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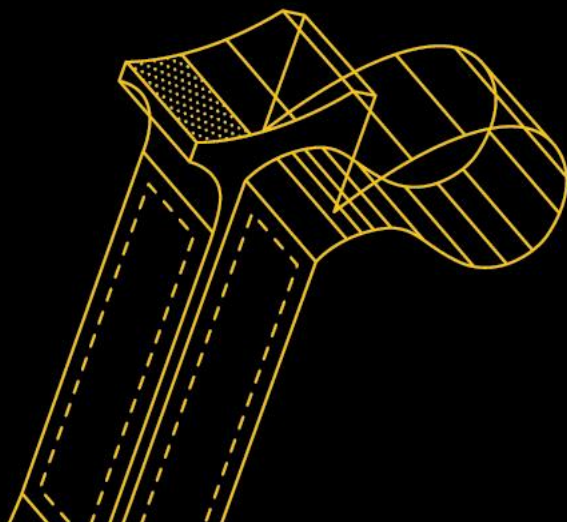
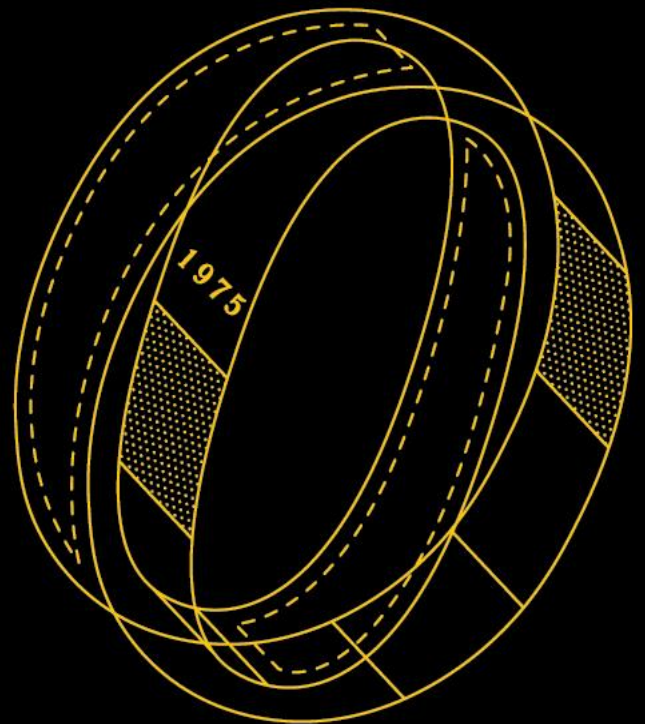
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Client: Heineken

Project Title: Heineken Manchester, Heat Recovery Project

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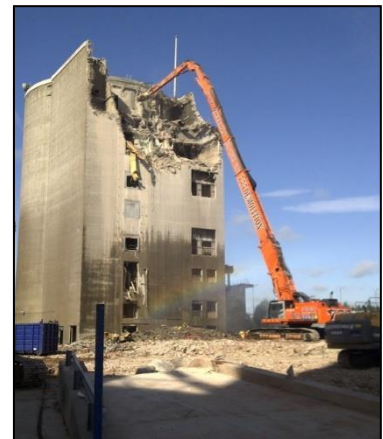
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1 Assessment

This Design & Access Statement has been prepared on behalf of the applicant, Heineken, Manchester, in support of a planning application for 2no. heat store tanks, external roof vents and external pipework associated with the heat recovery project. The heat recovery project will recover heat from process water on site and redistribute this to non-direct steam areas, therefore reducing the need for steam generation and decarbonising the production process improving energy efficiency on site. The proposal sits to the west of the site, adjacent to the existing Effluent Treatment Plant and CHP Plant, on an area of hardstanding.

This Statement should be read in conjunction with Norder Design Associates planning application drawings numbered:-

- 8767-NDA-XX-XX-DR-A-1000 rP1 – Location Plan
- 8767-NDA-XX-XX-DR-A-1001 rP1 – Existing Site Layout
- 8767-NDA-XX-XX-DR-A-1002 rP1 – Proposed Site Layout
- 8767-NDA-XX-00-DR-A-4500 rP1 – Proposed Floor Plan – Tanks and Pipe Bridge
- 8767-NDA-XX-01-DR-A-4501 rP1 – Proposed Floor Plan – Existing services Deck
- 8767-NDA-XX-XX-DR-A-9000 rP2 – Existing and Proposed Elevations – Sheet 1
- 8767-NDA-XX-XX-DR-A-9001 rP1 – Existing and Proposed Elevations – Sheet 2
- 8767-NDA-XX-XX-DR-A-9002 rP2 – Existing and Proposed Elevations – Sheet 3

The site is located approximately 1.5 kilometres south of Manchester City Centre, in an area bounded by Princess Road, Greenheys Lane, Charles Halle Road/Denmark Road and Moss Lane East. The site is centred on National Grid Reference 383950, 39600 and lies within the jurisdiction of Manchester City Council.

The proposal site area is 467 sq.m, which includes all tanks, plant on the roof area and all associated pipe work. The surrounding area is all part of the overall Heineken Manchester Brewery and the Brewery site area is outlined in blue. Please refer to Site Location Plan (8767-NDA-XX-XX-DR-A-1000 rP1).

The site has been used for Brewing and Packaging for many years and has been subject to progressive extensions over this period.

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

- North: Greenheys Lane bounds the Brewery site immediately to the north with residential properties north of the road.
- East: East of the Brewery site are residential properties, two schools, a Council Depot and a Police Station.
- South: Moss Lane East bounds the Brewery 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 Brewery site is Princess Road, with large scale retail (Asda) and business premises, beyond which lie extensive residential areas.

The development proposal is located within the main area of the site, with the effluent treatment works to the west. The closest site boundary is adjacent to Princess Road.

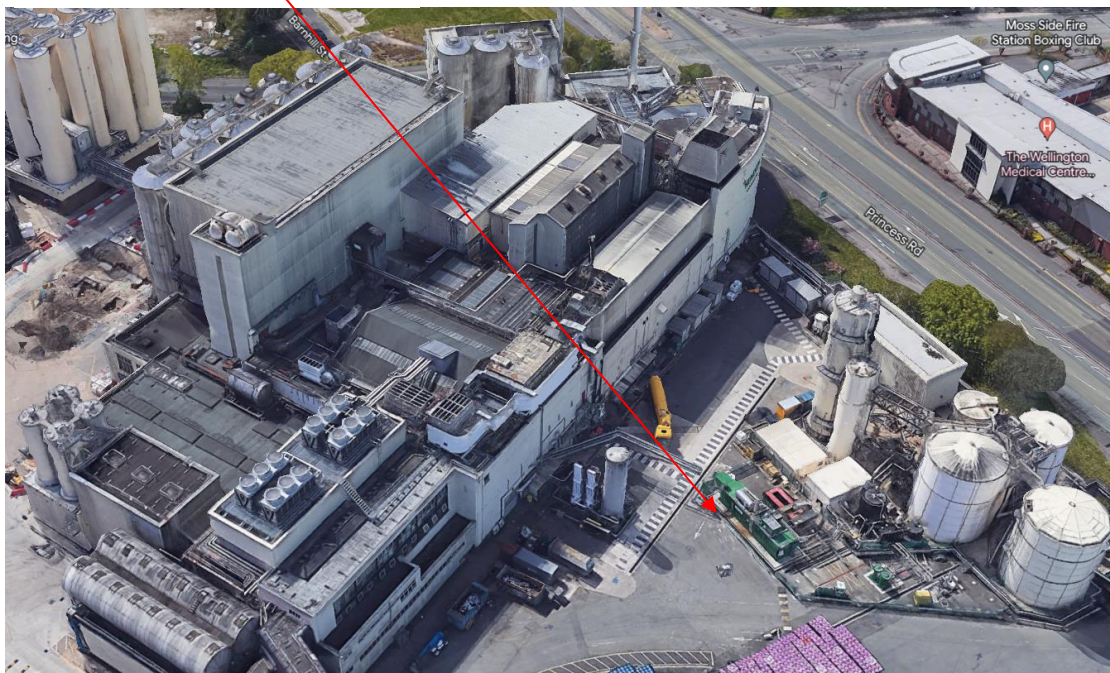
2 Development Description

This application seeks Full Planning Permission for 2no. heat store tanks and associated services, this includes a services tank, roof mounted condensers and water tank together with services cowls on the roof of the existing Top Stores. The proposal will also include the removal and replacement of an existing pipe bridge to enable efficient connection between the tanks and associated services and the removal and replacement of an existing Well Water Tank.

There will be no increase in HGV activity on the site.

The area of the proposed works is sited to the west of the brewery site, on an existing area of hardstanding, indicated in the aerial view below:

Area for proposed liquor tanks



Aerial View of the Site

3 Demolitions & Removals

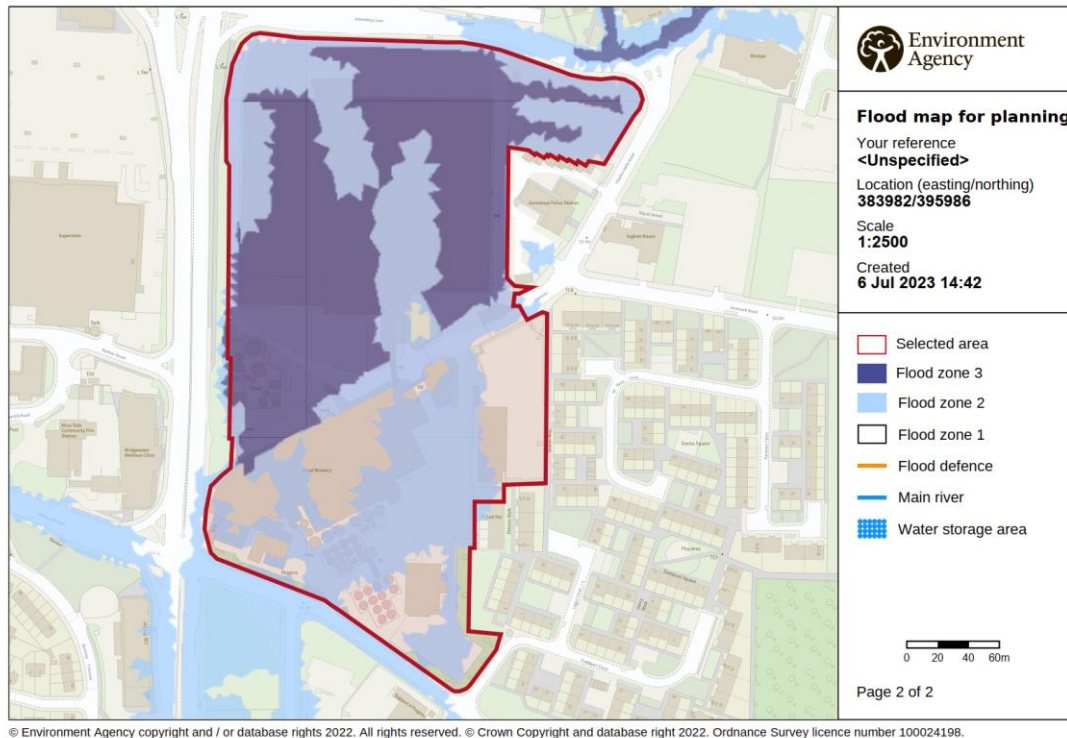
The demolition work involves the removal of the existing Pipe Bridge and Well Water Tank. Suitable salvaged materials – concrete, stone, brick etc are to be retained on site, crushed and re-used as hardcore fill material, where appropriate, to suit the development works.

Any steel from the demolished buildings and structures is to be removed from site and recycled.

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.

4 Flood Risk Assessment

Information obtained from the Environment Agency Flood Maps indicated that the site is in a Flood Zone 3 area (see image below).



Flood Map for Planning Extract – Contains public sector information licenced under the Open Government Licence v3.0.

The only ground mounted features within the proposal are two heat store tanks, the remainder of the proposal is roof mounted equipment and pipe work.

It is emphasised that no existing floodplain area will be lost as a result of the proposal and the proposed development will not increase the impermeable areas on the site as the development takes places in locations previously occupied by drained yard areas.

5 Use

The proposed tanks and associated equipment will be used to recover heat from process water on site and redistribute it to non-direct steam areas, therefore reducing

the need for steam generation and decarbonising the production process. The installation of this proposal will work towards Heineken's goal of being self sufficient when it comes to energy usage and will reduce overall energy use and carbon emissions.

Site operations will remain as existing.

A noise assessment is currently being developed to reflect this proposal. Some existing noise generating equipment will be removed and replaced as part of this development.

Given that this is an established site, it is considered that the proposed usage for this development will integrate into the site without detrimental effect on the surroundings.

6 Amount

The footprint of the proposed Heat Store Tanks will occupy an area of approximately 10.9m² in total. The total area used for the associated equipment on the roof is approximately 83m².

7 Scale

The height of the proposed Heat Store Tanks is approximately 29.5m. The adjacent CHP is 13m in height. The adjacent existing Brewhouse Complex is approximately 19m in height. The condensers and tank will be housed on the existing open mesh platform, which will be appropriately strengthened as part of the works and are approximately 6m above platform level with the tank approximately 4m above platform level. The replacement well water tank located away from the platform on an existing roof and, for context, is approximately 6m above the existing mesh platform level.

The scale of the proposed development is, on plan and in elevation, determined by the equipment's ability to operate safely and that is fit-for-purpose for Heineken's needs.

8 Landscaping

There is to be no change to the existing landscaping.

9 Appearance

The tanks will be clad in aluminium profile plate cladding, colour Grey RAL 9007. The units on the roof and the pipe bridge will be galvanised steel.

The proposal is of forms, construction, and materials finish appropriate to type and context, consistent with the general nature of the site, being of an industrial appearance.

10 Access

There will be no changes to the current access strategy for the overall site.

8767/Rev P2/08.09.23