

Your Ref: **PP-13166697**
Our Ref: HPD/CD/CM/23/150
Date: 20 June 2024

Bury Metropolitan Borough Council
Town Hall
Knowsley Street
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Dear Sir / Madam,

RE: UNITS 1 & 2 SEDGLEY PARK TRADING ESTATE, PRESTWICH, M25 9WD

On behalf of our client, Screwfix Direct Limited, we are instructed to submit a planning application for the installation of 2 no. external air source heat pump units, at the abovementioned property.

Accordingly, please find enclosed herewith the following documents, which in addition to this letter, comprise the application:

- Duly completed Planning Application Form;
- Completed Certificate B and Copy of Notice as served;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Existing Plans (Dwg no. 10715-104-01);
- Existing Elevations (Dwg no. 10715-104-02);
- Proposed Plans (Dwg no. 10715-104-03);
- Proposed Elevations (Dwg no. 10715-104-04); and
- Block Plan (Dwg no. 10715-104-05).

The statutory application fee of £578.00 has been paid electronically by card following submission of this application via the Planning Portal.

The following sections of this letter outline the planning history for the site, Screwfix's proposed operation, and an assessment of the proposal against the relevant national and local planning policy.

BACKGROUND

The application site is located within the Sedgley Park Trading Estate. The site contains a fairly typical terraced industrial building with related external space. The site has a forecourt parking area to the front of the building, which is accessed via Sedgley Park Trading Estate.

We are aware of the following planning history for the site:

- LPA Ref: 59705 – Re-construction of 4 no. fire damaged industrial units. Approved 14 April 2016.
- LPA Ref: 61592 – Non-material amendment following grant of planning permission 59705 for reconstruction of 4 no. fire damaged industrial units: 1) Amend all approved external facing brickwork 2) Amend approved external roof and wall cladding specification 3) Amend approved external wall cladding colour. Approved July 2017.

There is no later planning history in relation to the site.

A separate planning application has been submitted for the amalgamation and change of use of the units, together with associated external alterations (PP-13166674).

SCREWFIX DIRECT LIMITED

Screwfix Direct Limited comprises a Class B8 trade counter operation supplying local building companies. Their products are also sold over the internet, via a catalogue, over the telephone as well as over the trade counter; with any individual unit servicing its own local area for each of these methods of purchase. Screwfix brands and products are formulated for the trade professional in terms of quantity and type of goods.

THE APPLICATION PROPOSALS

This planning application seeks permission for the installation of 2 no. Daikin RZA250D air source heat pumps to the rear elevation of the property to serve the commercial premises.

The air source heat pump units have dimensions of 1100mm (w) x 870mm (h) x 460 (d) and will be installed at low level, with the condensate running into new gravel soakaway.

THE ADOPTED LOCAL DEVELOPMENT FRAMEWORK

The Local Development Plan for Bury comprises the Bury Unitary Development Plan (UDP) (1997).

On the Policies Map accompanying the above, the site falls within an Employment Generating Area, and is subject to Policy EC2 'Existing Industrial Areas and Premises'.

Policy ENV4 'Energy Efficiency' states that the Council will encourage energy efficiency in development proposals through promoting the efficient use of energy in the design and layout of development.

DESIGN AND AMENITY

By way of the proposal, it is proposed to install 2 no. external air source heat pumps, at low level along the rear elevation of the property, and consequently; they will not be visible from public vantage points.

It is not considered the proposed units will give rise to any undue level of noise disturbance over and above the existing position. As stated, the proposed location of the air source heat pumps will also ensure that the proposed units are not visible from the surrounding street scene and therefore will not result in any harm to the character and appearance of the surrounding area.

Likewise, it is not considered that the development would have a detrimental impact on surrounding amenities or the character and appearance of the property, and would enhance the environmental sustainability of the premises itself. Air source heating causes little impact to the environment, and is a technology that is becoming increasingly popular, not least as generating heat from renewable sources is environmentally sustainable due to producing zero carbon emissions.

Therefore, having regard to Policy ENV4 of the Bury Unitary Development Plan (UDP) (1997), the proposed development is considered to be acceptable.

CONCLUSION

Screwfix Direct Limited would make a positive contribution to the commercial and community life of the area providing essential trade counter services to local businesses including plumbers, electricians, builders and facilities departments to large organisations. However, in order to operate from the branch, an effective heating system is required to maintain a suitable climate within the premises.

We trust that you have sufficient information to determine this application, but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Charlotte Mills', written in a cursive style.

Charlotte Mills
SENIOR PLANNER

Encs