



RJG ARCHITECTURE

Planning Statement – Woolford Trading Estate, Bury

Prepared by RJG Architecture Ltd – 7th October 2022



Planning Statement

This statement has been prepared for and on behalf of the client Bradley Franks to support the planning application for 4 number light industrial units.

The site is situated in an existing and established trading estate and is currently used for storage only. The proposed design is for the erection of 4 number light industrial units, in a single block, along with associated access and parking.

The units have been designed to be in keeping with the trading estate, with 12 associated private parking spaces and use of an access point which is already present on site. Each self-contained unit will also have a disabled WC and the ability to store cycles internally.

The current slab for the hardstanding is to remain and built over, including pad foundations or mini piles for all vertical steelwork, creating a relatively environmentally friendly build.

The surface water is to discharge into the watercourse, similar to the adjacent building, as pre existing arrangement, meaning that any drainage strategy shouldn't be required.