



**Amended Planning Statement incorporating  
Design and Access Statement in association with  
an application for the semi-permanent building (5yr temporary consent)  
for warehouse purposes at  
Rayburn Trading, 90 North Street, Cheetham Hill  
Manchester M8 8RA**

**1.0 Introduction**

- 1.1 This is a full application for the erection of a Herchenbach semi-permanent building to serve the established business at Rayburn Trading.
- 1.2 The building is detached and sited at the north western corner of the site alongside the junction of Rayburn Way and North Street.
- 1.3 Access to the site will be via the existing access onto Rayburn Way.

**2.0 Site description and location**

- 2.1 The application site is located in an area characterised by industrial/commercial buildings together with a nearby retail park.
- 2.2 The surrounding units vary in size, design and materials with a predominance of cladding and brickwork.
- 2.3 The main Rayburn site is within an Economic Improvement Area, but the specific site of the proposed building is outside the area but immediately adjacent to the boundary of that designation.
- 2.4 However, the site is within an Inner Area as designated under SP1 of the Core Strategy.

**3.0 Information to address validation requirements**

- 3.1 With reference to the validation requirements set out in Council guidance contained within letter from Council dated 2 August 2021, the following information is submitted: -
  - 1. The temporary period will initially be for 5 years.
  - 2. A detailed Transport Statement prepared by Sumner Consultancy.



3. The proforma relating to waste management is not applicable as the building will be solely used for storage. However, a completed proforma is supplied accordingly.
4. Details of surface water drainage is supplied by Sumner Consultancy.
5. An Air Quality statement has been prepared by Miller Goodall is submitted accordingly.
6. A Crime Impact Assessment is submitted as required.
7. An attached document relating to Environmental Standards
8. An appropriate Noise Assessment is attached prepared by Miller Goodall.
9. Contextual details of a building of the same design are attached.
10. See attached Tree and Ecological Statement
11. See attached Tree and Ecological Statement.
12. The building to be erected is above 1000 sq. m and an appropriate Crime Impact Assessment is submitted.

#### **4.0 Planning Policy**

- 4.1 The relevant policy relating to development of the site is Core Strategy Policy SP1 which relates to Spatial Principles.
- 4.2 Paragraph 6.10 aims to achieve sustainable economic success, ensuring that economic benefits are extended to all residents and neighbourhoods which include job creation.
- 4.3 The site is currently underused, and the siting of the building will fit comfortably on the site.
- 4.4 Policy EC1 supports economic and employment growth in Manchester and the proposal will make the best possible use of the land and has no detrimental effect on surrounding businesses.
- 4.5 This is not a building for an alternative use but will support the existing business safeguarding existing jobs.



## **5.0 The Proposal**

- 5.1 The proposed building measures 36.18m by 30.00m with an eave height of 5.4m and a ridge height of 10.27m.
- 5.2 The walls are to be steel trapezoidal sheet metal (coil coated) panel cladding.
- 5.3 The roof will be made of Pvc-tarpaulin (industrial grade) with translucent inner tarpaulin to avoid condensation water.
- 5.4 The building will be accessed via a roller shutter door on the gable end elevation.
- 5.5 The building has a total usable space of 5,644 m<sup>3</sup> and a usable area of 1,085.40 m<sup>2</sup>.
- 5.6 The building will be used for storage of completed goods that require additional space due to restrictions in place since Brexit.
- 5.7 There will be an additional two jobs as a result of the development.
- 5.8 The temporary building will be erected on what is current wasteland, with no loss of car parking spaces on the site and there will be no increase in traffic movements.
- 5.9 There will be no change to working hours which will continue 7:30 to 18:00.

## **6.0 Conclusion**

- 6.1 The building will sit comfortably within the site and will add to the eclectic mix of buildings in the general area and officers and members are requested to support the application which relates to a local employer.
- 6.2 If the building is no longer needed in the future, it can be removed from the site and used elsewhere, but in the first instance a 5-year temporary period is sought.
- 6.3 Officers and Members are therefore requested to support the application which will support a local company.