

Development Control
Bury Council
The Planning Service
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jll.co.uk

Our ref Insert JLL ref

2 October 2020

Dear Sir/Madam,

**Installation of Over-Clad Roof System
Unit 12, Park Seventeen, Whitefield, Manchester M45 8FJ**

We have been instructed by our client, Finsbury Food Group ('the applicant'), the tenant of Unit 12, Park Seventeen, to submit a planning application for a new over-clad roof system at Unit 12.

An application has been submitted today via the Planning Portal (ref: PP-09124787) which comprises of the following documents:

- Application form and certificates;
- Location Plan 421-001;
- Site Plan 421-002A;
- Existing Roof Plan 421-004A;
- Proposed Roof Plan 421-005A; and
- Existing and Proposed Elevations – 421-006A

The application fee of £1,872.00 was paid via the Planning Portal.

The appropriate notice has been served on the landowner, Standard Life Investments.

Application Site and Context

The application site consists of a purpose built commercial building; Unit 12. The site lies within Park Seventeen, a purpose built commercial development in Whitefield. Park Seventeen consists of a number of commercial buildings occupied by a range of occupiers. The estate is bounded by residential properties on Moss Lane to the south, by Whitefield Metrolink line to the west, by Stanley Road to the north and by residential development on Moss Lane and Stanley Road to the east. The estate is accessed from a dedicated access road taken from Moss Lane to the south.

The application site is bounded by commercial properties to the north and east, by the Metrolink line to the west and by residential properties to the south. The site is occupied by Finsbury Food Group, a major food producer, and comprises of a major bakery unit. The application site is limited to the roof area.

Proposed Development

The applicant proposes installing a new roof system over the existing roof which has degraded since its original installation. The existing roof has been repaired on several occasions however the roof now includes several areas in which the waterproofing and/or structure has failed and is no longer reliably fully weatherproof.

As set out above, the application site consists of a food manufacturing facility and therefore a fully weathertight building is essential in the interests of safety and food hygiene. The regular repair of the building also represents an ongoing and increasing cost to the landlord and occupier and it has been determined that the installation of a new roof system would be cost efficient over the lifetime of the building. Due to the internal layout of the building, it is not possible to move plant in order to undertake roof works and it is not possible to shut down the site or temporarily relocate plant elsewhere to repair the roof and as such a new over-clad system is proposed.

In order to meet building regulations and to improve the environmental credentials of the building, the new roof system will include insulation to reduce the costs and environmental impact of heating the building.

Planning Policy and Appraisal

The development plan for Bury comprises of the saved policies of the Adopted Bury Unitary Development Plan, adopted in 1997. The UDP is supported by a policy map which sets out the extent of a number of spatial policies.

Policy EC2 Existing Industrial Areas And Premises sets out that *'The Council will seek to retain existing industrial areas and premises in employment uses, where appropriate'*. Policy EC2/1 Employment Generating Areas states that *'In the defined Employment Generating Areas, as identified on the Proposals Map, the Council will only allow development for the uses specified'*. Policy EC2/1/16 confirms that the application site forms part of an existing employment area (Park 17, Whitefield) within which development falling within use classes B1, B2 and B8 are acceptable. The existing use falls within the permitted uses and the proposed development does not seek a change of use and thus the proposals are considered compliant with policy EC2.

Policy EC3 Improvement Of Older Industrial Areas And Premises states that *'The Council will seek and encourage improvements to the environment and infrastructure of older industrial areas and improvements to the quality of industrial premises'*. Policy EC3/1 Measures to Improve Industrial Areas goes on to set out specific improvement works which the Council would support including *'improve the condition and appearance of buildings'*, *'improve the visual appearance and environment of the area'* and *'promote good standards of design in all developments'*. The proposed development is considered to contribute to these criteria.

The National Planning Policy Framework (NPPF) was published in 2018 and updated in 2019 and provides the overarching framework of planning policy in England for both plan making and to guide decision taking. The NPPF sets out that *'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'* which comprises of a social, environmental and an economic role.

Paragraph 11.d of the NPPF sets out that *'where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.*

As set out above, the proposed development offers economic and environmental benefits and due to its limited nature, does not present any material negative impacts on the surrounding area and as such is considered to constitute sustainable development.

Conclusion

The proposed development is minor in nature and presents an opportunity to reduce ongoing maintenance costs and allow the site to continue to operate while presenting an environmental benefit in the form of increased insulation.

Although the UDP is considered to be out of date, the proposed development complies with key employment policies. Furthermore, the proposal is considered to constitute sustainable development and complies with the NPPF. The application is considered to be in accordance with national and local planning policy.

Yours faithfully,

A handwritten signature in black ink, appearing to read "R. Robinson".**Tom Robinson**

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