

Statement in response to invalid letter dated 08.08.24 in relation to application 70993

Following the receipt of the invalid letter on 08.08.24 regarding the application for the Demolition of existing class B2/B8 industrial buildings and class E(g) offices; Recladding and refurbishment of retained class B2/B8 industrial buildings and change of use of retained Class E(g) and Sui Generis to Class B2/B8 for Warth Industrial Estate the following statement is in response to section 2.

Section 2a (tree report)

A preliminary ecological appraisal produced by Rachel Hacking Ecology has been submitted as part of this application. As stated in the Executive summary the site is primarily hard standing with a small section of modified grassland which is to be retained. There are no trees present on the site and any trees on neighbouring adjacent land are a considerable distance away from the existing units. Since this application is for demolition and recladding with no new floor space being created in the vicinity of any trees a tree report should not be required for this application.

Section 2b (flood risk assessment)

At present according to environment agency maps the site is within flood zone 3 which would typically dictate a flood risk assessment be provided as part of the application. The site however is in a unique situation where there have been extensive flood prevention measures installed as part of the EA Radcliffe and Redvales Flood Risk Management Scheme which are a part of planning application 64788. All flood prevention measures have been successfully implemented and are operational including significant sheet piling to the south of the site along the banks of the river Irwell. Unfortunately, despite all works having been completed and the flood risk to the site now being reduced to a flood zone 1 the environment agency maps are yet to be updated to reflect these changes. It is unknown when the maps will be officially updated but given the flood prevention measures are already in place and operational and the development is for demolitions and recladding not the creation of new floor space, we do not believe a flood risk assessment would be required for this site. In addition, it had been confirmed at a previous site meeting with planning officers introducing them to the proposals that they would not be required for this development.

Section 2c (noise impact assessment)

This has already been confirmed as not being required due to the changes of use reverting the units back to their previous use class which is in keeping and appropriate with the site.

In summary given the unique circumstances for the site and the nature of the proposed development these documents should not be required as part of the application as they will not be relevant to any future decision.