

DESIGN AND ACCESS STATEMENT

For First Manchester Ltd

Rossendale Transport Ltd
Corporation Road
Rochdale
OL11 4EY

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1.0 INTRODUCTION

This application is for the installation of a new single-bay bus maintenance workshop at the existing Ross Bus Depot site.

This 'Design and Access Statement' aims to provide an overview of the design process and physical characteristics of the site

2.0 SCHEDULE OF PLANS FOR APPROVAL

A full table with a schedule of the drawings submitted with the planning application has been included below.

Identification No.	Title	Revision
1258-025	Location Plan	None
1258-026	Block Plans	None
1258-027	Site and Building Plans and Elevations	None

We have also reviewed the Local Information Requirements from the Rochdale MBC Website and we are to provide the following document for Validations

Document	Comments / Revision
Application Form	None
CIL Additional Information Form	None
Flood Risk Assessment	None

3.0 EXISTING SITE

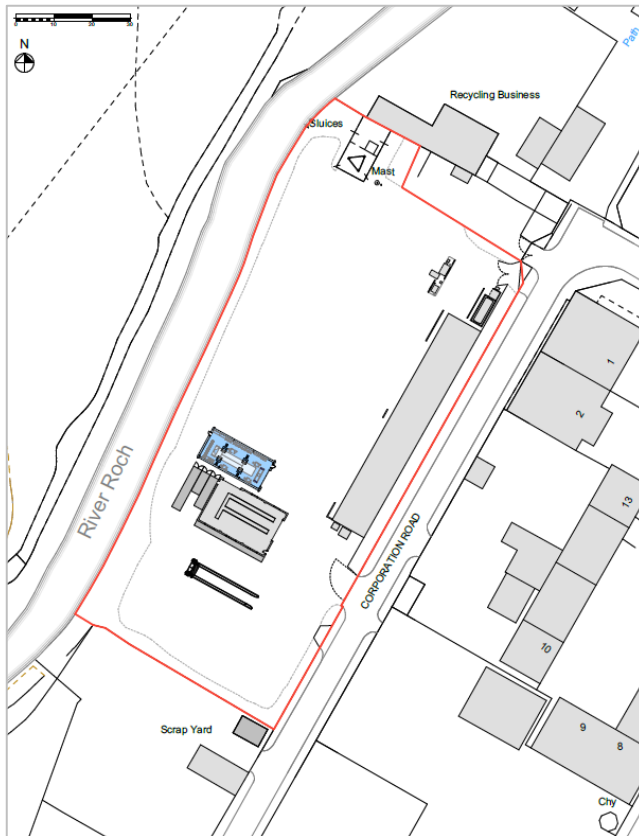
This is an existing operational bus depot with an established use within the local area and community.

The site includes Fuel and wash facilities, along with external parking yard for the operation and servicing of the operational bus fleet. The site also includes offices and welfare facilities and a single storey bus maintenance workshop which can accommodate 20 buses.

FirstBus will soon be taking over operations at the Rossendale Transport site from April 2024 as part of the Transport for Greater Manchester franchise deals for the Bee Network buses. As part of the contract, FirstBus will be required to operate double deck buses from the existing depot site. However, the current facilities on site only have vertical clearance to enable the maintenance of single-deck vehicles.

FirstBus have reviewed numerous options for the maintenance requirements, including lifting the roof on the existing workshop building, but unfortunately this was not feasible due to the condition of the existing structure. The remaining option involves the installation of a 'long term temporary' building which can accommodate a double-deck vehicle being lifted. This building forms the basis of this application.

4.0 AMOUNT OF DEVELOPMENT



The proposed workshop building will be sited directly adjacent the existing workshop facility. The building is considered to have a minor impact on the site massing given the existing retained significant areas of external yard used for parking.

5.0 DESIGN / LAYOUT

The proposed franchise deal which has been awarded to FirstBus is of a duration of 5 years. As such, a “long-term temporary” workshop structure has been adopted. This building will involve a lightweight steel frame fixed down the existing yard. The frame will then be clad in insulated steel wall panels and lightweight translucent roof panels. There will be two personnel doors and a vehicle door. The inside will be open plan.

6.0 ECOLOGY

The building will be site within the existing operational bus yard, and will be sited on existing hard landscaping. As such, the proposal is considered to have minimal effect on Ecology.

7.0 ACCESS

The building is site within an existing yard. Vehicles and personnel will move around and access the building in a similar manner to what occurs at present. No visitors will be allowed within the workshop building.