

# Norder

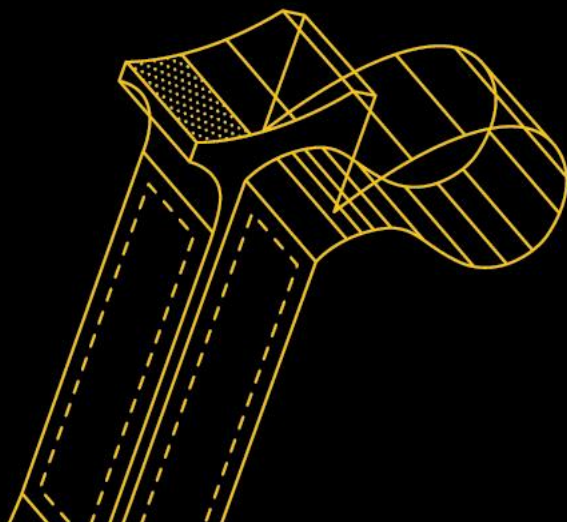
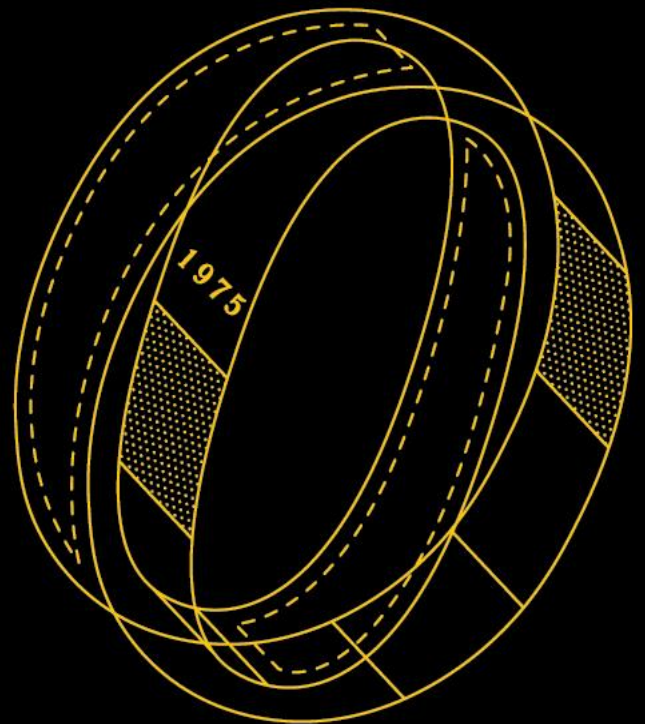
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Client: Heineken

Project Title: Heineken Manchester, New Finished Goods Warehouse

Document Title: Design and Access Statement

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## Document Control

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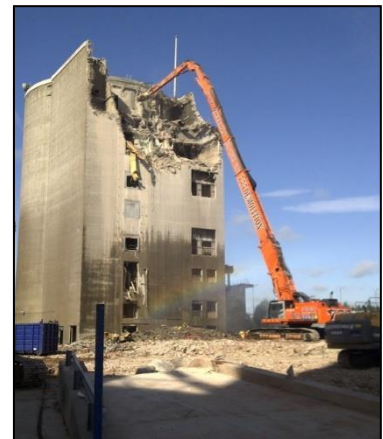
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# 1 Assessment

This Design & Access Statement has been prepared on behalf of the applicant, Heineken, Manchester, in support of a planning application for a proposed Finished Goods Warehouse. The proposal sits at the northern boundary of the site, adjacent to the existing Empty Can Storage Warehouse, on an area of hardstanding.

This Statement should be read in conjunction with Norder Design Associates planning application drawings numbered 8901- 1003, 1004, 1005, 1600, 4500, 4501, 4600, 4601, 5500, 5501, 5502, 5503, 6000, 9000, 9001 and 9002.

The 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, 39600 and lies within the jurisdiction of Manchester City Council.

The proposal site area is considered to be the immediate area shown within the solid red boundary, which amounts to an area of 2974 sq.m. The access route from the site entrance and the adopted highway amounts to 1713 sq.m, this area is defined by a dashed red line on the Site Location Plan. 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 (1003).

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: Greenhays 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 close to the main Brewhouse near the boundary with Greenheys Lane.

## **2 Development Description**

This application seeks Full Planning Permission for a single storey warehouse, immediately north of the existing Empty Can Storage Warehouse, at the north of the site. The proposal will provide storage for finished goods, to facilitate distribution requirements. It will provide a new canopy with new loading bays.

This area of the site was previously approved for development of a new Empty Can-Intake Building and associated Unloading Canopy. Planning Approval was received for this in 2019, however due to lockdowns during the pandemic, the works were never undertaken. The Empty Can-Intake Building was approved with a ridge height of 12m, the new Finished Goods Warehouse, although larger on plan, will have a similar ridge height of 13m.

There will be no increase in HGV activity on the site, as HGVs will be taking the same product straight to the end user, instead of to offsite storage.

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

Area for proposed warehouse



Aerial View of the Site

### 3 Demolitions & Removals

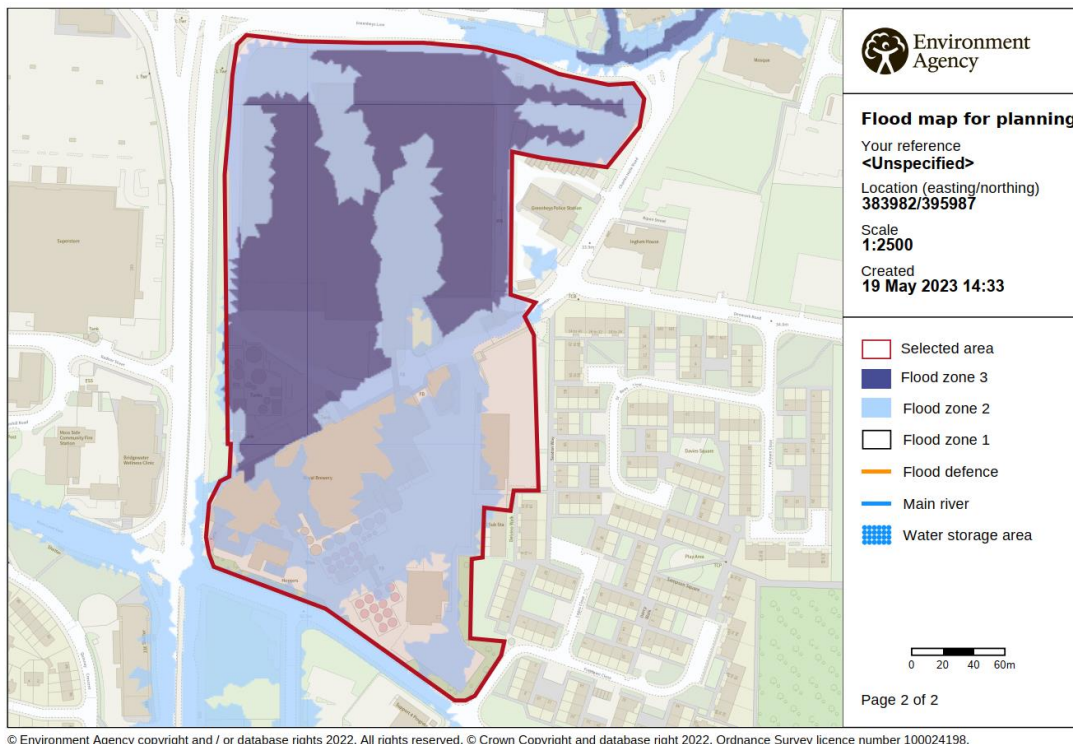
The demolition work involves the removal of the existing Unloading Canopy. This involves the removal of the external cladding and all steelwork. Suitable salvaged materials – concrete, stone, brick etc are to be retained on site, crushed and re-used as hardcore fill material, where appropriate, to suit 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.*

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.

A flood risk assessment has been included with this application.

## 5 Use

The Warehouse will be used for the storage of finished goods, prior to distribution to the end user. Currently all finished goods are stored off site, by bringing a portion of this onto site it will reduce the milage travelled for the product, therefore reducing carbon emissions and will make the process more efficient.

Site operations will remain as existing, and the proposal will not affect air quality or contribute to noise levels. Movement of packaged goods from the Palletiser Building to the Finished Goods Warehouse will happen internally and there will be no increase in HGVs for loading for distribution.

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 Warehouse will measure approximately 70 x 29.4m, occupying a footprint area of approximately 2058m<sup>2</sup>. The additional Loading Canopy will measure approximately 20 x 29.4m occupying a footprint of 588m<sup>2</sup>.

## **7 Scale**

The height of the proposed warehouse is approximately 13m. The adjacent Empty Can Storage building is 12.94m in height. The scale of the proposed warehouse is, on plan and in elevation, determined by the buildings ability to operate safely and provide accommodation that is fit-for-purpose for Heineken's needs.

## **8 Landscaping**

There is to be no change to the existing landscaping.

## **9 Appearance**

The external walls of the warehouse will be steel clad sandwich panels in colour Goosewing grey, in keeping with the tone of materials currently on site. The roof will be a Thermo Roof – insulated, with an inflated envelope, colour Traffic White.

Personnel doors will be steel, colour Emerald Green and fast action roller shutter doors will be PVC in Signal yellow to match exiting doors on site.

The proposed warehouse 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.