

Planning Statement

Certificate of Lawfulness for Proposed Use or Development for the Erection of a Modular Building

Cormar Carpets, Ramsbottom, Bury BL0 9LU

1.0 Introduction

- 1.1 This Planning Statement accompanies an application for a Certificate of Lawful Development for the erection of a modular building at Cormar Carpets, Ramsbottom, under the provisions of Part 7 Class H of the General Permitted Development Order 2015 (as amended).

2.0 Site Context

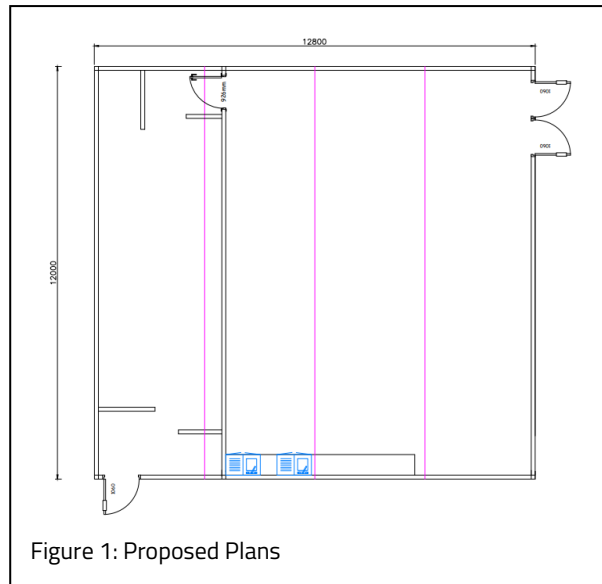
- 2.1 The current application proposals relate to Cormar Carpets, Ramsbottom. Cormar Carpets have been designing and manufacturing high-quality carpets since 1956 at their two mills in Lancashire. They make and deliver carpets from their distribution sites in Hemel Hempstead and Lancashire to over 3,000 Cormar retailers across the UK and Ireland and have won over fifty carpet and flooring industry awards, including being voted "Best Carpet

Manufacturer 2022” by readers of Interiors Monthly and award winners of F1 “Carpet Supplier of The Year” since 2008.

- 2.2 This site in Ramsbottom consists of a sizeable factory, an office, parking, a smoking shelter, bike shelter, store, picnic area, gas bottle store and marshalling area. The overall site is located to the south east of Ramsbottom and is bound by a railway line to the east beyond which lies Nuttall Park and the M66. The River Irwell lies to the west beyond which lies an area of woodland. Access is taken from the north from Railway Street. The proposed modular building is to be sited on the grassed area to the direct west of the existing factory building.

3.0 Development Proposals

- 3.1 The current proposals involve the provision of a modular building within the curtilage of the factory to provide a canteen and locker room for members of staff. The canteen will have capacity for 72 members of staff to have somewhere to sit and enjoy their lunch, whilst the locker room provides ample locker space for employees to safely store their belongings.



- 3.2 The proposed building will be sited to the western boundary of the site adjacent to the car park and will have a footprint of 154 sq.m. The building will be 3.3m in height and finished primarily in white plastisol cladding with areas of cedar cladding to the primary elevation.

4.0 Compliance with Paragraph H.1 of Part 7 Class H of the GPDO

- 4.1 The proposals do not conflict with any of the circumstances outlined at Paragraph H.1 of Part 7 Class H of the GPDO whereby development is not permitted, as outlined below:

The gross floor space of any new building erected would exceed— (i) for a building on article 2(3) land or on a site of special scientific interest, 100 square metres; (ii) in any other case, would exceed 200 square metres

- 4.2 The proposed building is not on article 2(3) land or on a site of special scientific interest and has a footprint of 154 sq.m and therefore would not exceed the 200sq.m limit.

The gross floor space of the original building would be exceeded by more than— (i) in respect of an original building or a development on article 2(3) land, 10% or 500 square metres (whichever is lesser); (ii) in respect of an original building or a development on a site of special scientific interest, 25% or 1,000 square metres (whichever is the lesser); (iii) in any other case, 50% or 1,000 square metres (whichever is the lesser)

- 4.3 The proposed building is not on article 2(3) land or on a site of special scientific interest and has a footprint of 154 sq.m and therefore would not exceed either the 1,000sq.m or 50% limitations.

The height of any part of the new building erected would exceed— (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; (ii) in all other cases, the height of the highest building within the curtilage of the premises or 15 metres, whichever is lower

- 4.4 The proposed building will be 3.3m in height. The existing building to the frontage of the site shown in the below photograph is 3.8m in height to the eaves and is one of the lowest buildings within the curtilage of the site. It therefore follows that the proposed building will clearly be lower than the highest building within the curtilage of the building so will not breach any of the above limitations.



The height of the building as extended or altered would exceed— (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; (ii) in all other cases, the height of the building being extended or altered

- 4.5 The proposed building at 3.3m in height will not exceed any of the above limitations.

Any part of the development would be within 5 metres of any boundary of the curtilage of the premises

- 4.6 No part of the proposed development will be within 5m of any boundary of the curtilage of the premises.

The development would lead to a reduction in the space available for the parking or turning of vehicles

- 4.7 The proposed development would not lead to a reduction in the space available for the parking or turning of vehicles.

The development would be within the curtilage of a listed building

- 4.8 The proposed building will not be within the curtilage of a listed building.
- 4.9 The provision of the proposed modular building within the curtilage of Cormar Carpets, Ramsbottom does not therefore conflict with any of the circumstances outlined at Paragraph H.1 of Part 7 Class H of the GPDO whereby development is not permitted.

5.0 Conditions

- 5.1 Paragraph H.2 of Part 7 Class H of the GPDO confirms that such development is permitted subject to a number of conditions, as considered below where relevant to the current proposals.

The development is within the curtilage of an existing industrial building or warehouse

- 5.2 The proposed development is within the curtilage of an existing industrial building / warehouse.

Any building as erected, extended or altered is only to be used— (i) in the case of an industrial building, for the carrying out of an industrial process for the purposes of the undertaking, for research and development of products or processes, or the provision of employee facilities ancillary to the undertaking; (ii) in the case of a warehouse, for storage or distribution for the purposes of the undertaking or the provision of employee facilities ancillary to the undertaking

- 5.3 The proposed development will be used for the provision of employee facilities ancillary to the undertaking.

No building as erected, extended or altered is used to provide employee facilities—(i) between 7.00pm and 6.30am, for employees other than those present at the premises of the undertaking for the purpose of their employment; or (ii) at all, if a quantity of a dangerous substance is present at the premises of the undertaking in a quantity equal to or exceeding the quantity listed in the entry for that substance in Parts 2 or 3 of Schedule 1 to the Control of Major Accident Hazards Regulations 1999

- 5.4 The proposed development will only provide facilities for those present at the premises for the undertaking of the purpose of their employment and the premises will not hold any dangerous substances.

Any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the existing industrial building or warehouse

- 5.5 Not applicable as the proposed building does not lie on article 2(3) land.

Any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered

- 5.6 Not applicable as the proposed building does not lie on article 2(3) land.

6.0 Conclusions

- 6.1 The current proposals involve the provision of a modular building within the curtilage of the Cormar Carpets factory to provide a canteen and locker room. It has been clearly demonstrated that the proposals do not conflict with any of the circumstances outlined at Paragraph H.1 of Part 7 Class H of the GPDO whereby development is not permitted and, accordingly, we are firmly of the opinion that the proposed building can be provided as permitted development.
- 6.2 We would therefore respectfully request that the LPA issue a Certificate of Lawfulness to this effect at the earliest convenience.