

Application No: 24/01213/FUL

Application Type: Full Planning Application

Proposal: Erection of industrial unit for use class B2 including office space and associated parking

Location: 159 Windermere Road, Middleton, M24 5NQ,

Dated March 2025

Produced by Barry Winterbottom FRICS Plans Drawn

Planning Statement

The existing Landscape consists of empty land brown field site with shrubs and spoil heaps that requires bringing back into use productive use ,Basically its wasted space

The reason for the application for a new Industrial unit Parking and access is :-

The Labour Government are trying to encourage nationally New business start ups and employment growth to help with unemployment Hotspots like Middleton which is within this category

The Local MP Elsie Blundell is aware of this application.

The unit is small enough to help with upstart new business opportunities ,light engineering or a storage facility, what ever. With planning approval

It will have modern facilities the access road and egress roads are already in place

The local area will benefit from this facility .

The build will employ people during construction hopefully using Local Trades people and suppliers

The unit will have solar panels fitted to the roof reduce its energy consumption in line with government policies along extra insulation within the building envelope

#The roads will and parking will be to sides and rear and front will be designed to Suds specification

any sound impact will be negated by extra sound proofing so to not be detrimental to nearby residences and the Bowling Club

Disruption will be kept to the minimum Servicing the facility will be by pre organised disposal Waste storage will with a compound and cycle storage facilities will be provided

There is a bus stop with 200m of the development

Movement and Deliveries will be restricted in line with any Planning requirements conditions.