DESIGN & ACCESS STATEMENT

Construction of a control kiosk, pressure relief column, areas of hardstanding, access track turning area and landscaping mound in association Blackley Road Wastewater Pumping Station, Crumpsall, Manchester

1. Design

Physical, Social, Economic and Policy context

The development has been designed to minimise aesthetic impact within the constraints of providing sufficient security to the proposed asset. The development is not expected to change the existing social and economic viability of the area.

Amount of Development

The area of development requiring planning permission is 673m^2, which includes the total floor space of the proposed control kiosk, pressure relief column, access hammerhead and areas of hardstanding. The rest of the development constitutes Permitted Development by virtue of the GPDO 1995 Part 16 Class A (a).

Layout

The proposals have been located to provide easy access to operatives whilst minimising the area of land take.

Scale

The development has been designed to treat the current population equivalent, with a limited amount of excess capacity. The kiosk has been sized to be the smallest possible to accommodate the required control panels.

Landscaping

The site will be reinstated to a mixture of low-maintenance grassed finish, with some wildflower mix, woodland scrub and feathered tree planting. In addition, it is proposed to create a low landscaping mound from the small quantity (85m^3) of material displaced by the below-ground work. All these proposals are illustrated in drawing no. UU/ES/TPP/80024396/5960/2721.

Appearance

The kiosk will be glass reinforced plastic (GRP) in dark green (BS 4800 14.C.39). The pressure relief column steel in dark green (BS 4800 14.C.39). The hammerhead will be surfaced in compacted stone to match the existing access track surface. The areas of hardstanding will be smooth concrete.

2. Access

Due to the nature of the development, vehicular access is only required by UU operatives when visiting for general maintenance and inspection. In these circumstances, there are no specific separate access arrangements proposed.

The Wastewater Treatment Works are located off the highway and it is proposed that UU operatives will park within the site, thereby avoiding any conflict with other road users.

Access to public transport is not considered applicable to this proposed development.