

D0277 – LAND ADJACENT TO GO WALLPAPER

DESIGN & ACCESS STATEMENT

GENERAL DETAILS

Details of building:

Description: The proposed location of the new building is on a site of 546m².
The site is currently a grassed area to the side of the existing industrial unit that is Go Wallpaper.

Address: Stopes Rd, Little Lever, Radcliffe, Bolton, BL3 1NP

Access statement prepared by:

Name: Mark Arrowsmith

Company: MDA Design Ltd

Date: 20th December 2023

Revision 1 7th December 2024

Revision 2 8th January 2025

Plan References: D0277 – 100 - Location Plan – PLANNING
D0277 – 101 - Existing Site Plan – PLANNING
D0277 – 102 - Proposed Site Plan – PLANNING
D0277 – 103 - Proposed Elevations - PLANNING
D0277 – 104 - Proposed Plan - Level 0 - PLANNING

THE SITE

The vacant area of the site is situated on Stopes Rd, between Little Lever and Radcliffe with a mixture of other industrial units and domestic properties.

THE PROPOSAL

The proposal is to construct a new industrial unit with a footprint of 336m² and eaves height of 3.03m and overall height of 4.63m. This is similar to the adjacent industrial unit, but lower than the 7.2m high two storey building of Go Wallpapers offices, that fronts Stopes Rd

FLOOD RISK ASSESSMENT

The site (where the proposed works will take place) is flood zone 1, an area with a low probability of flooding. The proposal therefore will not cause any changes to the flood management or maintenance.

HOUSING

The application does not include any housing proposals.

THE NATURAL ENVIRONMENT

No trees or other landscaping are to be altered due to this proposal and all due care is taken for the protection and retention of existing trees, hedgerows, and woodlands.

The proposal does not relate to any historic landscapes or gardens.

Additional waste will be stored in the bins store and arrangements will be made for the collection of regular waste and recycled waste by the buildings occupants.

The proposal is not a potentially polluting one and will therefore not have any detrimental effect on the natural environment or on general amenity, by virtue of water, land, or the atmosphere by the disturbance of contaminated land, by noise or vibration.

The proposal does not have an unacceptable adverse effect on nature conservation interests.

THE BUILT ENVIRONMENT

The proposal does not affect any ancient building structure, or of archaeological, architectural, or historic interest.

TRANSPORT MOVEMENT AND ACCESS

Vehicle access is provided via the existing access for Go Wallpaper to the rear of the site.

Three off-street parking spaces will be provided for staff. It is not proposed to open this new unit to the public.

Pedestrian access is provided to the front of the site.

ACCESS & LOGISTICS

Due to the size of the unit, it is proposed that there will be a maximum of two rigid HGV movements per day. One delivery and one collection.

This will have minimal impact on the number of vehicle movements in the local area.

The sound assessment was carried out using a much higher level of vehicle movement, on a worst case scenario and for the assessment the proposed levels have been based on 1 HGV vehicle movement per hour. The conclusion was that sound levels should not be detrimental to the amenity of any noise-sensitive receptors in the vicinity – i.e. dwelling houses and their occupants. The report confirms the proposed levels based on the movement are well under the levels recommended in BS8233:2014.

CHARACTER & APPEARANCE

The proposal has been assessed, paying due regards in terms of scale, siting, design, and materials. The existing industrial unit is built from metal cladding to the roof and brick walls. The proposed unit will use the same materials.

LANDSCAPING

The proposed building sits on hard landscaping and although this occupies an existing grassed area, the impact on the greenspace is minimal.

The proposal does not require the removal of any trees or shrubs.

The site does not fall into a Site of Specific Interest or a Local Nature Reserve.

CARBON AND ENERGY STATEMENT

To accord with the requirements of Policies JP-S2: Carbon and Energy and JP-S3: Heat and Energy Networks of the PfE Plan, we feel we cannot provide an accurate Energy Statement covering the electrical use and heating source for this building.

The building is being erected for sale or rent and the end user is not known. Therefore, we do not know their Energy Requirements. This Energy use could vary enormously.

The building could be used as a warehouse distribution with a small energy requirement for lighting & computers and minimal heating requirements - or it could be used by a small engineering / manufacturing company using large 3 phase electric machines.

DIGITAL CONNECTIVITY STATEMENT

To accord with PfE Policy JP-C2: Digital Connectivity

The existing neighbouring building, of Go Wallpaper, has full fibre broadband.

A new full fibre connection will be applied for the new building and installed on completion of the construction works.