unit J1	J2	10,824	116,500
Unit J2	J2	8,083	87,000

Within 8000

Direct comparison

2.0 | Comments / Objections

2.5 Continued

Whilst floor areas may have increased, the separation distance to the neighbouring dwellings did not significantly change. This is evidenced in the site plan extracts and overlay shown below:

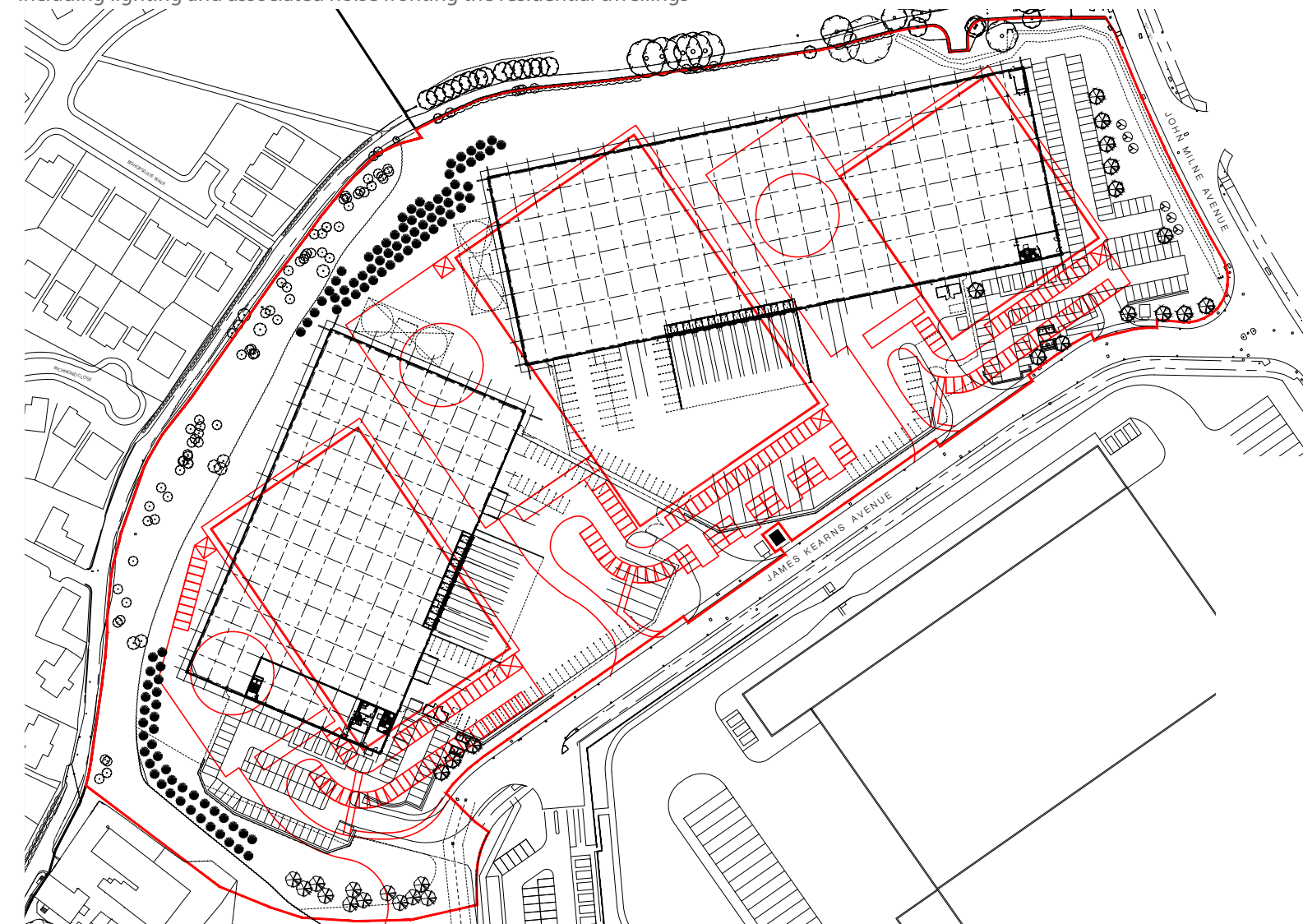
Minimum separation distance of building or yards - Current Proposals

- Building 34m from nearest dwelling (Tithe Barn)
- Building 40m to nearest dwelling on Richmond Close
- Building 36m to nearest dwelling Bishopgate Walk

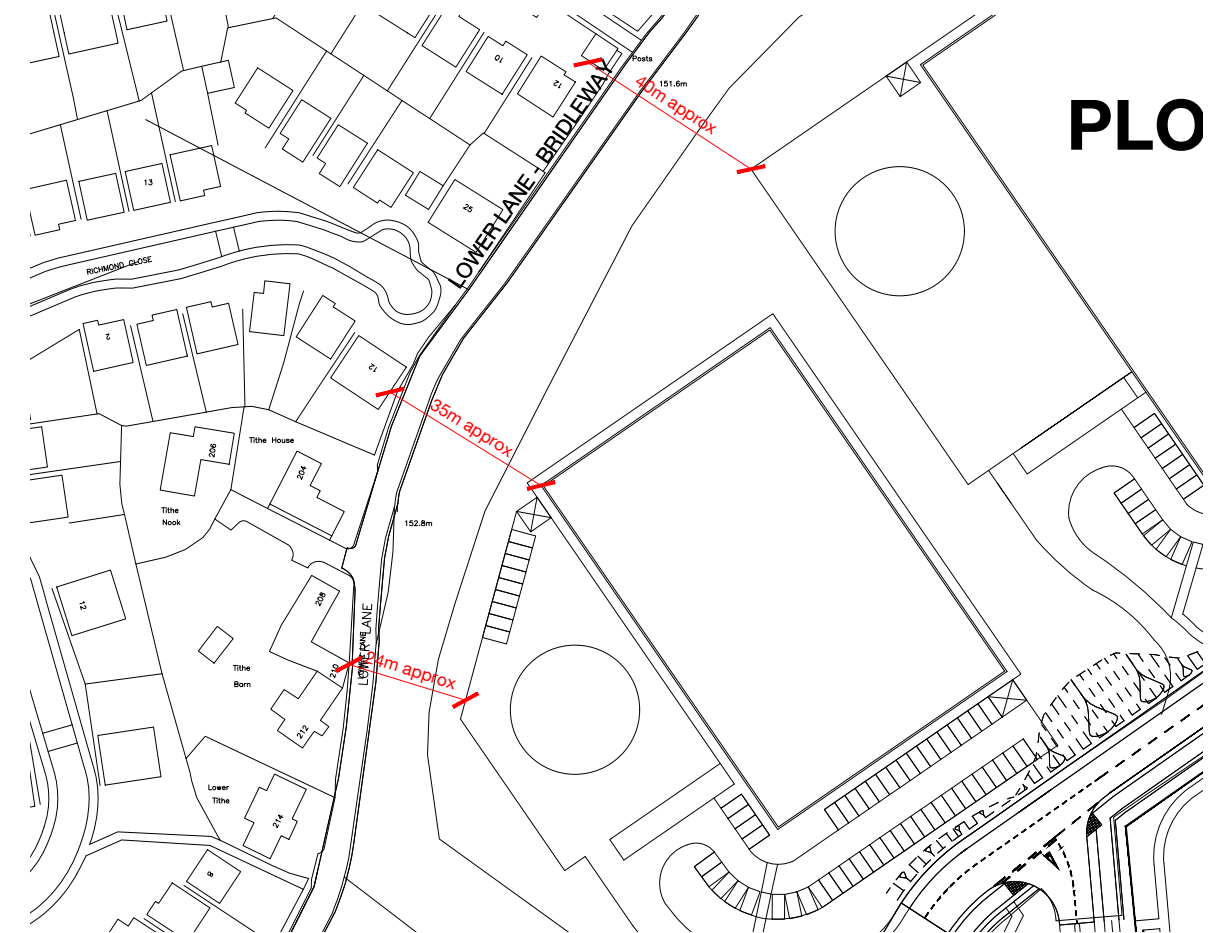
Minimum separation distance of building or yards - Outline Permission:

- Operational yard within 24m of Tithe Barn
- Building 35m to nearest building on Richmond Close
- Operational yard within 40m of Bishopgate Walk

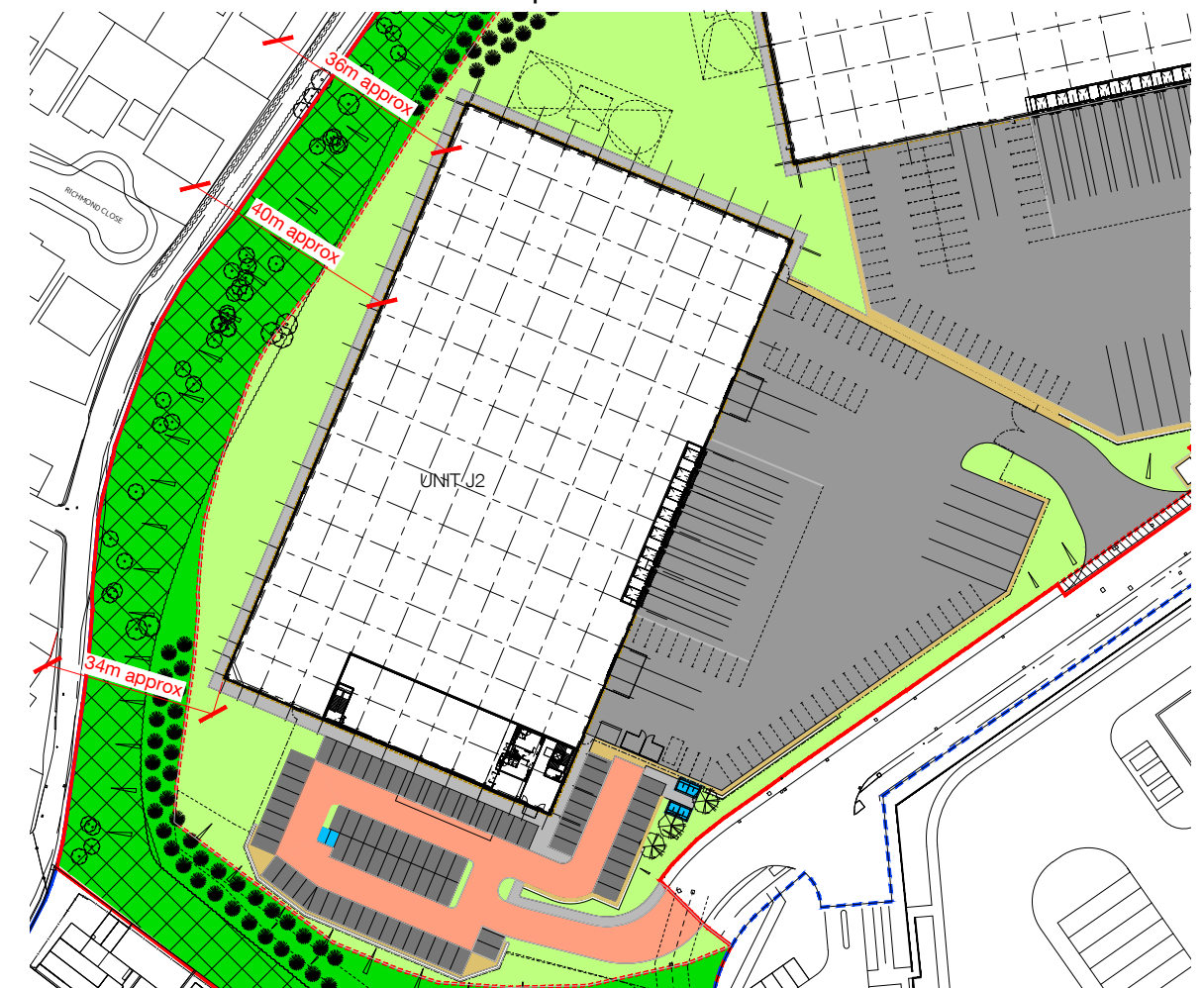
Buildings and/or operational yards are generally further away from nearest dwellings than the 2014 Outline Permission where operational yards including lighting and associated noise fronting the residential dwellings



Outline / Current Proposal Comparison Plan



Site Plan Extract - 2014 Outline Proposal



Site Plan Extract - Current proposal



Wilson Bowden
Developments

Kingsway Plot J2

2.0 | Comments / Objections

2.6 Sprinkler installation

A Building Regulation matter not Planning.

The scheme is designed to be able to accommodate Sprinkler Tanks if necessary depending on use/occupier.

Location for future sprinkler tanks are shown on the site plan extract below.



Site Plan Extract - Sprinkler Tank and Pumphouse Location



Example photo of internal warehouse handed over at practical completion

2.0 | Comments / Objections

2.7 Further comments and concerns

Air quality impacts (fumes / smoke)

Environmental Health Officer has no objection. The proposed use does not include any noxious industry or processes. There are currently no such occupiers at Kingsway – which would be outside its overall permitted uses. No louvres or extract of any type are currently proposed to vent to the rear of the buildings.

Construction noise, vibration (& other impacts)

A temporary impact that would be controlled through condition requiring a Construction Management Plan. Environmental Health Officer has no objection. The building footprints and dock profiles are currently proposed to receive ground improvement (most likely vibro stone columns). These works will be necessary regardless of layout due to poor ground conditions.

Ecological impacts

Preliminary Ecological Appraisal Report included in planning pack. No objection from GMEU or Natural England. Site surveyed twice in recent years – no evidence of badgers within 30m of the Plot. Proposed condition for pre-construction badger and nesting birds survey – as per other permitted Kingsway schemes and proposed in the Brooks PEA.

Impacts on listed buildings

A very minor adverse effect on setting of listed buildings which has to be considered against public benefit i.e. investment and job creation on an allocated site. Will have been fully considered when allocating the land and granting site-wide permissions

Loss of Green Belt / should remain undeveloped

Site is not Green Belt and is allocated for the full range of industrial development uses including B1/B2 and B8.

Reduction in house prices

Not a planning matter. Site has been allocated since 1996.

Insufficient publicity

For the Council but application is clearly well known locally.

Lack of consultation with residents

No requirement for applicant to consult residents particularly given Outline Permission and allocation. Note response to Plot M application – 1 objection on construction noise matters.

Design

The proposed buildings are consistent with the wider Kingsway Business Park design ethos - refer to visuals opposite.



Unit J1 Visual



Unit J2 Visual

Kingsway Plot J2

3.0| Revised Scheme

3.1 Overview and summary of changes

Consultation held with Simon and Lisa Goldstone, Ian Smith (Wilson Bowden Developments), Richard Duddell (Rochdale Development Agency) and Ben Gavaghan (DLA Architecture) at the Kingsway Marketing Pod dated Friday 3rd March 2023.

A number of the concerns outlined in Section 2 of this document were discussed in a frank and open manner.

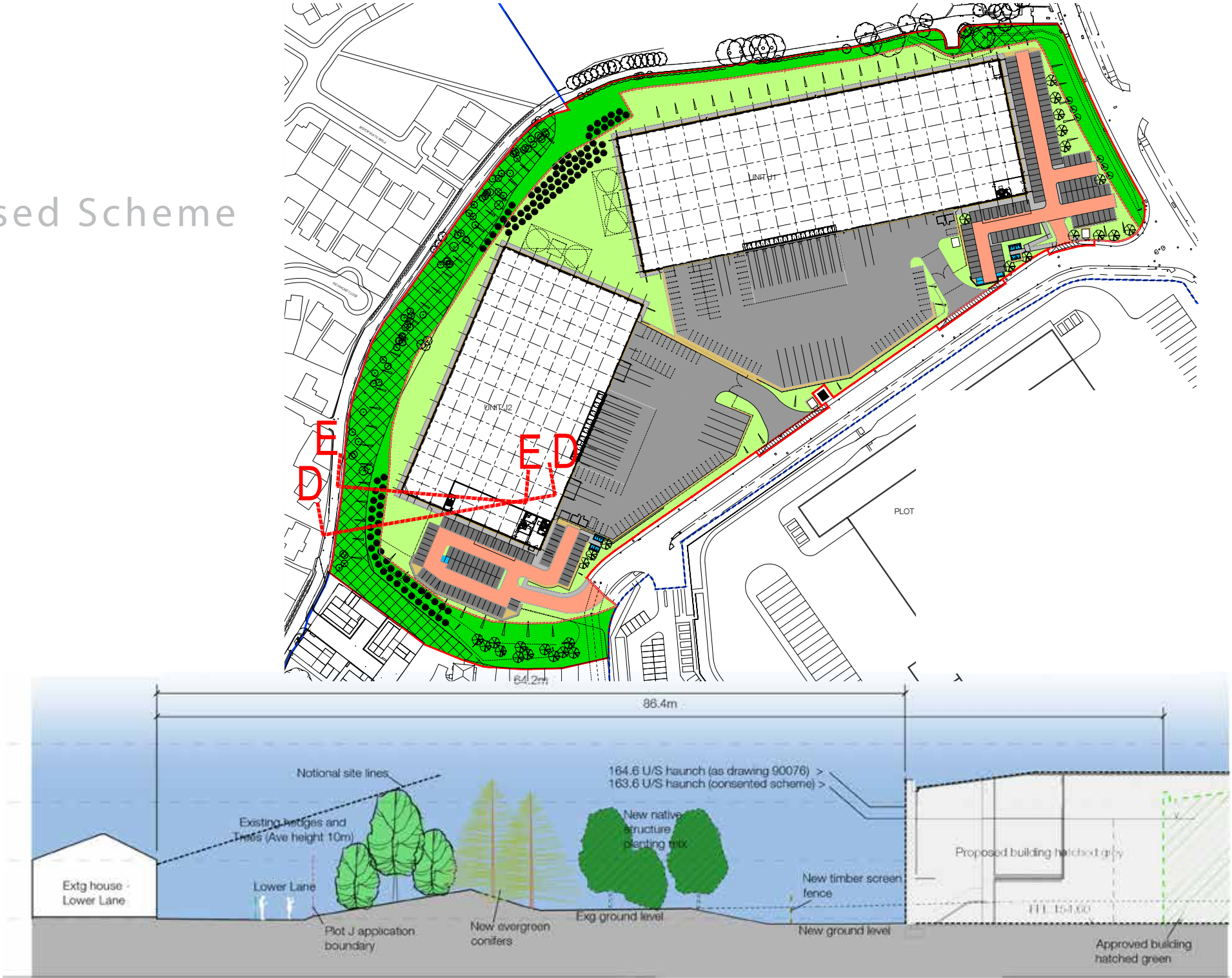
In an attempt to try and address some of those concerns, noting the opposing starting point of the discussions, a revised scheme shown opposite is proposed.

The main revisions to the scheme are as follows:

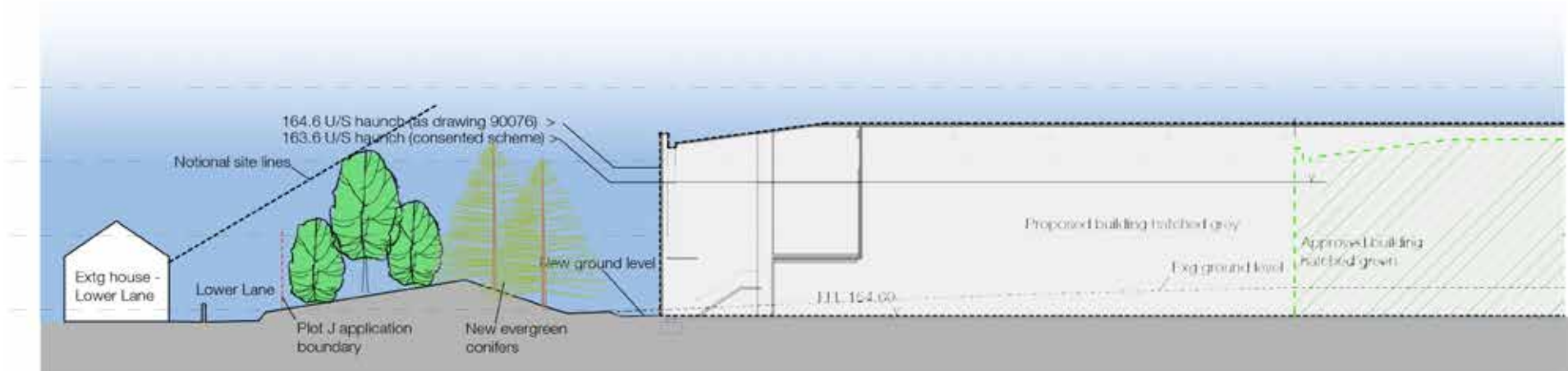
- Unit J2 car parking is replanned by shortening the length but increasing the width. The revision to the car park has reduced the overall length of the car park by 15.6m
- The residents representatives felt Tithe Barn and Lower Tithe would be most impacted by the previous Unit J2 car park and building corner
- This revision allows for an increased depth of the landscaped buffer between Unit J2 car park, Tithe Barn and Lower Tithe - Please refer to Site Sections D-D and E-E
- We can confirm that Tithe Barn was the closest dwelling to the previous car park layout at 33m. The closest dwelling on the revised scheme is Lower Tithe with 47m between the dwelling and car parking
- We noted the negative comments regarding the introduction of a close boarded timber fence along the boundary and top of bund. The residents representative felt this would create a sense of becoming “fenced in”
- With the reduction in the overall car park length we still propose to introduce a close boarded timber fence to provide a physical barrier between the car park and residents however this is no longer located on the boundary or top of bund
- The newly introduced 2.4m high close boarded timber fence is now proposed to be located on the back edge of the car park. This moves the proposed fence line a considerable distance further away from Tithe Barn and Lower Tithe whilst still offering screening from headlights and helping with noise reduction
- In order to further screen the corner of Unit J2 from Tithe Barn and Lower Tithe, we are now proposing to introduce mature evergreen structure planting within the site boundary
- The structure planting will offer year round screening
- The specification of the structure planting is of mature trees of around 4.5m offering a considerable amount of screening from implementation
- The proposed line of the new mature screen planting is behind the existing structure landscaping already established along Lower Lane so as not to add to the feeling or become over bearing
- The structure planting will help to screen any lights from the wider Business Park that are visible when the existing planting is not in leaf and further mitigate transient noise from the car park
- Following a review of the site plan, it was noted the gap between Unit J1 and J2 aligned with the lowest point of the earth bund. This is also evidenced by the corner of Unit J1 becoming visible on the photomontages contained above
- As such, further mature evergreen planting is proposed to be implemented in this area in order to offer year round screening and close the gap along the rear of Unit J1 and J2
- This revised proposal will ensure continuity in the screening of the Asda development from lighting etc and offer a betterment to the current position
- The specification of the structure planting is of mature trees of around 4.5m offering a considerable amount of screening from implementation

3.0| Revised Scheme

3.1 Continued



Section D-D



Section E-E



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