

Norder

DESIGN & ACCESS STATEMENT

For



Proposed 2 new Maize Silos
Heineken Manchester
Brewery

March 2021

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1.0 BACKGROUND & PPROPOSAL

As part of their on-going updating and refurbishment programme for this site and due to the recent increase in demand for small pack in the form of kegs and canned beer from this site due to the Covid 19 outbreak, Heineken UK are seeking planning permission for:-

- **2no new 60T Maize Storage Silos with related gantries, generally as existing adjacent installations. A new pipebridge will also be constructed to link the pipework from the new facility to the main brewhouse complex for use in the brewing process**

The maize is required for the brewing of the beer planned for the 4no. Dual purpose vessels (DPV's) currently being installed on the site.

2.0 THE DEVELOPMENT

2.1 Site Location

The Brewery site is located approximately 1.5 kilometres south of Manchester City Centre, in an area bounded by Princess Road, Greenhays Lane, Charles Halle Road/Denmark Road and Moss Lane East. The site is centred on National Grid Reference 383950, 396000 and lies within the jurisdiction of Manchester City Council.

2.2 Site and Surrounding Area Land Use

The site has been used for Brewing and Packaging over a long period of time and has been subject to progressive extension over this period. The Brewery capacity has been significantly increased over the last 8 years.

The surrounding area comprises urban development in all directions with a mix of industrial, commercial, retail and residential land uses as follows:

- North: Greenhays Lane bounds the site immediately to the north with residential properties north of the road.

- East: East of the site are residential properties, two schools, Council Depot and a Police Station.
- South: Moss Lane East bounds the site immediately to the south, beyond which are community buildings, residential properties together with an area of land that is scheduled for further development.
- West: Immediately to the west of the site is Princess Road, with large scale retail (Asda) and business premises, beyond which lie extensive residential areas.

The development proposal is located to the west of the site adjacent to the Brewhouse towards the Princess Road boundary. This location provides easy access for the Maize Delivery truck to access the Silos and for the discharge pipework to enter the Mill Room. The slab is positioned to be clear of the Cornbrook Culvert with pipework then able to traverse the Culvert and run along the Brewhouse building and into the Mill Room. The area is outlined in red on the application drawings and the aerial views shown at the end of this document. The surrounding area is all part of the overall Heineken Manchester Brewery site and the Brewery site area is outlined in blue.

The existing and proposed uses continue consistently in the overall operation of the Brewery.

The nearest overall site boundaries of the Brewery site to the proposals buildings site areas is the West Boundary of Princess Road and the South-West boundary of Moss Lane East.

2.3 Development Description

Use - The proposed Maize Silos will be used to store Maize which will be supplied by delivery truck via a blower pipe into the tops of the silos. The 2 silos will link, via pipework connections, to the adjacent Brewery Building to discharge the Maize into the Mill Room. Stairs, ladders and gantries are provided simply for access and maintenance of the plant and equipment via valves hatches and the like.

Amount – The proposed Maize Silos will occupy a ground floor footprint area of 103m². There are other areas indicated at the upper levels, but these are simply plant and equipment areas and accesses, in the form of open gantries/walkways and the pipe bridge. 2no Maize Silos will be installed.

The new installation is 14m high to the top walkway level with railings at 1.5m above this.

Layout The Silos are positioned to sit on the new concrete slab with sufficient area in front for the access platforms and to the side for the access stairs. The new pipebridge spans from the stair end across to the existing Brewhouse and from there along the building to enter at the Mill Room.

The layout and general arrangement of the stairs and walkways is to suit the function and maintenance of the plant and equipment installation.

Scale – The scale of the proposed facility, is, on plan and in elevation, determined by the functional requirements of the process installation, which, in turn, comes from the need to improve the efficiency and capability of the brewery complex.

The height of the new Maize Silos is moderate [at approx. 14m to top level walkway] As a result, it is felt that the new silos arrangement will not be disproportionally out of scale with the overall complex of the Brewery buildings and plant and, because of the proposed location, adjacent to the higher Brewhouse building they will have minimal impact.

Appearance – The vessels are of forms, construction and materials finish appropriate to type and context, consistent with the general nature of the Brewery buildings, being of contemporary industrial appearance.

The silo outer cladding skin will be finished in stainless steel.

Stairs, handrails, walkways and associated structure will be galvanised steel. All of these materials and colours will be to match/complement existing installations within the Brewery complex.

3.0 DEMOLITIONS & REMOVALS

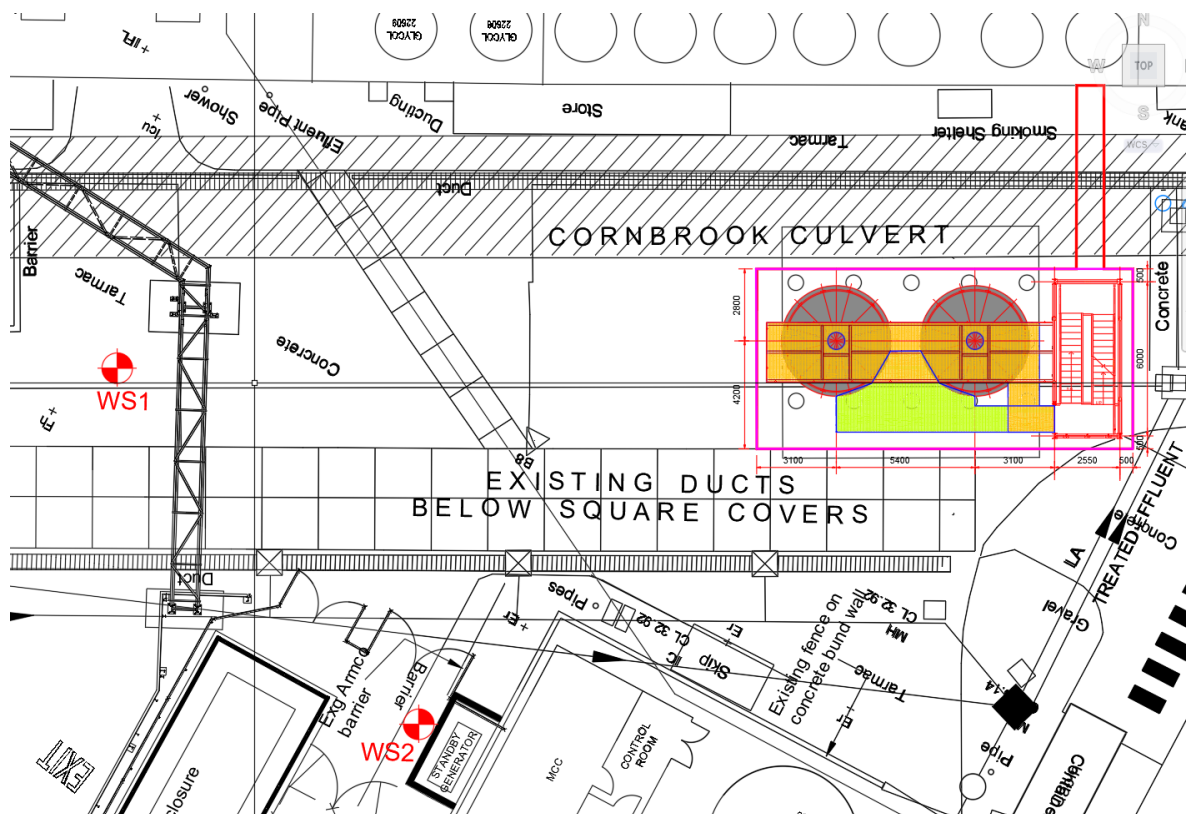
All redundant drains are to be removed or blanked off and sealed. Non-redundant drainage connections will be protected/sealed during the works until linked into by the new drainage installations.

No water courses are due to be affected by the planned works, the proposal has been designed to be sited clear of the culvert.

Tenders for the works are to be obtained from general contractors of appropriate experience and competence, who will be required to demonstrate competency and operate in an appropriate fashion to minimise disturbance, nuisance etc to the site and its surrounding areas – for example, through the suppression of dust and noise – and carry out operations in a safe manner, including appropriate disposal arrangements for waste materials that cannot be re-cycled.

4.0 GROUND CONTAMINATION

A previous geotechnical investigation was undertaken in 2019 by Emcus for the nearby CHP Engine project, and no evidence of ground contamination was identified. The borehole samples taken for this project referenced WS1 and WS2 on the plan extract below, are in close proximity to the current Maize Silos proposal.



**Plan Extract showing nearby Borehole Locations WS1 and WS2 referenced
in Emcus Intrusive Investigation Report, June 2019**

We have included the 2019 Emcus Site Investigation Report with this application and further testing and inspection will be to suit progress and findings on site.

It is envisaged that the new concrete base slab for the Maize Silos will utilise the existing piles which remain from a former tower crane base in this location. The existing pile locations are indicated on the above plan extract.

5.0 FLOOD RISK

Flood Zone Classification

Flood mapping for Rivers has been obtained from the Environment Agency website and this shows that the proposed maize silos are located within a Flood Zone 3a area which is assessed as having a 1 in 100 or greater annual probability of river flooding (>1% chance of flooding in any given year). There are no allocated flood storage areas shown within the vicinity of the site area.

The proposed maize silos are considered to be classed as 'general industry' and would therefore be classed as a Less Vulnerable development in accordance with Table 2 : Flood Risk Vulnerability Classification, of the PPG, associated with the NPPF. Table 3 : Flood Risk Vulnerability and Flood Zone Compatibility, of the PPG, associated with the NPPF shows that, an exceptions test is not required and the development is appropriate for a Less Vulnerable development within Flood Zone 3a.

Possible Sources of Flooding

The Government long term flood risk mapping show that the proposed maize silos are located within a Flood Zone 3a area which is assessed as having a 1 in 100 or greater annual probability of river flooding (>1% chance of flooding in any given year). The maize silos will replace an existing hardstanding yard area, having no amendment or increase to the impermeable area on the site. It is therefore considered that the provision of the maize silos will have no effect on the site during a flood event.

The Government long term flood risk information service shows that the area of the proposed maize silos has a low risk of flooding due to surface water. A low risk of flooding means that it has a chance of flooding of between 0.1% and 1% each year. It is noted that the government website providing this information states that it is difficult to predict flooding from surface water as rainfall location

and volume area difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. The site has no history of flooding from surcharged sewers or sheet run off and is shown to be at low risk of flooding. Due to the flat lying nature of the site, and surface water collection would be relatively uniform and distributed and dissipated over a larger area. As such, the site is considered not to be at a significant risk from flooding from surface water.

The Environment Agency have provided flood mapping for reservoirs which shows that the whole site will potentially be affected due to the failure of reservoirs. It is noted by the Environment Agency that the failure of a reservoir is very unlikely and that the maps provided reflect a credible worst case scenario for the purpose of emergency planning. As the surrounding drainage networks are adopted, it is considered that these systems are likely to be adequately maintained and monitored. Likewise, the on site private drainage network is adequately maintained and monitored by Heineken. As such, the site is considered not to be a significant risk from infrastructure failure or flooding of existing sewers.

The area is not subject to tidal events and there is no evidence of groundwater issues on the site.

Development Drainage

The existing site area which is to accommodate the two maize silos, is covered by an impermeable hard standing material which is formally drained and discharged into the surrounding site drainage network.

Due to the size of the proposed maize silo area being 103m², and the site arrangement, sustainable drainage systems are considered impractical to attempt to reduce the surface water run off. It is therefore proposed to discharge the surface water from the maize silos into the existing drainage network which will offer no change to the current surface water drainage arrangements.

7.0 NOISE

A Noise Impact Assessment for the proposal has been prepared by Ensaf Consultants and is being submitted with this application.

8.0 AIR QUALITY/ODOUR

An Air Quality Report for the proposal has been prepared by Ensaf Consultants and is being submitted with this application.

9.0 ACCESS STATEMENT

The current Brewery site has a number of designated personnel access routes to provide safe access around the site and the proposed development links well with these.

Although general site management arrangements will be for visitors and staff vehicles to be parked on the Brewery main parking area and site access arrangements allow for provision of assisted circulation to further points on the site for those in need.

8679/LT/12.03.21



Birds Eye View of Site

Site of the proposed 2 new
Maize Silos outlined in red



Aerial View of Site

Site of the proposed 2 new
Maize Silos outlined in red