

Planning Statement

**Erection of Industrial Storage Building
Strawberry House, Openshaw, M11 2WJ
On Behalf of Barton & Redman Ltd**

JANUARY 2022



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Version:	Final
Date of Issue:	January 2022

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1 Introduction

- 1.1 This Planning Statement accompanies a full planning application for the erection of a storage building on behalf of Barton & Redman. The proposal is described in more detail in Section 2.
- 1.2 This Statement considers the site and its surroundings and summarises the planning policies which are material to the proposal, together with other guidance and evidence which has been considered.
- 1.3 The analysis addresses all the issues which are considered to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.
- 1.4 This Statement should be read in conjunction with the following documents:
 - Location Plan (Ref: BAR-TRI-ZZ-00-DR-A-3000_P01)
 - Site Plan, Floor Plan and Elevations (Ref: BSB-TRI-ZZ-00-DR-A-3001_P01)

2 The Proposals

2.1 The application description is as follows:

“Erection of a storage building ancillary to existing commercial operations”.

- 2.2 Barton & Redman are a wholesale fruit and vegetable retailer, established in 1964 with over 70 members of staff. The company is the largest fruit and vegetable wholesaler in the UK.
- 2.3 The proposed storage building is required as a short-term storage facility whilst new warehouse premises are constructed nearby (Ref: 127742/FO/2020). This will be used to give protection to fresh produce from inclement weather for the loading and unloading of stock.
- 2.4 The area chosen to site this building is currently an unused yard area. The proposed storage building will ensure a more optimal use of the land until the nearby warehouse facility is operational.
- 2.5 The proposals are ancillary to the existing business operations on site which includes the wholesale storage and distribution of fruit and vegetables.
- 2.6 The building will measure 20m in length x 25m in width x 5.2m height (eaves) / 10.19m (ridge). The gross internal floor space of the building will be 500sqm.
- 2.7 The building will be constructed from an aluminium frame with galvanised steel connections. The walls will be constructed from grey insulated steel sandwich panels. The roof will be constructed with a white PVCu thermo material. The building will also have guttering and downpipes.
- 2.8 Electric roller shutter doors are located on the eastern elevation and a personnel door will be located on the southern elevation. The building will be connected to the existing premises via a link on the western elevation.
- 2.9 The building will be secured to the existing concrete hardstanding using chemical anchor bolts drilled into a base plate.
- 2.10 The prefabricated nature of the building allows for a quick delivery and erection, ensuring minimal disruption to existing operations and reflecting existing building materials in the area.
- 2.11 The hours of operation will mirror those existing for the business: Monday to Saturday: 12am to 2pm, and closed on bank holidays.
- 2.12 Vehicular access is as existing off Whitworth Street East via New Smithfield Market. There will be no impact on parking and manoeuvrability arrangements as a consequence of the proposal.

3 Site and Surroundings

- 3.1 The 1.5 ha site is located off Whitworth Street East in Openshaw, Manchester.
- 3.2 The area comprises a mix of industrial and commercial buildings, with further industrial units situated off Ashton Old Road (A635).
- 3.3 Operations on the site comprise the storage and distribution of fresh fruit and vegetables. New Smithfield Wholesale Market is also situated to the north and a cash and carry opposite.
- 3.4 The majority of buildings in this industrial and commercial area are large to medium scale corrugated metal and brick structures.
- 3.5 The site is accessible via Whitworth Street East via New Smithfield Market. The area is connected to the wider Manchester area via Ashton Old Road (A635) to the north of the site. This links Openshaw to the Mancunian Way (A57M) to the west and junction 23 of the M60 to the east.
- 3.6 The application site consists of a hardstanding area to the east of the existing premises which is currently disused.
- 3.7 The location of the building has been chosen as it provides safe and direct access for HGVs and minimises unnecessary HGV trips.
- 3.8 The site is in a sustainable location in close proximity to public transport and services. The nearest bus stops are located on Ashton Old Road to the north. Services #219, #220, #221, #719 and #725 stop here, connecting the area to Manchester City Centre to the west and Ashton-under-Lyne to the east. Gorton Station is also located 800m walk to the south-east, with regular services stopping here.
- 3.9 There are a number of services located nearby in Openshaw and Gorton District Centres. Manchester City Centre is also located to the west, which provides a wide range of shops, services and facilities.

Local Plan Designation

- 3.10 The site is located in the East Manchester sub-area in the composite Manchester Proposals Map. Policy EC5 of the Core Strategy (2012) is therefore relevant.

4 Planning Policy, Guidance and Evidence Base

4.1 This chapter will identify the relevant national and local planning policies associated with the proposal.

National Planning Policy

4.2 **The National Planning Policy Framework (NPPF)** was adopted in July 2021 and sets out the purpose of the planning system of achieving sustainable development via three overarching objectives; economic, social and environmental.

4.3 Paragraph 11 of the NPPF requires Local Planning Authorities to apply *a presumption in favour of sustainable development* during decision-taking. This means that Local Planning Authorities should be: *“...approving development proposals that accord with an up-to-date development plan without delay; or 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:*

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

4.4 In support of building a strong and competitive economy, paragraph 81 of the Framework states that: *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

4.5 Paragraph 83 of the NPPF also goes on to explain that planning policies and decisions should acknowledge *“specific location requirements of different sectors”* including *“for storage and distribution operations at a variety of scales and in suitably accessible locations”* (parag. 83).

Local Planning Policy

4.6 The adopted Development Plan consists of the **Manchester Core Strategy** (2012) and saved policies of the **Manchester Unitary Development Plan** (1995). The composite **Proposals Map** also forms part of the development plan.

- 4.7 Policy EC5 of the Core Strategy relates to East Manchester, including the proposal site. This confirms that ***“Development will also be supported in existing employment and economic development areas”***.
- 4.8 The policy also confirms that the Council will support development which ***“takes advantage of key transport infrastructure such as the arterial roads (...Ashton Old Road...) and public transport networks, such as bus routes...”***
- 4.9 In terms of allocations, East Manchester is expected to be a focus for new employment land with approximately 80-85ha of employment land to come forward during the plan period.
- 4.10** Policy EC1 of the Core Strategy confirms that the priorities for continued economic growth includes ***“Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses”***.
- 4.11 Policy EC2 of the Core Strategy regards Existing Employment Space and states that ***“The Council will seek to retain and enhance existing employment space and sites.”***
- 4.12 Other policies that are relevant to this application include:
- Core Strategy Policy SP1 – Spatial principles
 - Core Strategy Policy T2 - Accessible areas of opportunity and need
 - Core Strategy Policy EN2 – Design principles
 - Core Strategy Policy DM1 – Development management

5 Analysis

Principle

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies.
- 5.2 The adopted Development Plan consists of the Manchester Core Strategy (2012) and saved policies of the Manchester Unitary Development Plan (1995).
- 5.3 The composite Proposals Map, which also forms part of the development plan, identifies the wider area of Openshaw in the East Manchester sub-area. Policy EC5 of the Core Strategy is therefore relevant. This states that ***“Development will also be supported in existing employment and economic development areas”***.
- 5.4 Policy EC5 also seeks to support new development which makes best use of the existing transport infrastructure in the City, this explicitly references the nearby Ashton Old Road as an example.
- 5.5 Policy EC2 of the Core Strategy discuss existing employment sites more generally and confirm that the Council will seek to retain and enhance them.
- 5.6 The proposal comprises the erection of a single storey building for Barton & Redman. This is required as a undercover loading space whilst new warehouse premises are constructed nearby. This will be used to give protection to fresh produce from inclement weather.
- 5.7 The gross internal floorspace created by the proposals would be 500sqm. This would be ancillary to the existing business operations which includes the storage and distribution of fruit and vegetables.
- 5.8 The new building will ensure a more optimal use of the land and allow the business to operate more efficiently. The proposals support the needs of a local business and will create 6 new full time positions. This in turn will contribute to the local economy.
- 5.9 There are no environmental objectives within the development plan that will be harmed by the proposal, nor are there residential properties in proximity to the site.
- 5.10 The NPPF emphasises the significant weight that should be placed on the need to support economic growth and productivity, taking into account the need of local businesses (parag. 81). It also states that planning decisions ***“should recognise and address the specific locational requirements of different sectors”*** including ***“for storage and distribution operations at a variety of scales and in suitably accessible locations”*** (parag. 83).

5.11 The proposals comply with the development plan and national guidance, are entirely appropriate to its surroundings and will allow a local employer to meet a commercial demand on an existing employment site. The Council should therefore support it in principle.

Design and Layout

5.12 The siting of the building was chosen as it is within the company's existing site, minimising disruption to business operations and making efficient use of underutilised land. It will be located to the east of the existing premises on hardstanding.

5.13 The external dimensions of the structure are as follows:

- 20.12m length x 25.33m width x 5.2m eaves / 10.19m ridge height
- The building will result in an additional 500 sqm of internal floorspace for the storage and distribution of fruit and vegetables and will be subordinate to the existing Barton & Redman premises

5.14 The elevations below show the scale and massing of the proposed building:

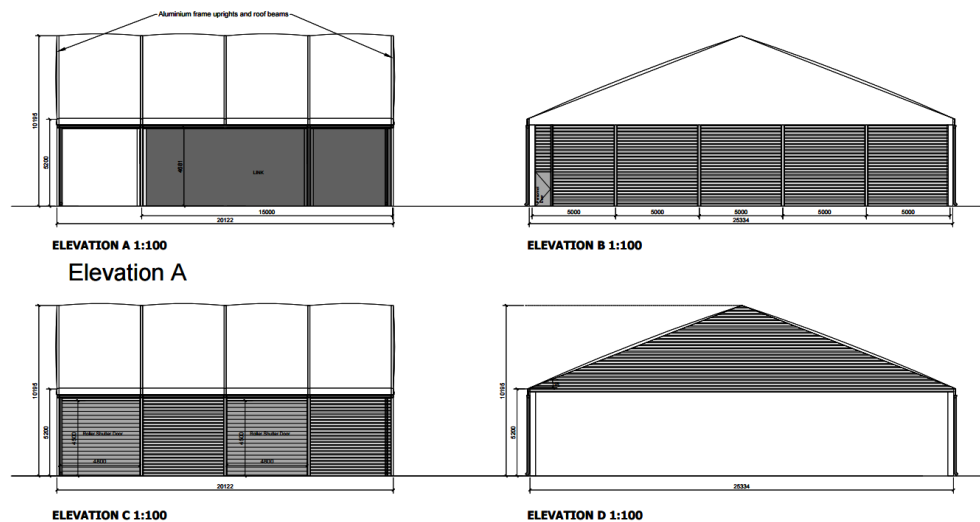


Figure 1. Proposed Elevations

5.15 The building will be constructed from an aluminium frame with galvanised steel connections. The walls will be constructed from grey insulated steel sandwich panels. The roof will be constructed with a white PVCu thermo material. The building will also have guttering and downpipes.

- 5.16 Two electric roller shutter doors (4.8m width x 4.5m height) are located on the eastern elevation and a personnel door (1m width x 2m height) will be located on the southern elevation. The building will be connected to the existing premises via a 15m width x 4.68m height link on the western elevation.
- 5.17 The building will be secured to the existing concrete hardstanding using chemical anchor bolts drilled into a base plate. The prefabricated nature of the building allows for a quick delivery and erection, ensuring minimal disruption to existing operations.
- 5.18 The site is located within an existing industrial and commercial area of Openshaw, surrounded by large and medium scale premises. The design, layout, scale and massing of the proposals are entirely sympathetic to the wider area and is in accordance with Policies DM1 and EN2 of the Core Strategy.

Access and Vehicular Movement

- 5.19 Vehicular access to the proposed building will be as existing, off Whitworth Street East via New Smithfield Market. Its ancillary use will not result in an increase of HGVs, staff movements or other traffic.
- 5.20 The building has been sited in this position to provide sufficient and safe access for the loading and storage of additional fruit and vegetable stock. No machinery will be used within the building aside from pallet and forklift trucks.
- 5.21 Vehicle and pedestrian access will not be affected. Furthermore, there will be no increase in HGV movements as a result of the building. There are no residential buildings within proximity of the site.
- 5.22 Whilst the proposed site of the building is demarcated as parking, this area is not currently used by the business. There are a further 17 spaces around the perimeter of the site as well as an additional 2 disabled spaces, 4 bicycle spaces and 4 motorcycle spaces.
- 5.23 It should also be borne in mind that the premises are sustainably located in close access to bus services on Ashton Old Road as well as Gorton Station, which is only 800m to the south east. This reduces the need for employees to use a private motor vehicle to get to work.

Sustainable Development

- 5.24 Paragraph 11 of NPPF advises that there is a presumption in favour of sustainable development. We have demonstrated through this statement that the proposed development mutually supports the

objectives of sustainable development set out in paragraph 8, particularly in relation to the economic objective.

- 5.25 The proposed development would support a local employer with 23 full-time members of staff, with the proposal enabling the business to employ an additional 6 full-time members of staff. The proposal would allow Barton & Redman to operate the business more effectively; this would support the economic growth objectives of sustainable development.
- 5.26 We have demonstrated that development would not impinge on local amenity and the design, massing and siting of the building is acceptable for this location. The application site is accessible by public transport and the local highway network. As such, we believe the proposals comply with the social and environmental roles of sustainable development.

6 Conclusion

- 6.1 This statement has demonstrated that the proposals should be approved having regard to national and local planning policy, together with other material considerations.
- 6.2 National guidance encourages Local Planning Authorities to support economic growth and productivity by taking into account the needs of local businesses. The proposed building will provide cover for loading, unloading and storage space for Barton & Redman to meet commercial demands, allowing a local employer to operate more efficiently and create jobs during an uncertain period for the economy.
- 6.3 The site is situated within the East Manchester sub-area of the Manchester Core Strategy. Policy EC5 of the Core Strategy is therefore relevant. This policy, along with Policy EC2 support the retention and redevelopment of existing employment premises within East Manchester. The proposed storage use of the building, which will be ancillary to the existing operations on the site, is therefore acceptable in principle.
- 6.4 The proposed layout will integrate with the existing operation at the Barton & Redman site, ensuring that the business is enhanced. The scale and nature of the use is ancillary to neighbouring buildings. The appearance and materials used are sympathetic to the surrounding industrial area. It will not result in any negative impact on the local environment, highways access, parking, manoeuvrability, or the amenity of surrounding businesses.
- 6.5 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. The development will support the operational needs of a local business and ensure the efficient use of land within their premises. The proposals are appropriate and comply with relevant local and national policies. There is therefore a compelling case for the granting of permission without delay.



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