

KEITH SWAIN DESIGN

Engineering Designs
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DESIGN AND ACCESS STATEMENT

The enclosed application is for full Planning Permission for change of use from B1(c) Class III Light Industry to D1 Class XV Veterinary Surgery with A1 shop/office ancillary to the main D1 use. The application relates to drawing number P13545 and associated maps.

ASSESSMENT, PLANNING HISTORY AND CHARACTER OF THE BUILDING

Original building was disused then demolished and re-built under Local Authority control 1994 reference 94/588, 94/837
Planning ref 11/93/051, 07/94/096.

The site and surrounding area is flat with no noticeable undulations. All hard standings are tarmacadam finish.

All the sewers are present and easily accessible via steel inspection covers. Sewer direction is to the septic tank 15m away.

The building is white render over insulated cavity wall with insulated tiled roof of truss type manufacture.

The building presents as very tidy and well maintained perfectly suited to the proposed change of use and featuring:

- Full security system
- Full fire detection system
- Heating and controls in good order
- Full functioning drains to septic tank

INVOLVEMENT

There is no need for wide consultations on this application, it relates to the bringing into use unused floor space.

Historic applications were made with St Helens Building Control for work in terms of foundations, walls and roof etc. Planning and Building Control will be consulted at all stages.

ACCESS.

Car parking adjacent the building for up to six cars with overflow parking contained within the business compound.

The access to the site is off Pasture Lane with a road width that allows two cars to pass at the junction with Pasture Lane.

Site access splays remain unaltered and can be viewed on the submitted OS map.

There are no obstructive pavement furniture such as cabinets and lighting poles.

EVALUATION AND DESIGN.

The main aim of the project is to provide floor space for use as Veterinary Practice that is expanding with opportunities for added sustainable employment.

The Veterinary service provider requires normal practice hours working Monday to Friday with Saturday and Sunday flexible times.

The area usage for the Practice is as shown on the main floor plans with ancillary usage (A1) shown on same plans.

Sub division of the mixed use should be considered a variable in case there becomes a demand for extra floor area for the practice. D1 use will remain the primary (majority area) Use Classification for the building.

Hours of operation are as follows;

Monday	08.30 to	18.00	18.00–24.00 emergency
Tuesday	08.30 to	18.00	18.00–24.00 emergency
Wednesday	08.30 to	18.00	18.00–24.00 emergency
Thursday	08.30 to	18.00	18.00–24.00 emergency
Friday	08.30 to	18.00	18.00–24.00 emergency
Saturday	08.30 to	12.00	12.00-24.00 emergency
Sunday	24hr emergency service		

Quantity and nature of vehicles to the site;

Customer cars including 4x4 vehicles 4-6 per day
Delivery vehicles up to 7500kg approx 1 per week
Waste collection council vehicle 28000kg approx 1 per week

Road surface is same as that of a public road and it is good condition,
Car parking is for 20-30 cars within the business centre.

ENVIRONMENTAL

It is prudent to add an article on the potential benefits of Biodiversity so refer to the '**Biodiversity Statement**'

The site was visually inspected for the presence of 'Japanese Knotweed' with no presence at the site or visually along the adjacent sites East and West of this. It is prudent to mention this invasive plant and offer some discussion and precautionary advice.

For further comments refer to the '**Japanese Knotweed Method Statement**'.

Site is serviced by St Helens Council refuse collection for both domestic waste and commercial waste with waste management protocols being exercised in accordance with Environment Agency Regulations.

The characterisation and fate of the materials to be removed from site shall form part of the 'Waste Management Statement'.

For further comments refer to '**Waste Management Statement**'.

There shall be a notification procedure for informing the Building and Planning Authority of any future maintenance work being carried out.

BIODIVERSITY STATEMENT

Planning authorities are required to take account of protected species and habitat conservation for birds and bats. The presence of protected species of bats is a material consideration in applications should there exist bats in this location. From the evidence of people living in the area there are **reliable** sightings of bats and a bat survey has not been carried out. However, it is prudent to make mention of the requirements under schedule 5 of the Wildlife and Countryside Act 1981.

A small number of bats have colonized this area and it would be good practice to aid the process further by making provisions for enhanced roosting and maternity features for individual bats or intermittent use by groups of bats. The introduction of bat boxes of the type Schwegler 1FQ would be suitable should the occupants wish to participate in this matter. Other types are available subject to research.

This district is home to a variety of bird species and as such it is prudent to mention the subject and make proposals for the enhancement of the current diversity. Bird boxes can be provided and should comprise untreated timber of sustainable source, located as high as possible on the fences (say 2.5-5m height), south facing, in a quiet location sheltered from heavy rain, direct sunlight and wind.

Bird box types to include open fronted for robins and wrens, 32mm hole entrance for green finch and sparrows and 25mm hole entrance for blue tits and marsh tits. The management of the boxes will be visual inspection and observation throughout the year, cleaning out in late October and January; removal of nesting material, unhatched eggs and clean with boiling water. Nesting boxes are needed throughout the year for both maternity during the main breeding period of March to late August and for over winter shelter.

JAPANESE KNOTWEED METHOD STATEMENT

There is no Japanese Knotweed on this site or in close proximity to the site, however, the occupants of the site should be aware of the seriousness of this invasive plant. In the event that any Japanese knotweed is located in and around this area then the environmental agency should be notified.

If Knotweed is located within 7m of the site boundary the occupant will be required to undertake a survey and describe how it is to be treated if it looks likely to be invading the site. Information can be sought from the Environment Agency in respect to 'Japanese Knotweed Code of Practice'.

WASTE MANAGEMENT STATEMENT

The purpose of this statement is to make the applicants aware of their responsibilities in relation to the collection and disposal of all waste created at the site. The appropriate legislation is section 33 of the Environmental Protection act 1990 and the following statement applies:

'A person shall not deposit controlled waste, or knowingly cause or knowingly permit controlled waste to be deposited in or on any land unless a waste management licence authorising the deposit is in force and the deposit is in accordance with the licence.'

This essentially means that all waste created at the site goes into a skip or other suitable container and have it taken to a licensed waste receiving site for salvage, recycling or disposal.. Everyone has a 'duty of care' in respect to ensuring all waste is removed /transported away from the site by licensed carriers.

The bulk of the waste created on site will be inert, but there may be some material that could be hazardous and as such will be subject to separate storage and ultimate disposal. Any suspect material should be identified and labelled and notified to the waste disposal site destination. People who are not used to carrying out this sort of work are best advised to seek separate expertise.

As agent for this application I do not expect (anticipate) incorporation of 'End of Waste' Quality Protocol compliance or any application for waste exemption permits. The waste created at the site is to be appropriately disposed and in accordance with Environment Agency guide lines.

EXPECTED WASTE TYPE, VOLUME AND/OR MASS FOR CONSTRUCTION

The main aim here is to give an estimate of the types and volume or mass of waste that will be created at the site.

This list may be altered subject to site occurrence and circumstance. In some cases the EU codes may be altered at the designers discretion as more information is gained from the site.

Summary:

Topsoil	0	m3
Bituminous material	0	kg
Bricks, blocks, slates (demolition)	100	kg
Glass	5	kg
Timber (untreated)	100	kg
Metals and ironmongery	10	kg
Misc. waste packaging containers etc	0.25	m3

EU codes for materials list

Topsoil (none hazardous)	17 05 04
Bituminous material	17 03 02
Bricks, blocks, slates (demolition)	17 01 02
Glass	19 12 05
Timber (untreated)	03 02 05
Metals and ironmongery	17 04 07
Misc. waste packaging containers etc	15 01

Any suspected hazardous waste to be separated from none hazardous waste and disposed of separately.

EXPECTED WASTE TYPE GENERATED BY THE VETERINARY PRACTICE.

This statement will be created upon request and detailed by the Veterinary Practice Manager and its distribution will be limited to the Planning and Consulting Environmental Officer.

Biological waste is removed under contract/agreement with appropriate company.

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