

Design & Access Statement

Application For A Biomass Boiler & Flue,

The Tipi Company, Unit 1 Jubilee Works, Vale Street, Bolton BL2 6QF

For Harthern Property Ltd.

The Site

The red edged site contained in this application is situated off Bury New Road via Vale Street, Bolton within an established commercial/industrial estate, and forms part of the applicant's larger site. The site comprises a hardcore yard/carpark with a free standing detached lightweight demountable building currently under construction.

The site is flat throughout and level with adjoining premises, with dense mature tree screening to the north and west boundaries and open agricultural land to the east.

There is currently a vehicle entrance off Vale Street providing vehicular and pedestrian access to the site.

Land Use & History

The site is used for the manufacture and of supply of timber framed canvas covered tipis, the adjacent site is used for the manufacture of awnings, both of which forms part of a long established commercial estate with mixed uses including, light industrial, retail, trade sales and offices.

Building Design

The current building consists of three rows of steel shipping containers stacked 2No high, 12m long and 12m apart, with steel lattice frames between supporting a canvas roof membrane. The containers are used for secure material storage and the covered space between is used for the manufacture of timber framed canvas covered tipis.

It is proposed to install an 88kW output E-Classic 3200 model external free standing biomass boiler on a concrete slab, with a twin wall stainless steel flue projecting minimum 1000mm above existing eaves level. The system will then provide heating and hot water to the current welfare cabins, offices and production areas throughout the year.

The appearance of the boiler is that of a small steel clad cabin not uncommon to other items of plant and machinery naturally associated with commercial and industrial sites, which is both

economical and energy efficient with a high combustion efficiency resulting in a virtually smokeless operation.

The boiler will be fuelled using virgin wood made up of the offcuts of the poles used to construct the tipis, which will already be dried to the correct moisture content. If there was ever a requirement to import timber for fuel, it will be sourced externally from various accredited suppliers in accordance with the “Woodsure” certified scheme, although this is not considered likely to happen.

Policy

The NPPF seeks the promotion of renewable and low carbon energy and heat sources to tackle climate change and drive down greenhouse gas emissions through the reduction of burning fossil fuels such as gas, oil and electricity. In support of this, the Government has put in place a scheme which financially rewards low carbon heat generation technologies such as biomass boilers, known as the “Renewable Heat Incentive” [RHI] scheme.

The NPPF also supports sustainable business enterprise to provide employment and economic growth. This application is in accordance with national and local policies as it seeks to promote a form of biomass fuel resulting in the low carbon generation of heating and hot water to support an existing business.

Landscaping

There is currently no planting of any kind to the site and the yard is surfaced with hardcore. The boiler will be located to the west side of the existing building, and to the rear of a flight of steel stairs. By virtue of its location, the boiler will be obscured from view by the building to the north and east, and landscaping to the south and west. The only part which may be visible is the stainless steel flue where it projects above the building eaves.

Parking & Vehicle Movements

The current vehicular entrance will be retained off Vale Street providing access for cars and commercial delivery vehicles. There is suitable yard area for vehicles to enter, manoeuvre and exit in a forward gear. No existing parking spaces will be lost as a result of this proposal and so the site will therefore continue to provide a parking ratio considered to be in accordance with the adopted Parking Policy Standards.

It is not anticipated that any timber fuel deliveries will be required as this will be provided by using up all offcuts, and so it is considered there will be no impact on the highway network due to additional commercial vehicles visiting the site

Impact

It is considered that the proposed development will not adversely affect the area or neighbouring properties by virtue of the position and orientation of the plant and equipment.

There will be no increase in the number of vehicles visiting the site resulting in no harm, nuisance or compromise to highway safety.

The project will enable the progression of an existing business providing secure ongoing employment, resulting in a viable and sustainable scheme.

There will be no bio-diversity or arboricultural implications as the equipment will be located within a current working commercial estate.

Access

There are no access issues relating to this application.