



Planning note.

Ref: DA20050 – Bealey Industrial Estate

Site address: Dumers Ln, Radcliffe, Manchester M26 2BD

Date: 24 March 2022

Proposal: Facelift program

1. Introduction

1.1 This note is to explain proposal and the context behind the application.

2. Context

2.1 The site is located on Dummers Lane, Radcliffe in an area that is predominately industrial. There are a wide range of different businesses operating from the various industrial estates in the area.

2.2 The site has been in the ownership of the applicant since 1982. In this time the site has been actively managed and has been a vibrant location of industry for many occupiers.

2.3 However, in recent years with the introduction of new build industrial units locally, this estate has begun to decline. The process of decline works like a snowball. As the units became less popular they started to produce less income which in turn meant that the landlord was unable to spend as much on improvements and maintenance to the site and this spiral continues until the site falls into complete disrepair.

2.4 The site is now only part used and has become generally unattractive. The built form and the general environment is of poor appearance and the function value of the estate is deteriorating.

3. The proposal

3.1 The proposal is to inject a large capital investment into the estate to improve all the built fabric, (including general maintenance of all buildings - roofs, fabric and structure), access roads and boundaries and to create a new vibrant aesthetic for the estate.

3.2 This application is for planning permission for the over-cladding of the areas indicated on the plan.

4. Summary

4.1 The over cladding will be carried out on the most prominent areas of the estate, including the buildings that are at the start of the access road. The proposed works will give the estate an exciting and distinct identity which together with the other planned building maintenance will make the industrial estate an attractive workplace once again.

4.2 We look forward to working with the council to deliver this development.