

Fintek have now confirmed their position on the issues raised, please see below. It would seem to me that a little bit of understanding on this would really help everyone involved and all parties would benefit in the near future.

(Objects)

Comment submitted date: Wed 24 Aug 2022

We strongly object. An immediate review is necessary as the container causes an imminent risk to life and property. There is insufficient room for large lorries & the parking of the employees with the container in place. The road is constantly blocked. An ambulance/fire engine would be caused to wait. There is also a risk to children and walkers as the large vehicles have been seen to demolish a wooden post, imagine if this were a child/dog/person. The industrial company has outgrown the location. If they cannot function without the container then sadly in the needs of safety they must now move. We consider this an immediate risk and bury council must address this with some seriousness. The area is becoming unsafe because of large vehicles and the cars parked in safety. It takes some time to load and move these. Please deny permission and have the unit moved.

(Objects)

Comment submitted date: Fri 19 Aug 2022

The 3 year limit temporary siting of these containers was approved previously, and has proved to be a great inconvenience to the residents of Redisher Croft. They have resulted in the Bridleway access being blocked, which prevents access for residents, and emergency services vehicles on a daily basis, due to the proposed additional parking spaces detailed, not being feasible, resulting in parking on the bridleway. Deliveries have no place to turnaround, making them park on the bridleway, blocking access, and then turnaround on the Private roadway of Redisher Croft, causing damage to the roadway, and twice to my property, and causing a safety risk to residents and children playing on Redisher Croft. Also, every morning, early, the loud noise of the containers being opened, result in unnecessary noise pollution directly opposite my front bedrooms. The location is situated in a conservation area, and the business has outgrown the location, and has had 3 yrs to sort other arrangements.

To support why we still need the containers -

With the initial application in 2019 for the 2 storage containers Finishing Techniques Ltd were in the latter stages of securing a building plot as part of the exclusive AMRC Northern at Salmsbury, near Preston. Unfortunately, with delays in confirmation of the lease arrangements, this proposed move and development stalled, meaning development/storage space at Halter Inn Works would temporary be needed. As part of our business development plan, it was determined an alternative site would be needed quickly, and was indeed found, and negotiations secured the Chamberhall Site (Bury) in 2021. The intention being that development starting as soon as possible after contracts were signed. As has been the case with all development during 2020/21 due to Covid and lockdowns, labour and materials have been in short supply causing starting delays, probably into 2023.

We have maximised our equipment ability at Halter Inn Works, so it is with vigour that we are pushing forward with our plans for new premises. The containers will enable us to efficiently continue with our business until our move from Holcombe Brook. If we were required to remove the containers, alternative storage away from Holcombe Brook would be needed, adding to the traffic movement that has caused concern for the 2x complainants. The additional cost accrued due to off-site storage will also delay our relocation, again extending the inconvenience also mentioned.

Having evaluated the frequency for large and small deliveries/collections, this has been calculated/averaged from our work schedules as follows :

- small van parking in front of the building : 1x AM/1x PM daily
- medium van (UPS/courier) parking in front of the building : 1x PM 4 days pw
- medium van (UPS/courier) parking in front of the building : 1x AM 2 days pw
- large truck (7.5T/17T) parking at side of building (unadopted road), usually with access around the vehicle : 1x pw (actually blocking of the road is very rare)
- small/medium deliveries are usually <5mins; larger deliveries <10mins.

Parking layout has been changed to reduce the number of 'overflow' situations, with tighter spacing required from employees. Once per month we have a management meeting with the off-site director and employee visiting, which adds to the space constraints, but if this means parking on the unadopted road - we can manage this by asking them to park on Lumb Carr Road if space is unavailable at Halter Inn Works.