

Proposed
Water Sprinkler
Tanks & Pump
House
Kingsway
Business Park

Design & Access / Heritage
Statement

Danish Crown

JUNE 2025

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1 Introduction

This Planning Design and Access Statement has been prepared by NIRAS Group (UK) on behalf of Danish Crown to support the planning application for the erection of two new sprinkler water tanks and a pump house at Plot 1, Kingsway Business Park, Rochdale OL16 4WR.

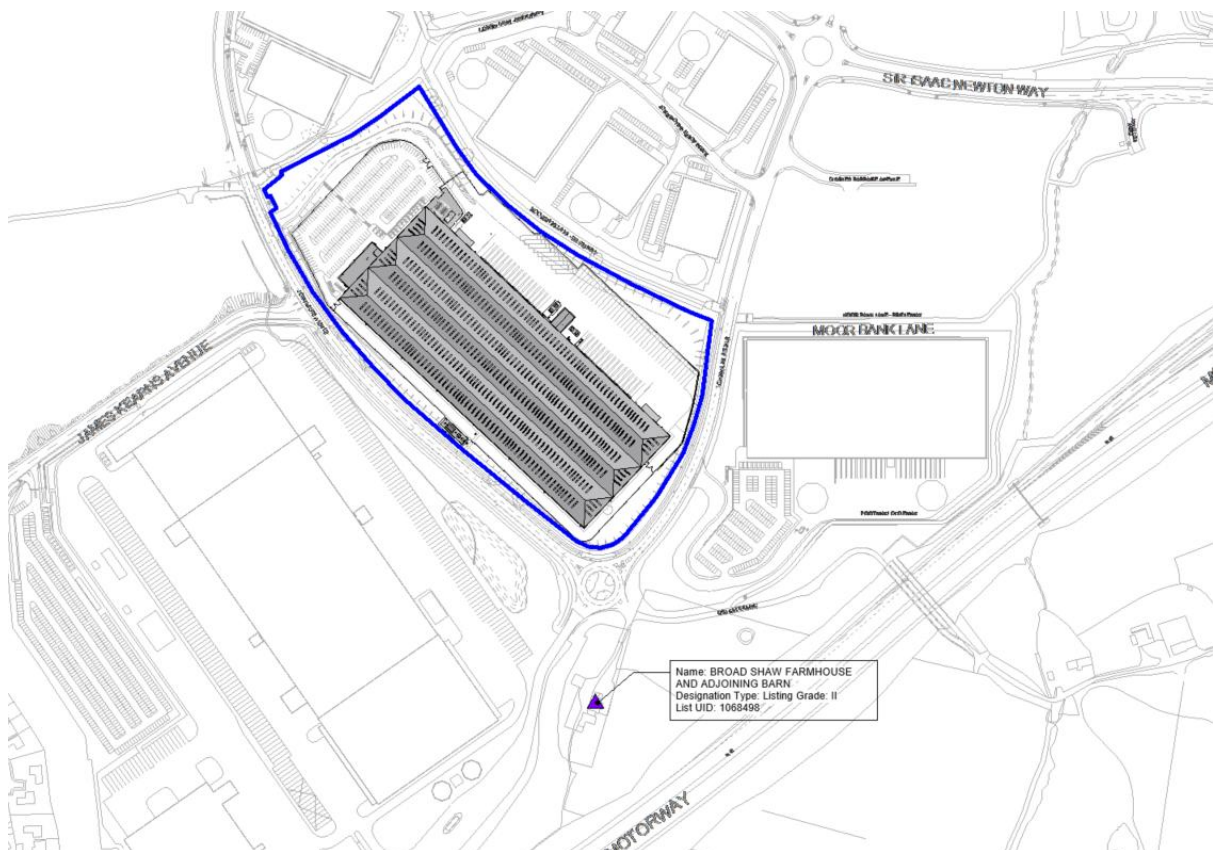
2 Site Description & Local Context

Danish Crowns newly developed facility within the existing A1, B2 & B8 commercial premises on the Kingsway Business Park. Located a short distance from the M62 motorway between Leeds and Manchester. The associated design and access statement is to support the ongoing planning application for the newly proposed sprinkler water tanks and pump house. The proposed sprinkler water tanks and pump house is located at the north east corner of the exiting B2 & B8 building, adjacent to John Milne Avenue.

2.1 Heritage Impact

Considering the local heritage impact of the proposed sprinkler water tanks and pump house application, the nearest listed building can be found at BROAD SHAW FARMHOUSE AND ADJOINING BARN, MOOR BANK LANE. The existing listed building is located within the exiting developed Kingsway Business Park. Due to the nature if the local area and similar in use proposals, we feel the proposed sprinkler water tanks and pump house will have a negligible effect on the nearly listed building.

Extract below showing the relation to the nearest listed building and the proposed application.



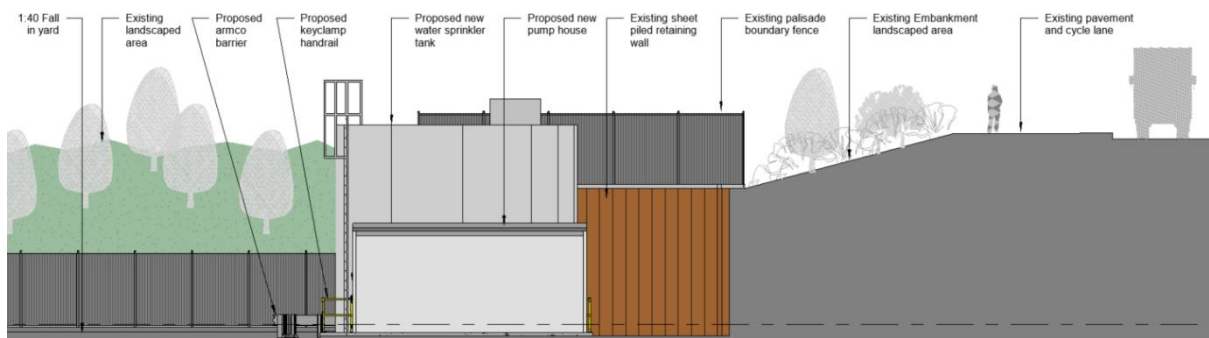
4 Design Considerations

The main design considerations were a result of operational and process requirements whilst also considering the land constraints and existing design of the similar proposals within the business park.

Elevation of proposed sprinkler water tanks and pump house.



Site Section of proposed sprinkler water tanks and pump house



5 Access

The existing access road around the site will be maintained and unaffected by the proposal. Fire tender access for the site will remain and be unaffected. Proposed vehicle tracking has been carried out for the proposal, and no changes to access is required to maintenance and servicing of the sprinkler system.

No further car parking is required under this application.

Existing Site Access maintained

