



**RIBBLE VALLEY
BOROUGH COUNCIL**

PP 02304678

For office use only

Application No: 320121049P

Date received 21-11-12

Fee paid £5025.00 Receipt No: 017084

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	L	Surname:	Fitzsimmons
Company name:	Jones Stroud Insulations Ltd				
Street address:	Jones Stroud Insulations Ltd, Queen Street				
	Longridge				
Town/City:	Preston				
County:					
Country:					
Postcode:	PR3 3BS				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Margaret	Surname:	Eastham
Company name:	PSA Design Ltd				
Street address:	6 The Old Bank House Berry Lane				
	Longridge				
Town/City:	Preston				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR3 3JA				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:		01772 786066			
Fax number:					
Email address:	margaret.eastham@psadesign.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing buildings and replacement with new purpose built storage and workshop buildings

Has the building, work or change of use already started?

☐ Yes ☒ No

21 NOV 2012

FOR THE
ATTENTION OF

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

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House:		Suffix:	
House name:	Jones Stroud Insulations Ltd		
Street address:	Queen Street		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 3BS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	359960		
Northing:	436914		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Ms	First name:	Diane	Surname:	Cafferty
Reference:	RV/20127ENQ/00178				
Date (DD/MM/YYYY):	13/11/2012	(Must be pre-application submission)			
Details of the pre-application advice received:					
email attached to application					

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

brickwork

Description of proposed materials and finishes:

profiled metal cladding to majority with boundary wall remaining brickwork

9. (Materials continued)**Roof - description:**

Description of existing materials and finishes:

profiled sheet cladding and tiling

Description of proposed materials and finishes:

profiled metal cladding

Windows - description:

Description of existing materials and finishes:

painted timber

Description of proposed materials and finishes:

white upvc

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement

Supporting Statement

drawings numbered D1952/PL01, /PL02, /PL04

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10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	90	90	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Not Applicable

Are you proposing to connect to the existing drainage system?

☐

Yes

☒

No

☐

Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐

Yes

☒

No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐

Yes

☒

No

Will the proposal increase the flood risk elsewhere?

☐

Yes

☒

No

How will surface water be disposed of?

☐

Sustainable drainage system

☒

Main sewer

☐

Pond/lake

☐

Soakaway

☐

Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Electrical Components Manufacturing and Distribution Plant

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradeable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	485.0	485.0	1100.0	615.0
B8 Storage or distribution	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

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C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	485.0	485.0	1100.0	615.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	170	0	0
Proposed employees	170	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B2	08.00	17.00					☐

21. Site Area

What is the site area?

00.40

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

manufacture of electrical equipment

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mrs First name: Margaret Surname: Eastham

Person role: Agent Declaration date: 16/11/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

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Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

PSA
DESIGN

engineering your environment
CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT

Jones Stroud Insulations Limited

**New Storage and Maintenance
Buildings,
Queens Street, Longridge
Supporting Statement**

320121049P

D1592

October 2012

PSA Design Limited
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

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4	Planning Policy
5	Conclusion

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1.0 INTRODUCTION

- 1.1 The purpose of this Design and Access Statement is to support a planning application submitted on behalf of Jones Stroud who manufacture and supply electrical insulations and composite materials from their premises at Queen Street, Longridge.
- 1.2 Jones Stroud Insulations Ltd are a local company who have operated out of this site since 1965.
- 1.3 The planning application proposes to replace an existing building, which is currently used for maintenance, with a purpose designed building for the storage and sorting of palleted materials and raised opening to allow the loading and unloading of pallets to take place directly onto vehicles.
- 1.4 The planning application proposes to replace a single-storey brick building housing the canteen and engineering shop with a modern open-plan storage building.
- 1.5 The site is located wholly within the urban settlement.
- 1.6 The proposed development will retain and expand employment in the area which is in line with local and national planning and economic policies.

2.0 SITE LOCATION AND SURROUNDINGS

- 2.1 The site lies on the western edge of both Longridge main settlement and Ribble Valley Borough boundaries and occupies a whole site area of approximately 2.6 ha, of which the proposed development area comprises approximately 0.4 ha. The whole of the site lies within a well defined established curtilage which is hard surfaced with either tarmac or concrete.
- 2.2 Access to the site is via Queen Street off the B6244 Preston Road.
- 2.3 The site is largely dominated by two large factory buildings to the north and south with a vehicular courtyard to the central area. To the east is a single-storey brick building housing the canteen and engineering shop. It is this building that is to be demolished and replaced with a modern open-plan storage building.
- 2.4 The western boundary is formed by Savick Brook with green belt beyond. The northern boundary is a mix of hedges and fencing to adjacent residential development separated by green space and car parking. The eastern boundary is well screen with a mix of trees, hedges and fencing to the rear gardens of residential properties. The southern boundary consists of trees, hedging and car parking with further industrial units beyond.
- 2.5 Approximately 12500sq. metres of buildings on the site are used in connection with the existing business.

3.0 PROPOSALS

- 3.1 The proposed new storage building will replace an existing brick building which is currently used as a canteen and engineering shop. The existing building has a footprint of approximately $(29\text{m} \times 10\text{m}) + (15.5\text{m} \times 12.7\text{m}) = 485\text{m}^2$. It is approximately 7m tall at the central ridge.
- 3.2 The proposed new storage building will have a footprint of 13.5m wide x 55.2m long (780m^2) and will be 6.5m high to the lower eaves and 8.5m high at the highest point. It is required for the storage and sorting of pallets and the height is necessary for the mechanical stacking of pallets by fork lift trucks.
- 3.3 The proposed new workshop building will have a footprint of 8.7m wide x 18.5m long (160m^2) and will be 6.5m high at the eaves and 9m high at the ridge. This building will be 2 stories high with a workshop to the ground and first floors.
- 3.4 The total combined footprint of the new storage and workshop buildings is 940sq.metres. There would be an increase of 455sq.metres of footprint.
- 3.5 The location of the existing building affects the siting of the proposed development. The rear wall of the engineering shop forms part of the boundary to the adjoining properties and therefore the new building will be placed in the same position. The new building will be mono-pitched with the lowest eaves to the eastern boundary.
- 3.6 The proposed workshop building is within the central courtyard and has no impact in neighbouring properties.

4.0 PLANNING POLICY

- 4.1 The area of site on which the development is proposed is shown located within the Urban boundary on the Ribble Valley Local Plan, adopted in June 1998 (currently undergoing review).

4.2 POLICY G1

All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

In determining planning applications the following criteria will be applied:

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*
- (c) Developments should make adequate arrangements for car parking (see Policy T7).*
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*
- (f) Developments should provide adequate arrangements for servicing and public utilities.*
- (g) Developments should provide adequate daylighting and privacy.*
- (h) Materials used should be sympathetic to the character of the area.*
- (i) Developments should not result in the loss of important open space including public and private playing fields.*
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*
- (l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.*
- (m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users.*

The proposals are for new buildings within an existing established industrial site where consideration has been given to the neighbouring domestic properties. A new purpose-built single storey building is to replace an existing redundant single storey building with no loss of privacy. The new building will be approx 1.5m taller than the existing but is over 20m away at the closest (northern) point. The existing wall will be rebuilt in brickwork and will contain no overlooking windows. There will be skylights to the roof but due to the height and pitch, there will be no overview either into or out of, this building.

There will be no additional generation of traffic or car parking requirements. The existing access is to remain unchanged.

No public or private 'open space' will be lost as a result of this development, nor will there be any damage caused to any SSSI's or other nature conservation sites. The proposals will not affect any watercourse or private water supplies.

4.3 **POLICY G2**

Within the plan area developments will be mainly directed towards land within the main settlement boundaries. These are defined on the proposals map. The following scale of development will be approved:

- i) Wilpshire - development of sites within the settlement boundary and outside the green belt;*
- ii) Clitheroe - consolidation and expansion of development and rounding off development. In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form;*

iii) *Billington, Longridge and Whalley - development wholly within the built part of the settlement or the rounding-off of the built-up area.*

The proposed development is wholly within the built part of the settlement.

4.3 *Local Plan Policy EMP7*

The expansion of existing firms within the main settlement will be allowed on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other policies of this plan.

The maintenance of existing sources of employment is essential to the continued economic viability of the area. Firms will benefit from the ability to expand their operations without necessitating a relocation.

Space within the existing Queen's Street site is very much at a premium and in the past six years, or so, two major capital expenditure projects have resulted in significant investment in equipment and in repairing and upgrading existing buildings to accommodate this new equipment. These projects have led to increases and secured numbers employed at the site over this period.

Jones Stroud is now at a stage where the company needs to make available further space to accommodate production equipment. The area identified as the most suitable for this is the existing Raw Material Stores area in the Textiles building.

This means that they will have to relocate RM Stores and they can do this by demolishing two very old and unsound brick buildings which will be replaced with a new modern clad building. The raw materials will be housed in this proposed new building.

One of the two existing brick buildings currently houses the maintenance shop and is a workplace for seven employees. The roof leaks in several places and the layout is less than optimized for the current activities. The cost to repair and reconfigure this building is uneconomical and impractical.

The second smaller proposed new building will house the maintenance people in a more comfortable environment and hopefully provide greater motivation leading to improved productivity and further job security.

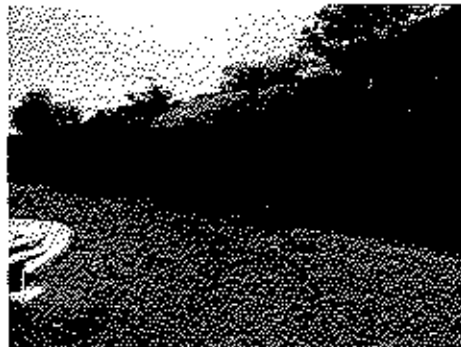
5.0 **CONCLUSION**

- 5.1 After carefully assessing this proposal with regard to all the relevant planning policies and issues it is considered that there will be no obstacles to the granting of planning permission for this proposal. This proposal fits well with National and Local planning policy and will have a positive economic effect on the surrounding area with minimal negative effect in terms of visual impact within this site.

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Jones Stroud Insulations Limited

**New Storage and Maintenance
Buildings,
Queens Street, Longridge
Design and Access Statement**



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October 2012

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7	Height, Massing and Scale
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1.0 INTRODUCTION

- 1.1 The purpose of this Design and Access Statement is to support a planning application submitted on behalf of Jones Stroud who manufacture and supply electrical insulations and composite materials from their premises at Queen Street, Longridge.
- 1.2 Jones Stroud Insulations Ltd is a local company who has operated out of this site since 1965.
- 1.3 Space within the existing Queen's Street site is very much at a premium and in the past six years, or so, two major capital expenditure projects have resulted in significant investment in equipment and in repairing and upgrading existing buildings to accommodate this new equipment. These projects have led to increases and secured numbers employed at the site over this period.
- 1.4 Jones Stroud is now at a stage where the company needs to make available further space to accommodate production equipment. The area identified as the most suitable for this is the existing Raw Material Stores area in the Textiles building.
This means that they will have to relocate RM Stores and they can do this by demolishing two very old and unsound brick buildings which will be replaced with a new modern clad building. The raw materials will be housed in this proposed new building.
- 1.5 One of the two existing brick buildings currently houses the maintenance shop and is a workplace for seven employees. The roof leaks in several places and the layout is less than optimized for the current activities. The cost to repair and reconfigure this building is uneconomical and impractical.
- 1.6 The second smaller proposed new building will house the maintenance people in a more comfortable environment and hopefully provide greater motivation leading to improved productivity and further job security.

2.0 SCOPE

- 2.1 This design and access statement is prepared in accordance with the CABE guide 'Design and Access Statements: How to write, read and use them' and Circular 01/06 guidance and changes to the development control system. In addition, it is in accordance with the guidance prepared by the Local Planning Authority (Guidance notes, design and access statements) and responds to the recommended templates put forward in these documents.
- 2.2 In doing so, it explains and justifies the design and access proposals, it also demonstrates that an integrated approach has been taken to the development of the site, and that all the design and access issues have been carefully considered.

- 2.3 This document should be read in conjunction with the Supporting Planning Statement and all other documents and drawings that form the planning application.

3.0 SITE AND SURROUNDINGS

- 3.1 The site lies on the western edge of both Longridge main settlement and Ribbles Valley Borough boundaries and occupies a whole site area of approximately 2.6 ha, of which the proposed development area comprises approximately 0.4 ha. The whole of the site lies within a well defined established curtilage which is hard surfaced with either tarmac or concrete.
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- 3.4 The western boundary is formed by Savick Brook with green belt beyond. The northern boundary is a mix of hedges and fencing to adjacent residential development separated by green space and car parking. The eastern boundary is well screen with a mix of trees, hedges and fencing to the rear gardens of residential properties. The southern boundary consists of trees, hedging and car parking with further industrial units beyond.
- 3.5 Approximately 12500sq. metres of buildings on the site are used in connection with the existing business.

4.0 PLANNING POLICY

- 4.1 The site is located wholly within the urban settlement. Planning policy details and the circumstances which support the development are contained in the Supporting Planning Statement.

5.0 AMOUNT AND TYPE OF DEVELOPMENT

- 5.1 The proposed new storage building will replace an existing brick building which is currently used as a canteen and engineering shop. The existing building has a footprint of approximately $(29\text{m} \times 10\text{m}) + (15.5\text{m} \times 12.7\text{m}) = 485\text{m}^2$. It is approximately 7m tall at the central ridge.
- 5.2 The proposed new storage building will have a footprint of 13.5m wide x 55.2m long (780m^2) and will be 6.5m high to the lower eaves and 8.5m high at the highest point. It is required for the storage and sorting of pallets and the height is necessary for the mechanical stacking of pallets by fork lift trucks.

- 5.3 The proposed new workshop building will have a footprint of 8.7m wide x 18.5m long (160m²) and will be 6.5m high at the eaves and 9m high at the ridge. This building will be 2 stories high with a workshop to the ground and first floors.
- 5.4 The total combined footprint of the new storage and workshop buildings is 940sq.metres. There would be an increase of 455sq.metres of footprint.
- 5.5 The location of the existing building affects the siting of the proposed development. The rear wall of the engineering shop forms part of the boundary to the adjoining properties and therefore the new building will be placed in the same position. The new building will be mono-pitched with the lowest eaves to the eastern boundary.
- 5.6 The proposed workshop building is within the central courtyard and has no impact in neighbouring properties.

6.0 APPEARANCE AND MATERIALS

- 6.1 The proposed new buildings will be simple structures comprising a portal steel frame with profiled sheet cladding.
- 6.2 The eastern elevation of the new storage building will be clad in brickwork for a more sympathetic view from the residential buildings. The front and sides will be clad in dark green profiled sheeting and the roof will be clad in goose wing grey profiled sheeting with translucent panels.
- 6.3 The materials and form of the proposed buildings will be that of typical modern agricultural and industrial buildings which are found in the area.

7.0 HEIGHT, MASSING AND SCALE

- 7.1 The height and massing of the development has been designed to take into account the following:
The village character of the surrounding area.
The appearance and scale of the existing buildings.
The access requirements of HGV's.
The handling of pallets by forklift trucks
- 7.2 The proposed height of the storage building will be 6.5m high to the eaves and 8.5 high at the ridge. The proposed height of the workshop will be 6.5m at the eaves and 9.0m at the ridge.

8.0 LANDSCAPE

- 8.1 The proposed storage building will take the same position as the existing engineering shop and canteen and would be screened by the existing hedging and trees that enclose the eastern site boundary.
- 8.2 The new storage building will be stepped to accommodate the existing weeping willow tree referred to as T1 in the arboricultural survey.

- 8.3 The proposed workshop building will not be prominent in the surrounding landscape.

9.0 ACCESS

- 9.1 The site enjoys an existing access from Preston Road which is suitable for, and used by, H.G.V.'s.

- 9.2 The site is well located in relation to the public transport network.

- 9.3 As the storage building will be used by fork lift trucks there will be level access to all areas.

- 9.4 The workshop building will have level access to the ground floor and an ambulant mobility stairway provided within the building for access to the first floor.

The site is located along a narrow country lane that has no provision for pedestrians.

- 9.5 Statement of Intent

It is the intention of our client to fully comply with current regulations and methods of best practice.

- 9.6 Guidance & Legislation

The design of the scheme with regards to access has been developed with reference to Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL

Site: Jones Stroud Insulations, Queens Street, Longridge, Lancashire, PR3 3BS

Agent for Client: PSA Design Ltd

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 5 July 2012

Job Reference: BTC350

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Can. Grade	RPA (m²)	RPA Radius (m)	
T1	Weeping Willow	12#	400#	N E S W	4# 5# 4# 3#	4-E# 4#	EM	M	- Located on neighbouring land and therefore not inspected in detail. - Moderately severe mid-stem curvature. - Location not included on topographical plan provided and therefore estimated.	Provide protection of Root Protection Area.	10+	C1	72	4.8
T2	Lime	12#	350	N E S W	4 5 4 5	4 0	SM	G	- Located within area between boundary and existing building. - Stem approximately 0.1m from boundary fence. - Stem divides into multiple primary branches with very tight forks at a height of approximately 5m at point where previously topped.		10+	C1	55	4.2
T3	Rowan	8.5	130	N E S W	1.5 1.5 1.5 1.5	3.5-E 5.5	Y	G	No visible structural defects.		40+	C1	8	1.56
T4	Ash	12.5	140	N E S W	5 5 3.5 5	2.5-N 2.5	EM	G	- Multi-stemmed re-growth from coppice stool. - Previously topped at a height of approximately 1m with extensive decay to sub-stems at this point.		10+	C1	53	4.12
T5	Ash	16.5	2x270 1x220 (ms)	N E S W	4 3 4 6	5-W 7	EM	M	- Three stems arise at ground level with tight forks. - Extensive twig dieback to west side of crown.		10+	C1	88	5.29
T6	Silver Birch	14.5	370	N E S W	4 4 5 5	4.5 3	EM	G	No visible structural defects.		20+	B1/2	62	4.44

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Headings and Abbreviations:

No.

Species:

Height:

Stem Diam.:

Branch Spread:

Branch & Canopy Clearances:

Life Stage:

PC:

General Observations and Comments:

Management Recommendations:

ERC:

Can. Grade:

RPA m²:

RPA Radius (m):

(Estimated Dimensions):

Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable

Common name:

Height, in metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree.

Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Branch spread measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.

Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

Comments relating to the tree's overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

Either Preliminary or In Consideration of the Process - In the case of Arboriculture Constraints Surveys the recommended management works only take existing site and tree ground-sensitivities and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related

Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order to avoid root damage

Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a '#' symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL
Site: Jones Stroud Insulations, Queens Street, Longridge, Lancashire, PR3 3BS

Agent for Client: PSA Design Ltd

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 5 July 2012

Job Reference: BTC350

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearance	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	CUL Grade	RPA m ²	RPA Index (m)
T7	Wild Cherry	12.5	470	N E S W 8 8 1.5 6	1.5-SW 2	PM		- Stem divides into four primary branches at a height of approximately 1.5m. - Crown showing signs of a moderate reduction in vitality with moderately sparse foliage cover and slightly small leaves.		10+	C1	100	5.64
T8	Silver Birch	15	310	N E S W 4.5	3-SE 0.5	EM	G	No visible structural defects.		20+	B1/2	43	3.72
T9	Wild Cherry	11	310	N E S W 2 4 3 5.5	2.5 1	EM	P	- Large bacterial canker to west side of stem at a height of approximately 2m. - Crown showing signs of a significant reduction in vitality with sparse foliage cover and small leaves. - Short projected remaining safe life expectancy of less than 10 years and therefore low value for retention consideration in context of proposal.		<10	U	43	3.72
T10	Goat Willow	15	1x380 1x280 (ts)	N E S W 4 3 5.5 7	3-SW 3.5	M	M/G	- Stem bifurcates into co-dominant sub-stems at a height of approximately 1m with an included bark union. - Large cavity to stem below union to south-east with extensive evidently progressive decay within.	- Remove due to poor structural condition. - Grind out stump.	<10	U	94	5.47
T11	Norway Maple	15.5	450	N E S W 5 5 5 6	2.5 0.5	SM	G	- Stem trifurcates into primary branches at a height of approximately 2.5m with a tight fork. - Location not included on topographical plan provided and therefore estimated.		20+	B1/2	92	5.4
T12	Hornbeam	14	350#	N E S W 5# 5# 3# 6#	2.5# 3#	SM	G	- Located on neighbouring land and therefore not inspected in detail. - Location not included on topographical plan provided and therefore estimated.	Provide protection of Root Protection Area.	40+	B1/2	55	4.2
G1	Hawthorn, Elder	≤ 8	≤ 6x80 (ms)	N E S W ≤ 3.5 ≤ 3.5 ≤ 3.5 ≤ 3.5	≥ 0.5 ≥ 1	EM-PM	P-G	- Loose group of mainly Hawthorn with some Elder. - Most are multi-stemmed. - Several Elder are in decline.		10+	C1	≤ 17	≤ 2.35
G2	Hawthorn, Elder	≤ 8	≤ 3x50 (ms)	N E S W ≤ 3 ≤ 3 ≤ 3 ≤ 3	≥ 0 ≥ 0	SM-EM	G	- Loose group of mainly Hawthorn with some Elder. - Most are multi-stemmed.		40+	C1/2	≤ 5	≤ 1.2

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL						
Site:	Jones Stroud Insulations, Queens Street, Longridge, Lancashire, PR3 3BS					
Agent for Client:	PSA Design Ltd					

Surveyor:	Phill Harris – Chartered Arboriculturist
Assessment Date:	5 July 2012
Job Reference:	BTC350

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	Pt.	General Observation and Comments	Management Recommendations	ERC	Cal. Grade	RPA (m²)	RPA Radi (m)
G3	Beech, Leyland Cypress	≤ 12#	≤ 350#	N E S W	≤ 4# ≤ 4# ≤ 4# ≤ 4#	≥ 1# ≥ 1#	SM	M-G - Tree and hedge located on neighbouring land and therefore not inspected in detail. - Visible appraisal from within site boundaries not possible due to wall. - Location not included on topographical plan provided and therefore estimated.	Provide protection of Root Protection Area.	10+	C1	≤ 55	≤ 4.2

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BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The potential influence of trees upon buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The advice of a structural engineer must be sought with regard to appropriate foundation depths for new buildings, with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

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