

23.113 Planning Statement

For

The demolition of existing class B2/B8 Industrial Buildings and class E(g) offices. Recladding and refurbishment of retained class B2/B8 Industrial Buildings and change of use of retained E(g) and Suis Generis to B2/ B8 use.

At

Warth Industrial Estate, Warth Road, Bury, BL9 9NB

1.0 Introduction

This Planning Statement accompanies a planning application submitted to Bury Borough Council for approval to:

The demolition of existing class B2/ B8 Industrial Buildings and class E(g) Offices. Recladding and refurbishment of retained class B2/ B8 Industrial Buildings and change of use of retained E(g) and Suis Generis to B2/ B8 use.

This statement should be read in conjunction with the following supporting documents.

- 24.100.00-1001 OS plan
- 24.100.00-1002 existing site plan
- 24.100.00-1006 demolition plan
- 24.100.00-1007 phase 1 site plans
- 24.100.00-2001 building A existing floor plans and elevations
- 24.100.00-2002 building B existing floor plans and elevations
- 24.100.00-2003 building C existing floor plans and elevations
- 24.100.00-2004 building D existing floor plans
- 24.100.00-2005 building A proposed floor plans and elevations
- 24.100.00-2006 building B proposed floor plans and elevations
- 24.100.00-2007 building C proposed floor plans and elevations
- 24.100.00-2008 building D proposed floor plans
- 24.100.00-3001 building D existing elevations
- 24.100.00-3002 building D proposed elevations
- 24.100 design and access statement
- Phase 1 Preliminary Risk Assessment
- Desk Based Coal Mining Risk Assessment
- Preliminary Ecological Appraisal

2.0 Location

The existing building is located at Warth Industrial Estate, Warth Road, Bury, BL9 9NB

3.0 Use

The site is currently vacant with all of the existing buildings in vary states of disrepair and multiple use classes across the site.

The proposed usage of the land will be for the demolition of buildings in both too poor a condition to feasibly be retained and which are positioned in an area that could cause a detrimental effect to the future viability and useability of the site. Following the demolitions the proposals are for recladding and refurbishing the existing buildings and changing the use classes on all retained buildings to B2/B8 use.

4.0 National Planning Policy

Achieving sustainable development

The proposed development fulfils the requirement for both and economic objective and an environmental objective. Through the use of retaining and refurbishing existing structures we would both be ensuring that neighbouring biodiversity is retained and protected as well as ensuring that the existing land is efficiently used to enhance the local economy.

Building a strong, competitive economy

The proposed development would be making use of vacant structures that are in a poor state of disrepair and bringing them to a modern standard of development. This in turn with the demolitions providing ample space on the site for further development and expansion will ensure that the development is an attractive development opportunity for local businesses and new businesses.

Promoting sustainable transport

Through the incorporation of pedestrian/ cycle pathways and cycle storage measures to each building the development is actively supporting sustainable transport by providing safe access to each building in a way manner that the site previously has not provided. Along with this EV charging spaces are also to be made available for each building in line with the Building Regulations Approved document S. All these improvements and the proximity of public transport links will promote sustainable transport to each building on the site.

Making effective use of land

The development is proposed to make use of the current vacant buildings as well as utilising the existing external yard as further future development land makes effective use of previously developed land that is currently vacant and unsustainable for future use in its current state. This makes effective use of already developed and existing commercial land rather than looking the space for another use or letting it continue in a state of disrepair while other land such as green belt is developed instead.

Achieving well designed spaces

A key aspect of the development is improving the aesthetic quality of the site to provide a significant uplift on an area that is currently lacking in well designed spaces. The development would demolish the worst aspects of the industrial estate and bring a level of uniformity to the site through the inclusion of a definitive colour and material palette across all the facades.

Protecting green belt land

Due to this development being based on existing derelict land it will become a key urban regeneration site throughout the local area helping to protect greenbelt land through the reuse of this land.

Meeting the challenge of climate change, flooding and coastal change

Through the extensive external shell improvements proposed the efficiency of the buildings for heat retention and therefore fuel consumption reduction will ensure the site is future proofed for the demands of energy reduction due to climate change. The site has also previously been subject to significant flood defence improvement along the river Irwell which will ensure that future development on the site will be significantly protected from flooding unlike the sites previous iterations.

5.0 Bury Unitary Development Plan

Policy EC2/1/8

The site is explicitly designated within Bury councils' Unitary development plan as an existing site defined as an employment generating areas. The Unitary Development Plan highlights how the council will seek to retain existing industrial areas and premises in employment uses to avoid losing any more existing industrial space.

Policy EC3

This policy states that the council will seek and encourage improvements to the environment and infrastructure of older industrial areas and improvements to the quality of industrial premises. Since this proposal is for refurbishing an existing industrial area, it follows with the policies intentions by improving the condition and appearance of buildings, improving servicing and car parking arrangements, bringing vacant land back into use, re-using vacant buildings and promoting good standards of design across the buildings.

Policy EN1/1

This policy states that development will not be permitted where proposals would have a detrimental effect on the visual amenity both within or viewed from areas of environmental interest such as green belt of the river valleys. The whole of this site is visible from greenbelt land to the west across the river Irwell and this development will significantly improve the aesthetics when viewed from that area giving the site a uniform modern appearance rather than the dilapidated state it is currently in which will be in line with this planning policy.

Policy EN4/2

This policy states the council will encourage energy efficiency in development proposals. A key element in the redevelopment of Warth will be improving the thermal fabric and air tightness of the existing buildings ensuring they become more energy efficient in line with this policy.

Policy EN5/1

This policy stated the council will not permit new development where such development would be at risk from flooding. This site as well as the neighbouring areas do have a history of flooding caused by the river Irwell. To combat this in recent years an extensive flood defence network consisting of piled walls and new flood plans have been built ensuring that the future development of this site is free from further significant flood risk.

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Policy OL1

This policy is inline with the NPPF policies for protecting green belt land. Since this development is for urban regeneration by recycling vacant land it is in line with the planning policies intentions for cutting down on urban sprawl.

Policy HT2/4

This policy states the council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the council's car parking standards. Due to the demolition and proposed change of use to the B2/B8 buildings the car parking demand for the site will significantly reduce. Because of this the site can provide a significant over provision of parking space ensuring that parking will not be an issue on this development.

Policy HT 6/1 and 6/2

These policies relate to the provision of clearly signed pedestrian and cycle routes throughout development. A key feature of this development is the improvement of the onsite infrastructure for cyclists and pedestrians through the inclusion of marked paths and secure cycle storage facilities.

6.0 Places For Everyone Joint Development Plan

Policy JP-S1

A key policy of the places for everyone plan is sustainable development in which the policy states authorities should make as much use as possible of suitable previously developed land and vacant buildings to meet development needs. This proposal is fully within the intentions of this policy.

Policy JP-S2

This policy states that as part of the aim of delivering a carbon neutral Greater Manchester then they will support a range of measures including retrofitting existing buildings with measures to improve energy efficiency. The wall build up improvements to the development will greatly improve the thermal efficiency of the buildings in line with this policy.

Policy JP-J2

This policy states the that a diverse range of employment site both new and second hand will be made available to start-ups and firms seeking to expand. The scale of the proposed buildings and the redevelopment will ensure that these spaces are available at Warth.

Policy JP-J4

A key part of this policy is ensuring a significant amount of warehouse space is made available throughout Greater Manchester. While this site is already existing industrial buildings they are not in a state where they can be occupied due to degradation. Through the redevelopment of the buildings a significant area of refurbished warehouse space will be created in line with this policy.

Policy JP-P1

A section of this policy related to ensuring developments a visually stimulating and durable using robust materials that are easily maintained. The developments seeks to reclad the existing buildings with a profiled metal cladding with is both a durable external material suitable for use in an industrial setting but also easily replaceable in the instance that any damage can occur.

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7.0 Summary

As outlined through this document the development is a sensible and much needed improvement on a vacant industrial site which will greatly benefit the local area economically and aesthetically as well as providing renovated industrial space on existing brownfield land. The development is in line with all the relevant planning policies and should be approved as there is no justification from the policy perspective for why this development should be refused or objected to.

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