

RTK GRABHIRE LIMITED

PLANNING APPLICATION FOR:

DESIGN AND ACCESS STATEMENT

TO CONSTRUCT A NEW BUILDING WITH STEEL PORTAL FRAME WITH
CONCRETE BLOCKWORK AND STEEL CLAD WALLS AND ROOF FOR B8
USAGE PROVIDING A SINGLE STOREY WAREHOUSE FROM EXISTING
SERVICE YARD.USE

AT WELLINGTON STREET BURY BL8 2BD

11th MARCH 2025

PROPOSAL :

TO CONSTRUCT A SINGLE STOREY NEW BUILDING WITH STEEL PORTAL FRAME 50.60M X 19.70M WITH A HEIGHT OF 10.50M TO THE RIDGE FROM FLOOR LEVEL, WAREHOUSING/STORAGE WITH CONCRETE BLOCKWORK AND STEEL CLAD WALLS AND ROLLER SHUTTER DOORS COATED WITH GREEN PVC AND STEEL CLAD ROOF COATED WITH MID GREY PVC AND HEAVY DUTY DOORS PAINTED GREEN.

LOCATION : LAND AT WELLINGTON STREET BURY BL8 2BD

1 DESIGN AND ACCESS STATEMENT

1.01 This design and access statement is submitted to accompany the planning application, proposing warehouse development at Wellington Street Bury BL8 2BD, as shown on Drawing Number Z344.000 and Z344.003. The proposal is to change the use of the land from a service area to provide a new building for warehousing/storage with accompanied car parking and access.

1.02 RTK Grabhire Limited in conjunction with Maker Limited who are a well established company in the area and utilise the large warehouse and offices adjacent, have implemented a review of their business and of the site facilities and wish to make better use of the site and expand their operations. To achieve this and further develop the business require addition warehousing and this proposal satisfies the need.

1.03 In accordance with government guidance, the level of detail included in this statement is considered to be proportionate to the complexity of the development proposed at the site.

1.04 SITE CONTEXT

1.05 The site is located on land at the southern end of Wellington Street in Bury and the proposed use of the new building is considered appropriate to the Wellington Street development which is dominated by industrial usage including warehousing/storage and distribution and waste recycling businesses and includes many steel clad buildings.

1.06 There are no residential properties in the area,

1.07 The Site Location is shown on Drawing Number Z344.000 and Layout is shown on Drawing Number Z344.003 and occupies 3050m².

1.08 **USE**

1.09 The existing use of the site is primarily as a service yard with waste recycling, booking in/office accommodation and vehicle parking.

1.10 **AMOUNT AND LAYOUT**

1.11 The site is 0.305 hectares in size and forms the eastern side of a larger industrial area and additional 0.46 hectares controlled by Maker Limited which shares the same access and egress to the site through Junctions of 1 and 2 off Wellington Street. It is also proposed to share the extended servicing area between the two main buildings

1.12 The new proposed industrial style building 50.60m x 19.70m and a maximum height of 10.50m will be erected with appropriate concrete surfacing to access and provide safe turning and servicing areas to be built on the site. It is anticipated that approximately a total of 3 No. HGV vehicles will attend the site each day to service both buildings.

1.13 Up to 6 No. HGV movements in and out will be generated at the site per day.

1.14 The area between the east of the new building and the roadway will be surfaced with a concrete surface and it is proposed to install secure parking facilities accessed from a gated entrance off Junction 2. This will provide 15 additional parking spaces. In total 41 spaces will be provided to serve both buildings including 2no disabled parking spaces provided at the entrance to the offices and 2no disabled parking additional spaces included with the new warehouse 12 no spaces are fitted with EV charging points.

1.15 **LAYOUT**

1.16 The proposed position of the building will be as shown on Drawing Number Z344.003 at the front of the site alongside the eastern boundary, The positioning allows for a wide service area between the new building and the existing warehouse and offices to the west and between Junctions 1 and 2 and good access into the warehouse via the roller shuttered doors. It is proposed that Junction 1 will be used for access and Junction 2 for exiting the site. Car parking is positioned between the building and Wellington Road frontage alongside the eastern boundary. Both junctions are

securely gated and the site boundary has been fenced with Paladin security fencing. The warehouse is accessed internally into a 927m² single storey space by 2 No 5.60m wide x 6.20m high roller shutter doors, 3 no. pedestrian doorways and 2 no. fire doors. CCTV cameras will be positioned on the building to view the 4 sides of the building and be linked through to a monitoring company. External Asymmetrical LED projection lighting is provided and linked to the security and alarm system. Existing foul and surface water drainage is provided on site and will be upgraded to provide surface water drainage connections to the new building and car park.

1.17 SCALE

1.18 The application area is shown on the accompanying plans to the planning application and the proposed development will be the following scale:

1.19 The new building will be a simple steel portal frame construction providing a large open plan to the warehouse of 927m² internally. The building will be 50.60m long and 19.7m wide. The height of the building from floor level to soffit will be 8.30m and 10.50 to the ridge line providing a 12 degree roof.

1.20 LANDSCAPING

1.21 The site is within an industrial area and is enclosed by a variety of fences. As detailed in the planning application it is proposed to attractively landscape the entrances and eastern boundary to the site including native mixed hedging and shrub planting.

1.22 APPEARANCE

1.23 The site lies at the end of Wellington Street which was opened up as contractors yard, training area and waste recycling site in the mid 2000's with a new extension road to Wellington Street being provided for access with two junctions constructed. The site was then developed in 2016 with the construction of the large warehouse and offices which changed the nature of the development. These buildings formed the basis of a new quality development and it is proposed the continue this theme with the new building, car parking and service areas.

1.24 The new building will be a steel portal framed structure with blockwork base to the foundations and the walls will be clad in steel panels coated with green PVC. The

details to the edges will be painted or coated in a subtle lighter green. The 2 large roller shutter doors will be coated with green PVC to match the walls. The pedestrian doors and fire doors will be painted green to match the cladding. The roof will be clad in panels of steel coated with mid grey PVC.

1.25 The concrete and bitmac surfacing to the entrances, service areas and car parking areas within the site will be laid to match the existing levels of surfacing and laid to even grades for drainage and maintained in a clean and tidy condition. Foul and surface water drainage is provided and will be upgraded as necessary.

1.26 Anti- light pollution Asymmetrical directional floodlighting will be installed around the building and used when necessary during operational times of 8.00 to 18.00 to allow safe usage of the facility.

1.27 **ACCESS**

1.28 The site is accessed from Bolton Road (A58) from Bury centre and from Bolton and the surrounding area onto Wellington Street which is an industrial standard road to the site entrances. Access into the site is via Junction 1 with exit from Junction 2.

1.29 **PLANNING POLICY**

1.30 The development has been designed in consideration of the Councils planning policies and is proposed in an appropriate part of town for good access on land which can accommodate B8 usage.

1.31 **CONSULTATION**

1.32 The planning application may be advertised by the Council and received comments from the local community, the owners and occupiers of adjoining properties and other persons will be considered.

1.33 **EMERGENCY ACCESS**

1.34 The access to the site by emergency vehicles will be via the highway network, A58 and Wellington Street.