DPW Design: Design and Access Statement
Energy Statement
Travel Plan

Proposed Development: Erection of front and rear extensions to existing cash and carry wholesale warehouse

Location: BAG 65
132 Broughton Street
MANCHESTER
M8 8AN

1.0 Introduction, Analysis of Site and Surrounding Area

1.1 The application site is rectangular in shape with a fairly flat topography. The existing building is not listed or within a Conservation Area. The property is single storey of buff brick construction. The main part of the property has a pitched roof with ridge perpendicular to the street; the front part of the roof facing Broughton Street has a smaller mono pitch sloping roof parallel to the street.

1.2 The building has been in cash and carry use for many years. Parking is provided to the front of the premises and also to the side of the premises being shared with the neighbouring business premises at 130 Broughton Street. Servicing is carried out at the side of the property between the application premises and 130.

1.3 Surrounding uses are all commercial including other cash and carry warehouses. Most properties in the street and surrounding area are two storey. Many of the properties are finished with brick at lower level or ground level and metal cladding panels above.

1.4 The proposal includes the creation of 157sq.m. of additional floorspace at ground floor level with a single storey extension to the front and a single storey extension to the rear. A mezzanine will be added however this is development that does not require separate planning permission. The new rear extension will allow storage of

goods inside instead of being stored in containers within the cartilage of the warehouse. Goods will be stored more safely and securely within the building as a result of the proposal. The front extension will allow small display windows to be incorporated.

1.5 The site is entered by car & pedestrians from the south, from Broughton Street. Servicing is made by 4 box vans a week and 1 large vehicle per week. Service vehicles will enter the site from Broughton Street and exit the site onto Townley Street to the north. The site is located in a fairly accessible location within close reach of bus services to Manchester. There are six members of staff as existing and there will be six members of staff as a result of the proposal.

1.6 The proposal will not increase the demand for customer parking, staff numbers will remain the same and servicing will be as existing. The neighbouring owner of Mono at 130 Broughton Street, Mr S Chadda, has been consulted over the plans and has confirmed he has no objection.

2.0 Design and Access

Amount

2.1 The proposal involves single storey extensions to the front and rear with a combined floorpsace of 157sq.m.

2.2 Additionally a mezzanine floor will be added.

Layout & Scale

2.3 The proposed alterations are required to provide more secure storage space than utilised within external containers at present. The scale is appropriate to surrounding properties with the footprint and mass appropriate within the streetscene.

Appearance

2.4 The proposed materials are reflective of surrounding commercial units. The proposed property will be a significant improvement on the existing building.

Access

2.5 The site currently benefits from good vehicle access, two dropped crossing points from Broughton Street and Townley Street which will both be retained. The proposed development will provide:

- An increase in on site car parking by one space
- Internal and external access to comply with Building Regulations
- The servicing layout will remain unchanged with ingress from Broughton Street and egress to Townley Street. Deliveries will be as existing with one large vehicle per week and 4 box vans per week. Delivery times are organised by appointment with the management.

3.0 Design and Access Planning Policy Framework

3.1 There are no area based policies that specifically relate to the site. Policies of the UDP, Core Strategy and Guide to Development in Manchester SPD focus on minimising detrimental visual impacts to surrounding areas. The proposed external changes will significantly improve the appearance of the property.

3.2 Policies of the UDP also seek to ensure that development would not have an unacceptable impact on highway safety. Policies also require adequate provision for car parking. The amount of hardstanding available to park vehicles will not reduce as part of this proposal; in fact the redesign of the parking spaces to the side will result in a net gain of one space. The number of visitors to Bag 65 will not change as a result of the proposals. The proposal is to improve storage and appearance of the property. The layout continues to enable service

vehicles to enter the site in forward gear and leave the site in forward gear.

3.3 There are a number of bus services within close proximity of the site that are available for use to staff and visitors. As part of pre-application advice the planning officer has suggested a travel be included. The applicant is prepared to consider a suitable travel plan but this must be commensurate with the development proposed, the extension is for 157sq.m. of ground floor space. There is fairly high accessibility by public transport which staff use to access the site whenever possible. The business does not cause parking or obstruction problems - nothing will change in this regard.

Energy Statement

3.4 The alterations would be built to 2010 building regulations standards and would be well insulated and energy efficient. The existing building is not energy efficient and whilst we have not got breakdown figures for current energy use we do know that the extended building will be insulated and less energy will be used. The re-use of an existing building, the existing building is in essence recycled, the proposal is an example of sustainable development and should be supported.

4.0 Conclusion

4.1 The Government, through Planning for Growth, the National Planning Policy Framework (NPPF) seek to promote sustainable development and economic growth. The location is accessible and the proposal will provide additional storage facilities that will help to reduce insurance costs, and help prevent criminal damage. The existing wire on the eaves of the building will be removed as the proposal is designed to reduce the risk of crime. This proposal will help to retain existing jobs at the premises. The Government have given very clear messages that reasonable development that assists the construction industry and assists economic growth should be given high priority:

"The measures announced today show this Government is serious about rolling its sleeves up and doing it all it can to kick-start the economy. Some of the proposals are controversial; others have been a long time in coming.....that means more investment around the county; more jobs for our people; and more young families able to realise their dreams and get on the housing ladder." (Statement of David Cameron, Prime Minister, 6th September 2012)

4.2 Of great importance within the NPPF are issues of sustainability and economic growth. NPPF confirms:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking".....for decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
  - *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; or*
  - *specific policies in this Framework indicate development should be restricted."* (Paragraph 14, NPPF).

4.3 The proposal involves the continuation of an existing business at the site. It is evident that the proposal complies with Council policies. The changes proposed can be catered for on site without any harm to operation of nearby business and without harm to residential amenity.

4.4 The design of the proposed external alterations respects the form and style of surrounding buildings. We consider the proposed alterations satisfy the prevailing policy criteria and material planning considerations.

Enclosures:

- Draft Travel Plan – attached below
- Energy Statement provided within this statement above
- Waste Management Strategy – attached separately
- Copy of current validation checklist – attached below

Draft Travel Plan

The company already practice minimising travel by car wherever possible. The extension of 157sq.m. is minimal so the need for a full blown travel plan is not necessary. We seek to explain that the momentum for sustainable travel by incorporating national and local best practice to;

- support the notion of a travel plan
- to ensure that any travel plan is proportionate and adds value

The key element is developing the travel plan in a simple way that can be adhered to and understood by all.

Examples of types of schemes that could be considered:

- Cycle Parking
- Video/audio conferencing facilities
- Car share
- Increase parking bays

Matters which can't be considered – home working

Types of measure:

- information on public transport
- Cycle initiatives
- Walking initiatives
- encouragement for car-sharing

Full and Outline Planning Applications
Is Your Application Valid?

MANCHESTER CITY COUNCIL

When we receive your application, it will be vetted for accuracy and for the fullness of the information supplied.

It will not be registered if relevant information is missing.

Therefore, please read the guidance notes and follow them. You can also submit your application electronically using the Planning Portal (www.planningportal.gov.uk).

The following list is not necessarily exhaustive and other points may be identified when your application is received. The information required for submission will depend on what is being applied for, and you may need to check which of the following are applicable for a particular type of development based on the principles of necessity, precision, proportionality, fitness for purpose and assistance.

Before you submit your application, **please check the following**:

Original or Electronic Copies

- An electronic copy (preferably on CD if submitting in paper) of the plans and supporting documents is requested, to enable transfer of information to the City Council's computer system.
- In order to speed up the planning application process, paper copies will help to ensure a decision is made within the 8 or 13 week guideline for determination.
- An A3 set of plans should be provided for consultation purposes.

Application Forms

Have you…

- Used the correct forms, with at least one original if submitting in paper form?
- Accurately and fully described the location (preferably with a post code) and the proposed development?
- Signed and dated the forms?
- Answered all relevant questions on the form accurately?
- Signed and dated the correct certificate (and the appropriate agricultural tenancy statement)?

Fee

- Is the correct fee enclosed? The correct planning application fee for this development can also be determined by our Technical Support Team if required.

Drawings and Plans

Do your drawings and/or plans…

- Include an appropriate scale bar on the drawings.
- Include a clear, scaled location plan, with the site identified in **red** and other land in the same ownership/control edged in **blue**?
- Provide full information about site layout, relationship of proposal to site boundaries and surrounding buildings, car parking areas etc.
- Provide full information about internal arrangements of new buildings (floor plans), all elevations, existing and proposed sections throughout the building, and fully detailed contextual drawings set within the surrounding street scenes.

- Show existing vehicular and pedestrian access points, proposed access points, visibility splays and gradients and details of proposed vehicle and cycle parking and service areas.
- Show existing trees and shrubs around the site that will be lost or retained as part of the development, and how retained trees will be protected during construction. This should be accompanied by a fully detailed tree survey identifying the age and condition of trees.
- Give a comprehensive landscaping scheme for the development including trees and shrubs to be planted, with details of species, size, numbers of plants and locations of planting.
- Show all new boundary treatments across the site, including elevations, cross sections and proposed materials.
- Indicate clearly on the drawings what materials are to be used and where.
- Indicate on the site layout and internal arrangement drawings the location and size of refuse and recycling storage and provide details of collection arrangements. You are also required to provide a Waste Management Strategy to show that the scheme meets the City Council's waste guidelines.
- Show how disabled people will be accommodated within new buildings and around the development, including ramps, appropriate door widths, toilet facilities, passenger lifts, room sizes etc. You are also required to include a statement on disabled access that covers access into and throughout the development, which makes full reference to the City Council's Design for Access 2 standards.
- *Optional* - A three-dimensional model of the development can help to present the development in context with the surrounding area.

Additional Information – you may be required to supply…

- A detailed Design and Access statement is required with your proposal in accordance with Planning Policy Statement 1. A design and access statement must accompany all planning applications for both outline and full planning permissions, other than under the exceptions set out in relevant guidance.
- A Planning Statement that addresses planning issues and makes reference to National and Local Planning policies and guidance. This should include a regeneration statement (details of various strategies are available in the regeneration areas) outlining any potential regeneration impact of the scheme.
- Under the requirements of Planning Policy Statement 5, any development with an impact on a recognised heritage asset (Conservation Area, Listed Building or Archaeological interest) must be accompanied by a Heritage Asset Statement. This must include a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The relevant criteria to be met are outlined within PPS5.
- Under the requirements of Planning Policy Statement 25, if the application site is either located within a designated Flood Zone or is over 1 hectare in size, you will need to provide a Flood Risk Assessment. You will also need to check if the application site is located within a Critical Drainage Area as shown in the Salford and Manchester Strategic Flood Risk Assessment and provide relevant drainage information accordingly. Details of what is required within a Flood Risk Assessment are available from the Environment Agency (external site).
- If the development is for a main town centre use as defined in Planning Policy Statement 4, a statement will be required to justify the provision of this use in the location proposed. If this location is out of centre (city centre, district centre, town centre or neighbourhood centre) then a PPS4 sequential assessment will also be required.

- As outlined within PPS1 and the City Council's Guide to Development in Manchester SPD/SPG, an Environmental Standards Statement should be submitted with your application, which addresses sustainability ratings and the provision of renewable energy within the development. This should include a BREEAM pre-assessment rating (e.g. Code for Sustainable Homes for residential developments) through the submission of pre-estimator reports.
- As outlined within the City Council's Guide to Development in Manchester SPD/SPG, any submission will require an assessment of how crime and safety issues will be addressed through the development. For all major applications, a Crime Impact Statement must accompany the submission, a copy of the criteria required to produce a CIS is available from www.designforsecurity.org. For other application types, a Crime Impact Statement Lite may be more appropriate.
- A statement is required in relation to the impact of the development on traffic and car parking, and servicing/deliveries if applicable. For major applications, this may constitute a fully detailed Transport Impact Assessment. Under the requirements of Planning Policy Guidance 13, applications must also make reference to green travel, and applications should be accompanied by a Framework Travel Plan.
- For residential developments of 15 residential units or more, an affordable housing statement will be required making full reference to the City Council's 'Housing for Choice' policy.
- An acoustic assessment will be required under the requirements of Planning Policy Guidance 24, which provides details of the existing noise levels in the area and what measures will need to be implemented on site to meet internal noise requirements. Also, details will be required of any potential noise breakout from the building and any external equipment that will need to be acoustically insulated.
- If the development is located close to any major source of vibration (e.g. railway or motorway), then a vibration survey will be required showing how this will be addressed within the development structure.
- Under the requirements of Planning Policy Statement 23, a site investigation survey of ground contamination or landfill gas migration will be required.
- Under the requirements of Planning Policy Guidance 14, if the application site is located within a defined coalfield area, a Coal Mining Risk Assessment will be required for submission. Details of the coal mining risk and the relevant coal mining development referral maps are available from The Coal Authority.
- If there are any playing fields or open space currently on the site that will be relocated or lost, an open space assessment will be required making full reference to Planning Policy Guidance 17. This should include a full audit of existing open space versus proposed.
- As outlined within Planning Policy Statement 9, have you identified any ecological features or wildlife habitats on your site and how your proposals intend to deal with them? If the proposal includes the demolition of any buildings or the felling of any trees, then a bat survey will be required.
- If the development involves a building of height (over four storeys), a television reception survey will be required. Although the digital switchover has now taken place, a TV reception survey is still required as digital signal can also be affected by tall buildings.
- For developments of height or where there is a close relationship to existing buildings, an assessment of daylight/sunlight impact may be required. In relation to the English Heritage and CABE joint guidance, developments including tall buildings must be accompanied by a justification statement making reference to the Tall Buildings Guidance 2007.

- If your proposals involve illumination, you will need to provide details of the nature and location of the lighting, and show how any impacts are to be mitigated.
- A topographical survey across the site will be required, showing both existing and proposed site levels.

Environmental Impact Assessment

If the development falls within Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessments) (England and Wales) Regulations 1999, then an Environmental Impact Assessment may be required. This is a detailed assessment of a project's likely significant environmental, economic and social effects.

Heads of Terms S106

Where it is known a S106 agreement is likely to be required, draft heads of terms should be provided following discussions with the relevant planning officers.