

**Faith in Nature, Higher Ainsworth Street,  
Radcliffe, Bury.**

Demolition of 2No. small single storey extensions to the original industrial factory building and the development of an infill warehouse unit at the former Frazer Ashworth site, Higher Ainsworth Steet, Radcliffe.

**PLANNING STATEMENT**

**November 2021**

# 1 Introduction

- 1.1 Campbell Driver Partnership Ltd has been commissioned by Faith in Nature ('the applicant') to progress a full planning application for the extension to the north of the original factory building to create further warehouse space.
- 1.2 The planning application is made to Bury Council (the local planning authority) is related to the red edge site boundary defined by the Location Plan (drawing No 20.173.001A).
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This planning statement will look to demonstrate that the proposals accord with the provisions of relevant policies of the development plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning and listed building consent.
- 1.4 This planning statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole. This statement should be read in conjunction with the submitted application package, which includes the following drawings and reports: -

- Architectural Drawings:-
  - OS Location Plan – 20.173.001A
  - Existing Site Plan – 20.173.002A
  - Demolition Plan – 20.173.003C
  - Demolition Images – 20.173.004C
  - Proposed Site Plan – 20.173.005F
  - Site Topographical Survey – 20.173.007A
  - Existing Floor Plan – 20.173.006.001A
  - Proposed Floor Plan – 20.173.006.002B
  - Proposed Elevations – 20.173.006.003B
  - Existing Elevations – 20.173.006.004A
- Design and Access Statement
- Bat survey – Extended Phase 1 Habitat Survey & Daytime Bat Survey
- Environmental Report
- Coal Report
- Demolition Method Statement
- Transport Statement

1.5 The remainder of this report is structured as follows: -

- Section 2 – Site Description
- Section 3 – Proposed Development
- Section 4 – Material Considerations
- Section 5 – Conclusion.

## **2 Site Description**

2.1 The application site comprises of several industrial buildings across a 4.75-acre site. These buildings consist of an original factory building, built at the beginning of the 20<sup>th</sup> Century and 5No. extensions and additional buildings built over the past 100 years. The existing drawings (20.173.001A, 20.173.007A, 20.173.006.001A & 20.173.006.004A) accompanying the application show the internal layout, elevations and site layout of the property in its current state.

2.2 The site lies to the east of Higher Ainsworth Road and the immediate vicinity of the site is characterised by residential and commercial development. To the north - west of the site is predominantly a residential property, with a mixture of terrace and semi detached housing. To the south is a small area of commercial property consisting of Constellation Mill and two small industrial units. Further south is more residential housing leading towards Radcliffe town centre.

2.3 The development site covers an area of approximately 1.92(ha) and is largely located in Flood Zone 1, Low Probability according to the Environment Agency Flood Risk Map. A small portion to the south of the site falls within Flood Zone 2. For more information, please refer to the Environmental report prepared by FCI commercial.

2.4 There are no recent planning applications relevant to this proposed development.

## **3 Proposed Development**

3.1 The proposal is to demolish 2No. small single storey extensions within the north courtyard of the factory facility (see drawings 20.173.003C & 20.173.004C) and infill the courtyard with a new warehoused building. The new extension will provide Faith in Nature further warehouse space for their growing business in the area. Furthermore, the proposal to remove existing points of delivery will reduce commercial activity at the northeast end of the site close to residential property.

3.2 As a result of the proposed development, there will be a total gain of 668m<sup>2</sup> of internal floor space.

- 3.3 This development looks to meet the Government Definition of a Sustainable Development. Objective 'a' (economic) is addressed by creating further operational space for a growing business in the Radcliffe area, with the new warehouse space being proposed on otherwise unused and already hard standing land. This extension will ensure economic growth for the business which provides a large employment of people in the local area. Objective 'b' (social) is addressed by creating a sufficient number and variety employment roles, making them appealing to a number of different people. Objective 'c' (environmental) requires that a development looks to "protect and enhance the sites natural, build and historical environment". This objective is achieved as the proposal will provide the restoration of a tired historic factory building and site, whilst upgrading the facility to meet the demands of 21<sup>st</sup> century commercial practices. Green space will also be retained and implemented where possible.
- 3.4 The proposed materials for the infill warehouse have been chosen based upon the existing properties of the site. A mixture of brickwork and corrugated metal cladding are all prominent in the existing site. The new building will incorporate red brickwork up to a height of 150mm with metal cladding above to provide an appropriate and considered material palette that will fit in with the surrounding commercial buildings.
- 3.5 Adequate parking provision is to be provided on the site, with 97No spaces proposed, including provision for accessible parking and 6No electrical vehicle charging spaces. Access to the site will be via the existing site entrance off miller street.

## **4 Material Considerations**

### **National Planning Policy Framework (2018)**

- 5.1 The NPPF is a material consideration in planning decisions as per paragraph 2 of the framework and section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The NPPF sets out government planning policies for England and how these are expected to be applied. The Golden thread running throughout the NPPF is the government's presumption in favour of sustainable development (paragraph 14) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and commercial development of brownfield sites.
- 5.3 Sustainable development is broadly defined in Paragraph 7 of the Framework as having three dimensions; namely economic, social and environmental. Paragraph 17 sets out the core planning principles which include the need to:

- “Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs....
- Always seek to secure high quality design and good standard of amenity for all existing and future occupants of the land and buildings....
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable....”

5.4 The proposed development would result in development on an already commercial brownfield site. Provide roles of employment in the local area and ensure the restoration of a historic factory building. The proposal which has been designed to ensure there would be no adverse effects to its surrounding as can be considered by the implementation of planning report recommendation, while making a positive effect on the local economy of the area. It is considered that the proposal meets the economic, social and environmental aspects of a sustainable development as set out by the NPPF.

5.5 In relation to design, NPPF states that good design is a key aspect of sustainable development. This statement has considered the design principles in detail, ensuring that the proposed development is compliant with the requirements of the NPPF in contributing positively to making places better for people and economy where possible in a commercial environment.

5.6 Local Planning Authorities should look for solutions rather than problems, and that decisions makers at every level should seek to approve applications for sustainable developments where possible. The proposal will aim to be sustainable where possible in material choice and energy use.

5.7 In assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.

## 5 Conclusion

6.1 The proposed extension to the former Frazer Ashworth factory site is considered acceptable in terms of scale and the proposed scheme ensures that the design respects and enhances the sites urban context, while turning currently underutilised brownfield land into functional commercial space. The proposal reflects the character of the surrounding area, and the design ensures that there are no negative effects on the residential amenity and economy of Radcliffe.

6.2 This Planning Statement has reviewed the scheme against relevant Development Plan policy as well as other relevant planning guidance, including the National Planning Policy Framework. This statement has shown the development to be acceptable when considered alongside relevant policies. The scheme is supported by the relevant information to ensure the application meets the

council's validation requirements. There are no technical considerations with regards to the proposals which indicate that permission should not be granted.

6.3 For reasons identified within this statement, it is considered that detailed planning permission should be granted and the application is commended to the authority.