

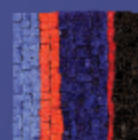
Planning, Energy and Digital Connectivity Statement

Erection of an Ancillary Industrial Storage
Building and Associated Works

Eton Way South
Radcliffe
Manchester
M26 2ZT

Champion Mouldings Ltd

SEPTEMBER 2024



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1 Introduction

- 1.1 This Planning, Design and Access Statement accompanies a full planning application for the erection of a surface-mounted ancillary storage building and associated works at Eton Way South, Radcliffe on behalf of Champion Mouldings Ltd.
- 1.2 This statement considers the site and its surroundings and summarises the planning policies which are material to the proposal, along with further guidance and evidence which has been considered.
- 1.3 The analysis addresses all the issues which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.
- 1.4 This statement should be read in conjunction with the following plans and documents:
 - Existing Location Plan (Ref: 24048 - SDA - ZZ - ZZ - DR - A - 0001)
 - Existing Warehouse Floor Plans and Elevations (Ref: 24048 - SDA - ZZ - ZZ - DR - A - 0101)
 - Proposed Warehouse Floor Plans and Elevations (Ref: 24048 - SDA - ZZ - ZZ - DR - A - 0201)
 - Existing Office Plans and Elevations (Ref: 01-240819-0001)
 - Proposed Office Plans and Elevations (Ref: 01-240819-0002)

2 The Proposals

2.1 The application description is as follows:

“Erection of a surface-mounted ancillary storage building anchored to existing hardstanding, application of render to existing brick office building and expansion of car parking.”

- 2.2 Champion Mouldings handles the design, development and manufacture of a range of plastic components. The company operates solely from the development site in Radcliffe.
- 2.3 The site’s hours of operation are 24/7 and there will be no change to this as a result of the development.
- 2.4 There are 82 full-time employees at the development site, which is projected to increase to 86 as a result of business growth, which the proposed building will facilitate.
- 2.5 The company has identified a clear and urgent need for additional sheltered storage space to accommodate growing business demand. The proposed building will allow the company to meet its changing operational requirements whilst remaining at its current premises.
- 2.6 The area of hardstanding where the building will be sited is currently used for external storage of raw materials. The proposed building will make better use of this land by allowing a greater range of goods to be stored and providing a dry, protected environment for employees to access goods.
- 2.7 As well as the erection of the proposed building, permission is also sought for the application of render to external elevations of an existing brick office building, and site reconfiguration including the installation of porous asphalt to allow for expansion of on-site car parking. The rendering will improve the weather proofing and appearance of the existing office building as the brickwork of the building is in poor condition.
- 2.8 The dimensions of the proposed building are as follows:

Internal

- 30.0m length x 12.0m width
- GIA: 360 sqm

External

- 30.1m length x 12.2m width x 5.2m height (eaves) / 7.2m height (ridge)
- GEA: 367 sqm

- 2.9 The building will be anchored to the existing hardstanding using shallow chemical anchor bolts. As such, **no intrusive groundworks or foundations will be required for the erection of the building.**
- 2.10 The building will be constructed from light-grey single sheet steel clad walling and a translucent-white PVC-coated polyester roof. The building will be accessed via 2 electric roller shutter doors and 2 pedestrian access doors, as well as from the adjacent building which it will connect to.
- 2.11 The building will connect with the adjacent existing warehouse building via a gutter link which will run along the length of the two buildings. Details of this connection are shown on the submitted application plans.
- 2.12 The design, materials, and prefabricated method of construction of the building will ensure a quick delivery and erection. This will minimise disruption to existing operations and allow the company to rapidly address its need for additional sheltered storage space.
- 2.13 Site access will continue to be taken off Eton Way South to the south.

3 Site and Surroundings

- 3.1 The application site is a 0.6 ha area of land containing 2 large established warehouse buildings and a more recently installed building warehouse building of a similar construction to the proposed building. Also included in the site are areas used to accommodate parking, access routes and manoeuvrability.
- 3.2 The site is bound to the south, north and west by similarly configured industrial premises and to the south by Hutchinson's Goit, a small stream which separates the site from an area of open space.
- 3.3 The site is located in an industrial area in the urban periphery between Radcliffe to the south-west and Bury to the north-east. The site's immediate surroundings are industrial, with residential development beyond.
- 3.4 Hutchinson's Goit runs adjacent to the site and is designated as a Site of Biological Importance, the significance of which will be discussed later in this Statement.
- 3.5 The entire site is located in Flood Zone 1, signalling a low probability of fluvial flooding. There is low or no flood risk from all other sources.
- 3.6 There are no assets of heritage significance located within 0.5km of the site.
- 3.7 The site is located in close proximity to residential suburban areas in Radcliffe and Redvales. This makes walking and cycling a viable option for local employees to commute to the site. The site also benefits from a walking and cycling link along the towpath of the nearby Manchester, Bolton & Bury Canal which was canalised in the late 18th century but is no longer in active use.
- 3.8 There are bus stops located nearby to the site on Bury Road to the west and Dumers Lane to the east which are served by a number of local bus routes, providing local transport links to Radcliffe, Bury, Bolton and Farnworth.
- 3.9 The site is well connected to the local and regional road networks. The nearby A56 is a key arterial route between Manchester and Bury and provides access to Junction 17 of the M60 and the wider motorway network.

Local Plan Designation

- 3.10 The application site is designated as an *Employment Generating Area* (Ref: EC2/1/10) in the Bury Unitary Development Plan (August 1997) Policies Map.

4 Planning Policy and Evidence Base

National Planning Policy Framework

- 4.1 The National Planning Policy Framework ('NPPF'; December 2023) sets out the purpose of the planning system of achieving sustainable development via three overarching objectives: **economic, social and environmental**.
- 4.2 Paragraph 11 of the NPPF requires Local Planning Authorities to apply a presumption in favour of sustainable development during decision-taking. This means that Local Planning Authorities should be:

“...approving development proposals that accord with an up-to-date development plan without delay; or

...where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 4.3 In support of building a strong and competitive economy, paragraph 85 of the NPPF states that:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

- 4.4 Paragraph 87 of NPPF also goes on to explain that planning policies and decisions should *“recognise and address the specific locational requirements of different sectors.”* This requirement includes making provision *“for storage and distribution operations at a variety of scales and in suitably accessible locations.”*

Local Policy

- 4.5 The local development plan is formed of extant policies from the Bury Unitary Development Plan (August 1997) and the Places for Everyone Joint Development Plan Document (March 2024). Policies and excerpts of direct relevance are outlined below.

Bury Unitary Development Plan (August 1997)

- Key Direction 2

“To enhance the prosperity of the Borough and its residents and aid the development of a strong local economy”

- EC2 - Existing Industrial Areas and Premises

“The Council will seek to retain existing industrial areas and premises in employment uses, where appropriate.”

- EC3 - Improvement of Older Industrial Areas and Premises

“The Council will seek and encourage improvements to the environment and infrastructure of older industrial areas and improvements to the quality of industrial premises.”

- EC4 - Small and Growing Businesses

“The Council will ensure that the needs of small and growing businesses are met by looking favourably on proposals for such developments, where these do not conflict with other policies and proposals of the Plan.”

Places for Everyone Joint Development Plan Document (March 2024)

- Objective 3

“Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester”

- Policy JP-S1: Sustainable Development

“To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.”

- Policy JP-S2: Carbon and Energy

“The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures

...

Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy”

- Policy JP-S6: Resource Efficiency

“The achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester’s ambition of becoming a leading green city region by 2038. The following measures will help achieve this:

3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.”

- Policy JP-J1: Supporting Long-Term Economic Growth

“A thriving, inclusive and productive economy will be sought in all our boroughs.”

- Policy JP-J2: Employment Sites and Premises

“Existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary. This will include local employment areas as well as key growth locations.”

- Policy JP-P1: Sustainable Places

“1. Distinctive, with a clear identity that:

A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;

B. Enables a clear understanding of how the place has developed; and

C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used”

- Policy JP-C2: Digital Connectivity

“We support the provision of affordable, high quality, digital infrastructure.”

5 Analysis

Principle

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section (2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies. In relation to this application, the development plan consists of Bury Unitary Development Plan (August 1997) and Places for Everyone Joint Development Plan Document (March 2024).
- 5.2 The site is designated as part of an existing *Employment Generating Area* in the UDP Policies Map. **Policy EC2** applies in these areas, which seeks to retain existing industrial sites for employment generating purposes. This is echoed in **Policy JP-J2** of PfE which states that such sites should be protected from redevelopment to other uses and nurtured to ensure they remain competitive. The proposed development will help to support Champion Mouldings and safeguard the existing employment generating use of the site.
- 5.3 UDP **Policy EC3** states that Bury Council will seek and encourage improvements to the quality of industrial premises, especially in older industrial areas. The proposals will allow the company to meet its changing operational needs by expanding and improving its premises in Radcliffe. This is also supported by UDP **Policy EC4** which seeks to *“ensure that the needs of small and growing businesses are met by looking favourably on proposals for such developments”*.
- 5.4 The proposals will help to protect and maintain the economic output of an established local business and employer, which meets the aspirations of PfE **Policy JP-J1** and **Objective 3**, contributing to a thriving and productive local economy in all parts of Greater Manchester.
- 5.5 As well as local policy, the proposals are supported by the NPPF, in particular paragraphs 85 and 87 which state that Councils should help to *“create the conditions in which businesses can invest, expand and adapt”* and that *“significant weight should be placed on the need to support economic growth and productivity”*. This should be achieved whilst ensuring that planning policies and decisions *“recognise and address the specific locational requirements of different sectors”*.
- 5.6 The proposals are suitably located, compliant with national and local policy, entirely appropriate to the surrounding area, and will meet the needs of an established local business and employer. The proposals should therefore be supported in principle.

Development Management Considerations

Design and Layout

- 5.7 The siting of the building has been chosen to ensure the most efficient use of the site by utilising a surplus area of land currently used for external storage. The building will provide a dry and secure area for storage of products and raw materials.
- 5.8 The building's positioning adjacent to the main warehouse building will allow for easy access between the two, ensuring operational efficiency within the site. In addition, the proposed building will be connected to an adjacent pre-fabricated warehouse building via a gutter link and opening, allowing for direct access between.
- 5.9 The building is proportionate to the existing warehouse buildings on site in terms of scale, massing and footprint. As such, the proposed development will not alter the character of the site and will have a minimal impact on the site's appearance as a whole.
- 5.10 The building will be constructed from an aluminium frame with galvanised steel connections, light grey steel cladding walls and a translucent-white PVC-coated polyester roof. The materials, colour palette and building style will mirror those used in the rest of the company's site and industrial premises in the locality.
- 5.11 The application of off-white render to external elevations of the existing brick office building will provide a solution to the deterioration of the brickwork which is in poor condition. This will improve the overall appearance of the building and make a positive contribution to the street scene.
- 5.12 The proposed development will meet the requirements of PfE **Policy JP-P1** by respecting and acknowledging the character and identity of the locality in terms of design, siting, size, scale and materials.

Parking, Access and Vehicular Movement

- 5.13 The building will be ancillary to existing operations and will not result in a substantial change or intensification of these operations. As such, there will be no significant change in the type or volume of vehicle traffic leaving and entering the application site. Site access will remain directly off Eton Way South to the south.
- 5.14 There are currently 20 car parking spaces on site and the proposed development will provide a further 19 spaces, including a designated disabled space. These spaces will be located to the front of the existing office building fronting Eton Way South, as shown on the submitted *Proposed Office Plans and Elevations* (Ref: 01-240819-0002). This will ensure that there is sufficient parking provision to

accommodate current and future staff as well as visitors without impacting on the local highway network through on street parking.

- 5.15 The proposed building will be accessible directly from the adjacent warehouse building as well as via a pedestrian and roller shutter door to each of the north and south elevations. This will allow for safe and convenient access to the building by pedestrians and vehicles where necessary.
- 5.16 As the area of land which the building will occupy is currently used for external storage, the erection of the building will have no impact on parking arrangements, internal access routes or vehicle manoeuvrability.

Ecology and Biodiversity

- 5.17 The site is comprised predominantly of existing hardstanding surfaces and built development, with few natural features present. There is an area of closely mown grass to the front of the office building which will be removed to accommodate the expansion in car parking. This grass is regularly maintained and as such, is unlikely to host on-site habitats.
- 5.18 Hutchinson's Goit, which runs parallel with the eastern site boundary, is designated as a Site of Biological Importance, but will not be impacted by the proposed development.
- 5.19 The application site is an established industrial site of very low ecological value and as such, ecology and biodiversity should not present a significant development constraint.

Flood Risk and Drainage

- 5.20 The application site is located in Environment Agency Flood Zone 1, signalling a low probability of fluvial flooding. The risk of flooding from all other considerable sources is low or negligible.
- 5.21 The proposals will connect to the site's existing drainage system to manage and accommodate runoff from the proposed building.

Energy and Sustainability

- 5.22 Several aspects of the proposed building ensure that energy usage and material waste are minimised throughout the lifecycle of the building, meeting the ambitions of PfE **Policy JP-S2** and **JP-S6**.
- 5.23 The building is of non-permanent construction and is assembled from prefabricated components. This ensures that the building can be disassembled and reused elsewhere should the company's operational requirements shift in the future. The building therefore presents an inherently sustainable solution which minimises material waste.
- 5.24 The building will be surface mounted onto the existing hardstanding, removing the need for any groundworks or foundations. This further minimises material waste in the construction process and the quantity of embodied carbon in the development.

- 5.25 There will be no requirement for heating, electrical machinery or mechanical ventilation due to the nature of the building and its proposed use. Consequently, the only considerable energy usage for the operation of the building will be for lighting. The translucent-white roof allows for light transmission and minimises the need for artificial lighting during daylight hours which occupy the site's busiest hours.
- 5.26 The building will be constructed over a far shorter period than an equivalent building of traditional permanent construction. The construction period for this type of building is typically around 1 week from delivery of components to completion. This ensures that material and energy usage throughout the construction process are minimised when compared with an equivalent building of traditional construction.
- 5.27 It is evident that the design of the building incorporates principles of sustainability during all stages of the lifespan including construction, operations and disposal. The energy hierarchy has been adhered to by designing out prospective energy need from the outset where possible and maximising efficiency where energy usage is still necessary.

Digital Connectivity

- 5.28 The importance of providing infrastructure for digital connectivity is outlined in **Policy JP-C2** and is acknowledged by the applicant. In this case, the proposed use of the building will mean that a requirement for digital infrastructure will not be applicable.
- 5.29 The building will be ancillary to existing site operations and will be used solely to provide a dry, protected area for the storage of goods. The building will not be occupied by employees and will only be accessed sporadically for accessing goods. As such, there will be no requirement whatsoever, either now or in future, for any level of digital connectivity infrastructure in the proposed building.

Presumption in Favour of Sustainable Development

- 5.30 Paragraph 11 of NPPF outlines the presumption in favour of sustainable development which should be applied to planning decisions. This presumption is reiterated in PpE **Policy JP-S1**. We have demonstrated throughout this statement that the proposed development mutually supports the objectives of sustainable development which are set out in paragraph 8 of NPPF, particularly in relation to the economic objective.
- 5.31 The proposed development will support an established business and important local employer. The building will provide a flexible solution allowing Champion Mouldings to meet its operational needs,

in doing so securing the company's ongoing efficient operation and contribution to a strong local economy.

- 5.32 From a social standpoint, the proposals will improve working conditions for employees on site by providing a sheltered and secure area for employees to access goods, removing the need for these activities to be carried out externally. The building will also support an important local employer, creating additional employment opportunities for local people.
- 5.33 With regard to the environmental objective, the building offers a flexible and inherently sustainable solution to meeting the company's need, which minimises energy usage and material waste throughout its lifespan. The proposals will also make efficient use of previously developed land in an appropriate location which is easily accessible, without reliance on private car use.
- 5.34 The proposed development mutually supports the economic, social and environmental objectives and constitutes sustainable development. A presumption in favour of approval should therefore be applied.

6 Conclusion

- 6.1 This Statement has demonstrated that the proposals should be approved having regard to national and local planning policy, together with other material considerations.
- 6.2 The application site is located in an area designated as an existing Employment Generating Area, where employment development is appropriate. Several local policies encourage development of the nature proposed, which helps to support existing business uses and enables local companies to remain efficient and competitive.
- 6.3 As well as local policy, the proposals are also supported by NPPF which refers to the significant weight which should be placed on supporting development of this kind, enabling local businesses to invest, expand and adapt. The principle of development is therefore acceptable.
- 6.4 The proposed development will offer a flexible solution, enabling Champion Mouldings to meet its changing operational needs whilst remaining at its current premises in Radcliffe. The development will support an established business and employer and enable the company to continue making an important contribution to a strong local economy.
- 6.5 The appearance of the proposed building will be appropriate to its surroundings, reflecting the design and materials used in surrounding industrial premises. The scale, massing and siting of the building will also ensure that the visual impact on its surroundings are minimal. The external works to the existing office building will improve the condition of the building and have a positive impact on the appearance of the site.
- 6.6 Matters including flood risk and drainage, heritage, biodiversity, energy and sustainability, parking, access and vehicular movement have also been examined and it has been shown that the development will not have a significant impact on any of these.
- 6.7 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework and will sustainably meet the operational needs of an established local business and employer. The proposals are entirely appropriate and comply with relevant planning policy and guidance. There is therefore a compelling case for the granting of permission without delay.



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