

Land Use & Storage Building Statement

To accompany application 20/04914/MAF

The proposed “temporary” buildings are constructed from single skin metal panels that bolt together to form a prefabricated storage unit very similar to a typical prefabricated garage only bigger. These buildings are sited on a concrete pad for safety and stability reasons.

The length of requirement varies on the length of contract our client has with their manufacturing partners and clients this could range from 10 – 15 years of storage needs.

The term “temporary” was used in the application to convey that these buildings are not of permanent construction as you would with brick and block buildings or steel framed industrial units, these buildings can be dismantled and removed from site when required.

The storage units on the south (larger site) are sited in the location where various areas of hardstanding, concrete and tarmac are already present are proposal is to make these areas safe and good with the addition of new concrete to form pads for the storage units.

The north site (smaller site) again has various areas of hardstanding, loose gravel, tarmac many manholes surrounded by concrete etc and again we are proposing to lay a concrete pad suitable for our buildings.

All perimeter trees and vegetation are been retained and all existing access roads into site are been retained. If our client in the future needs to leave site, the buildings can be dismantled and removed leaving behind the concrete pads which on the south site will be adjacent the already present concrete and tarmac (where the old buildings were once present).

Reasons for the need of these units for our client is due to changes in manufacturing practices of their clients that generally have lead them to build large machines in their factories needing to free up their manufacturing space by moving these finished machines offsite to our storage facilities so that they can continue working before we deliver these machines to their customer at the given time.

As a result of our continued expansion, our success has meant we have once again outgrown out current storage capacity the prompting our latest venture in the purchase of this land at Dockfield Road, Shipley to capitalize on the specialist storage facility and to provide expansion for the future growth of both companies. Both companies have the same shareholders and therefore work together. With the acquisition of this land we intend using the bottom side (North) for Chris Wright(Baildon) for storage facilities and trailer parking and the top side(South) for Chris Wright Road Planing maintenance facilities and parking.