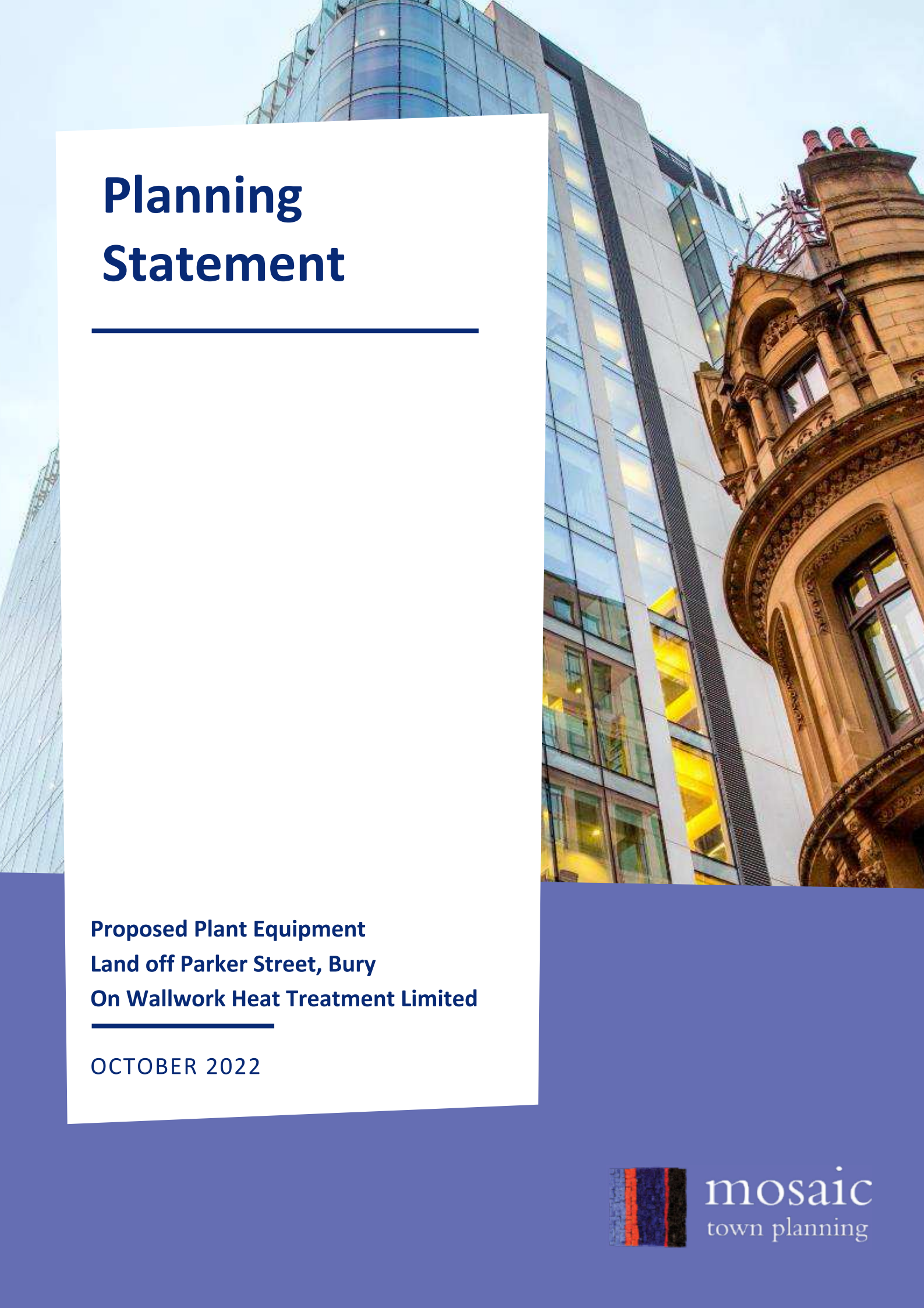
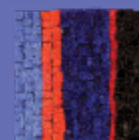




Planning Statement

**Proposed Plant Equipment
Land off Parker Street, Bury
On Wallwork Heat Treatment Limited**

OCTOBER 2022



mosaic
town planning

Mosaic Town Planning Bloc 17 Marble St. Manchester M2 3AW	Enquiries.: 0161 638 9211 enquiries@mosaictownplanning.co.uk www.mosaictownplanning.com
Prepared by:	Leon Armstrong
Draft:	Final
Date of Issue:	October 2022

Contents

- 1 Introduction..... 2**
- 2 The Proposals..... 3**
- 3 Site and Surroundings 5**
 - Local Plan Designation 5
- 4 Planning Policy, Guidance and Evidence Base..... 6**
 - National Guidance 6
 - Local Planning Policy..... 7
 - Local Evidence Base 7
- 5 Analysis..... 8**
 - Principle..... 8
 - Design and Layout..... 9
 - Access and Vehicular Movement..... 11
 - Sustainable Development 11
- 6 Conclusion 13**

1 Introduction

- 1.1 This Planning Statement accompanies a full planning application for the approval of ancillary plant equipment on behalf of Wallwork Heat Treatment Limited.
- 1.2 The Statement describes the proposal before considering the site and its surroundings and goes on to summarise the local planning policies which are material to the proposal, together with national guidance which should be taken into account.
- 1.3 The analysis addresses all of 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:
 - Location Plan (Ref: WHT-TRI-ZZ-00-DR-A-3000-P01)
 - Proposed Site Plan, Floor Plan & Elevations (Ref: WHT-TRI-ZZ-00-DR-A-3001-P01)

2 The Proposals

2.1 The application description is as follows:

‘Erection of ancillary plant equipment (two storage tanks and fan array with concrete base) on land off Parker Street, Bury’

2.2 Wallwork Heat Treatment Limited are a nationwide company who operate in metallurgy engineering. The Bury site (main factory situated opposite on Lord Street) specialises in aerospace heat treatment facility as well as providing commercial heat treatment services to the north of England, Scotland and Ireland. The company employs over 300 people.

2.3 The additional plant equipment is required to increase the company’s processing capabilities from their Parker Street premises. This will result in the creation of 7 new full-time positions. The premises on Lord Street to the north will not be impacted by this proposal.

2.4 The proposals will be located to the northeast of their existing premises on a goods yard running parallel to Parker Street. The dimensions of the plant equipment is as follows:

- 3.35m height x 3.27m width x 2.36m depth argon gas storage tank inside a security cage (4.2m height x 4.4m width x 4.1m depth with a corrugated metal roof)
- 9.58m height x 2.2m diameter argon liquid storage tank (with 7m x 4m concrete hardstanding)
- 2.36m height x 8.56m width x 2.24m depth cooling fan array

2.5 The tallest of the proposed plant equipment is the argon liquid storage tank at 9.58m in height. The eaves of the building are 10.7m in height. The equipment will be seen against a backdrop of an industrial building and would not protrude any further than this.

2.6 The location for the plant equipment was chosen as it makes efficient use of the yard area where HGV’s can manoeuvre safely to ensure minimum disruption to on site operations.

2.7 The proximity to the main premises minimises unnecessary movement of supplies and links to the machinery in the existing premises via electrical cabling, chemical gas and liquid tubing.

2.8 The plant will be secured to the ground by anchor bolts drilled into the proposed plinth and existing hardstanding. **No intrusive groundworks, drainage or foundations are required for the erection of this plant equipment.**

2.9 In terms of the materials used, the gas storage tanks and cooling fans are comprised of grey industrial scale metal. The liquid argon tank is comprised of painted industrial scale metal.

- 2.10 With regard to safety, there will be fencing around the Liquid argon tank and on the plinth for the liquid argon tank. A railing is proposed around the cooling fans to protect them from unintended vehicle impact and restrict pedestrian access. There will also be a security cage around the gas storage tanks with fencing to restrict access and protect them from inclement weather.

3 Site and Surroundings

- 3.1 The application site measures 0.58 ha and consists of land to the northeast of Wallwork Heat Treatment premises off Hacking Street, with the access to the land located off Parker Street. The remaining land owned by the applicant to the south is edged blue on the Location Plan. The Wallwork premises off Lord Street to the north do not form part of this application and are unaffected by it.
- 3.2 The application site comprises a goods yard serving the factory adjacent which is accessed by staff via a car park to the northeast off Parker Street.
- 3.3 The company currently employs 3 staff members at the site and 90 staff members at the Lord Street premises. The business operates from 8am to 5pm from Monday to Friday and Bank Holidays. The premises are closed on weekends.



Figure 1. Satellite Image of Site

- 3.4 The surrounding area comprises a mix of industrial, commercial and retail units running in a grid formation to the south of the A58 in Bury Town Centre. The nearest residential properties are situated over 120m to the east off Heywood Street.
- 3.5 In terms of the local highway network, Lord Street connects to the A58 nearby, which links to M66 and the wider motorway network in the east. There are bus services (#94, #967 and #968) stopping 200m to the east of the site on Heywood Street. Bury Interchange is also walkable, located in 800m to the west.

Local Plan Designation

- 3.6 The Bury Unitary Development Plan (UDP) designates the site within Area BY10 as part of the Bury Town Centre proposals, where use class B1 (formerly), B2 and B8 are acceptable in principle.

4 Planning Policy, Guidance and Evidence Base

National Guidance

- 4.1 The National Planning Policy Framework (July 2021) 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 81 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 83 of NPPF also goes on to explain that planning policies and decisions should “recognise and address the specific locational requirements of different sectors.” This includes making provision for high technology industries.

Local Planning Policy

- 4.5 The development plan for the area comprises the Bury Unitary Development Plan (UDP) and Proposals Map adopted in 1997.
- 4.6 The site is located within a Town Centre Policy Area BY10 (Rochdale Road/Lord Street/York Street) where general industrial uses (B2) are permitted.
- 4.7 Objective 1 of the Economy section of the UDP is to “maintain and protect existing firms and jobs in the Borough.”
- 4.8 Policy EC2 confirms that the Council will “seek to retain existing industrial areas and premises in employment uses, where appropriate.”
- 4.9 Policy EC6/1 states that industrial development will be expected to be of a high standard of design and appearance and to take account of the surrounding environment, amenity and the safety of employees, visitors and adjacent occupiers. Factors to be considered when assessing proposals will include:
- scale, size, density, layout, height and materials;
 - access and car parking provision;
 - landscaping and boundary treatment;
 - the effect on neighbouring properties;
 - the safety of employees, visitors and adjacent occupiers.
- 4.10 For the reasons raised elsewhere in this Statement Policy EC6/2 - Hazardous Installations is not relevant to the proposed plant equipment.

Local Evidence Base

- 4.11 In terms of the local evidence base, the most up-to-date employment land review was carried out in 2013 by the Council. This confirmed that the site (Ref: ELR/0030/00) was suitable for ongoing employment use and it scored ‘excellent’ on most of the criteria.

5 Analysis

Principle

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies. In this case, the development plan for the site consists of the Bury UDP and accompanying Proposals Map (1997).
- 5.2 The proposal site is located within a Town Centre Policy Area (Rochdale Road/Lord Street/York Street) where general industrial uses (B2) are permitted.
- 5.3 The proposed B2 ancillary use of the plant equipment will allow Wallwork Heat Treatment to extend their current processing capabilities and boost output at their Parker Street premises. This use is entirely consistent with the area designation in the UDP.
- 5.4 The proposals are ancillary in scale and nature to the wider use of the Wallwork Heat Treatment premises which are in B2 use. The proposals are also complementary to the economic objectives of the Bury UDP and the ongoing economic development of the town.
- 5.5 Policy EC6/1 provides criteria for industrial development in the Borough. The ancillary proposal complies with the policy in the following ways:
- The scale, size, height and materials used are appropriate for an area designated for industrial uses;
 - The proposed access and car parking provision will largely remain as existing;
 - There is no change to the landscaping and boundary treatment;
 - There will be negligible effect on neighbouring properties, over 120m to the east; and
 - The plant equipment will be installed and maintained to ensure the safety of employees, visitors and adjacent occupiers.
- 5.6 The proposals do not comprise covered floorspace. They consist of plant equipment ancillary to the existing business operations on the site, namely metallurgy engineering services. This will ensure a more optimal use of the Parker Street premises and allow a local employer to operate more effectively and increase output. This will provide 7 additional jobs during an uncertain economic period.
- 5.7 The storage of argon gas and liquid is acceptable in this location. These substances are not included in the COSHH (Control of Substances Hazardous to Health) Regulations 2002, nor is it a COMAH (Control of Major Accident Hazards) Regulations chemical. Additionally, the tanks will be made to The Pressure

Systems Safety Regulations 2000 and will be certified (UKCA mark). Policy EC6/2 - Hazardous Installations is therefore not relevant to the proposed plant equipment.

- 5.8 There are no environmental objectives within the development plan that will be harmed by the proposal, nor are there residential properties in close proximity to the site. The proposal is in accordance with Policy EC6 of the UDP.
- 5.9 The NPPF emphasises the ‘significant’ weight that should be placed on the need to support economic growth and productivity (parag. 81). It also states that planning decisions ***“should recognise and address the specific locational requirements of different sectors”*** including ***“high technology industries”*** (parag. 83). This is a strong material consideration.
- 5.10 The proposals comply with the development plan and national guidance, are entirely appropriate to its surroundings and will allow a local employer to increase production and employment during an uncertain time for the economy. The Council should therefore support it in principle.

Design and Layout

- 5.11 The siting of the ancillary plant equipment was chosen due to its proximity to the Parker Street premises. This provides an efficient route into the building for argon gas and liquid and air flow to service heat treatment machinery within.
- 5.12 The external dimensions of the plant equipment are:
- 3.35m height x 3.27m width x 2.36m depth Argon Gas Storage Tank inside a security cage (4.2m height x 4.4m width x 4.1m depth with a corrugated metal roof)
 - 9.58m height x 2.2m Diameter Argon Liquid Storage Tank (with 7m x 4m Concrete Hardstanding)
 - 2.36m height x 8.56m width x 2.24m depth Cooling Fan Array
- 5.13 The tallest structure of the proposed plant equipment is the argon liquid storage tank at 9.58m in height. The eaves of the building are 10.7m in height. The equipment will be seen against a backdrop of an industrial building and would not protrude beyond the existing building height.
- 5.14 The plant is therefore clearly subordinate to the surrounding industrial buildings on the Wallwork Heat Treatment site and the surrounding area which comprises large-scale industrial structures.

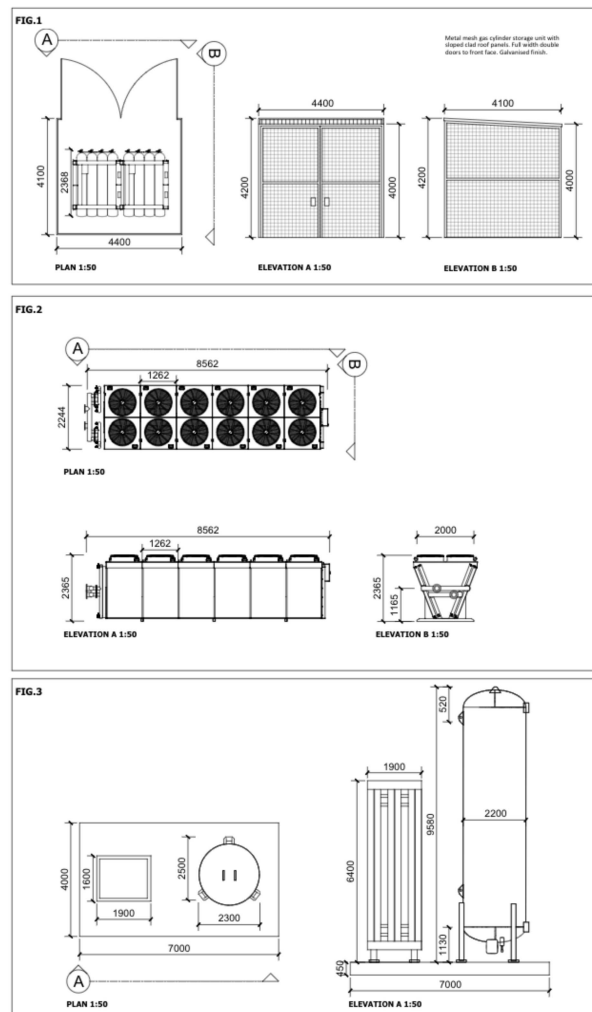


Figure 3. Proposed Elevations

- 5.15 The cooling fan array casing is made from Aluzinc 185 painted grey, the coils are made from copper and the fins are made from aluminium. The gas storage is metal painted grey with the security cage made from galvanised steel with 2"x2" mesh panels. The liquid storage tank will be made from industrial scale metal painted white with an evaporator in industrial scale grey metal. The interconnecting piping is made from stainless steel.
- 5.16 The fan array will be mounted on a concrete base and secured to it using anchor bolts. The liquid argon tank will be mounted to a new concrete plinth using anchor bolts. The gas storage will sit on a concrete base – the security cage surrounding will be mounted to the concrete base. There will be minimal disruption to existing operations during their mounting.

- 5.17 Fencing will be placed on top of the plinth surrounding the liquid argon tank and associated equipment. Bollards will be placed to protect the fan array. The gas storage tanks will be protected in a security cage.
- 5.18 The site is located within an existing industrial area in Bury, surrounded by large scale industrial premises. The design, layout, scale and massing of the proposals are entirely sympathetic to the wider area and is in accordance with Policy EC6/1.

Access and Vehicular Movement

- 5.19 The plant has been sited in this location to provide an efficient route into the building for argon gas and liquid and air flow to service heat treatment machinery within the existing building.
- 5.20 The use of a small area adjacent to the existing premises will not impact on the manoeuvring of vehicles.
- 5.21 Vehicular access to the premises will remain as existing from Parker Street to the northeast. There will be no increase in HGV movements as a result of the plant and the site is well connected to the A58 in the northeast, which avoids residential areas.
- 5.22 There will be a reduction of 10 parking spaces as a result of the proposed development. As the company has a surplus of parking spaces on the Parker Street and Lord Street premises, the loss of parking and increase of 7 new positions at the subject site will not impact the local highway network.
- 5.23 It should also be borne in mind that the premises are sustainably located in close access to bus services on Heywood Street to the southeast. Bury Interchange is also walkable, located in 800m to the west. The availability of public transport reduces the need for employees to use private motor vehicles.

Sustainable Development

- 5.24 Paragraph 11 of NPPF advises that there is a presumption in favour of sustainable development. We have demonstrated that the proposed development mutually supports the objectives of sustainable development set out in paragraph 8, particularly in relation to the economic objective.
- 5.25 The proposed development would increase efficiency in a local business and help to create 7 new full time jobs; this would support the socio-economic growth objectives of sustainable development.

- 5.26 We have demonstrated that development would not impinge on local amenity and the design, massing and siting of the plant equipment is acceptable for this location.
- 5.27 The application site is accessible by public transport and the local highway network. As such, we believe the proposals comply with the social and environmental roles of sustainable development.

6 Conclusion

- 6.1 This statement has demonstrated that the proposals should be approved having regard to national guidance and local planning policy, together with other material considerations.
- 6.2 The proposal site is located in an area of Bury (Rochdale Road/Lord Street/York Street) where general industrial uses (B2) are permitted.
- 6.3 The proposed ancillary B2 use will support an existing business, increase output and create 7 new full time jobs at their Parker Street premises.
- 6.4 The proposals comply with the policy criteria of UDP Policy E6/1 by virtue of their subordinate scale for an industrial area and lack of impact on access, landscaping, residential amenity or safety.
- 6.5 It has been demonstrated that the storage of argon gas and liquid is acceptable in this location and that these substances are not hazardous to human health in a controlled industrial setting.
- 6.6 The proposed location of the plant equipment will integrate with the existing operation at the Wallwork Heat Treatment site. Access and manoeuvrability will not be impacted and the loss of parking is negated by a wider surplus of bays across the premises.
- 6.7 National guidance also encourages Local Planning Authorities to support economic growth and productivity by taking into account the needs of local businesses.
- 6.8 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. As such, the presumption in favour of sustainable development applies.
- 6.9 The proposals are appropriate and comply with relevant local policies and national guidance. There is therefore a compelling case for the granting of permission without delay.



mosaic
town planning

www.mosaictownplanning.com

© Mosaic Town Planning Ltd.