

## NORTHERN COUNTIES DESIGN

# RETROSPECTIVE PLANNING FOR THE ERECTION OF A SINGLE SOREY EXTENSION AND BOILER FLUES AT WEIGHBRIDGE GARAGE ELDON BISHOP AUCKLAND.

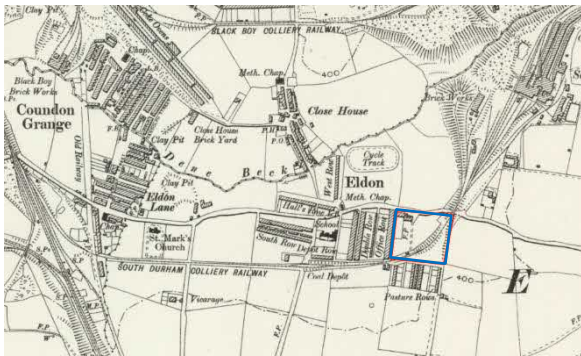


# THE SITE

The site is approx. 850m2 to the south of the main road to Old Eldon and East of Office Row. The Weighbridge garage industrial compound has 2 existing accesses suitable for heavy goods from the main road. The site is fenced, and the main building and storage facilities are clad in light grey metal profiled sheeting

An historical brown field site with links to Eldon colliery (1829 – 1932) and brickworks with a tub railway line running southwest to northeast across the site now dismantled and reinstated. The area of the site where the development is proposed had previous buildings now demolished and reinstated.

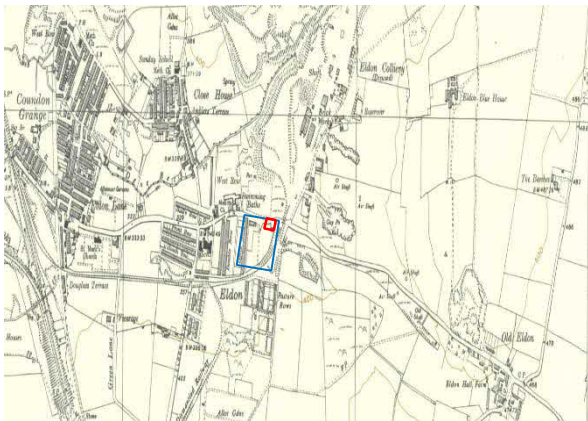
The applicant also owns the surrounding land as can be seen from the location plan.



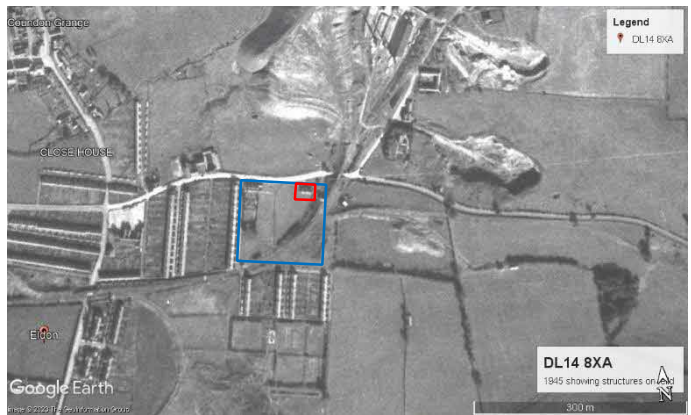
1888-1913 O.S 6 inch



1940 rev O.S.



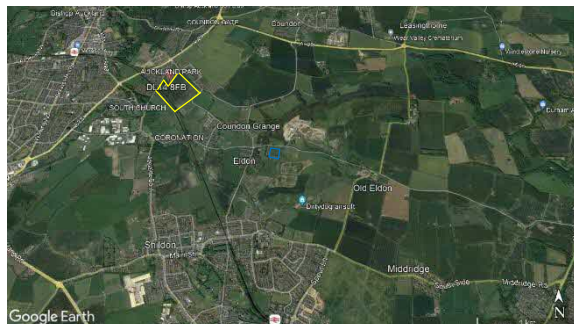
1954 O.S.



1945 aerial photograph



Current site Aerial View



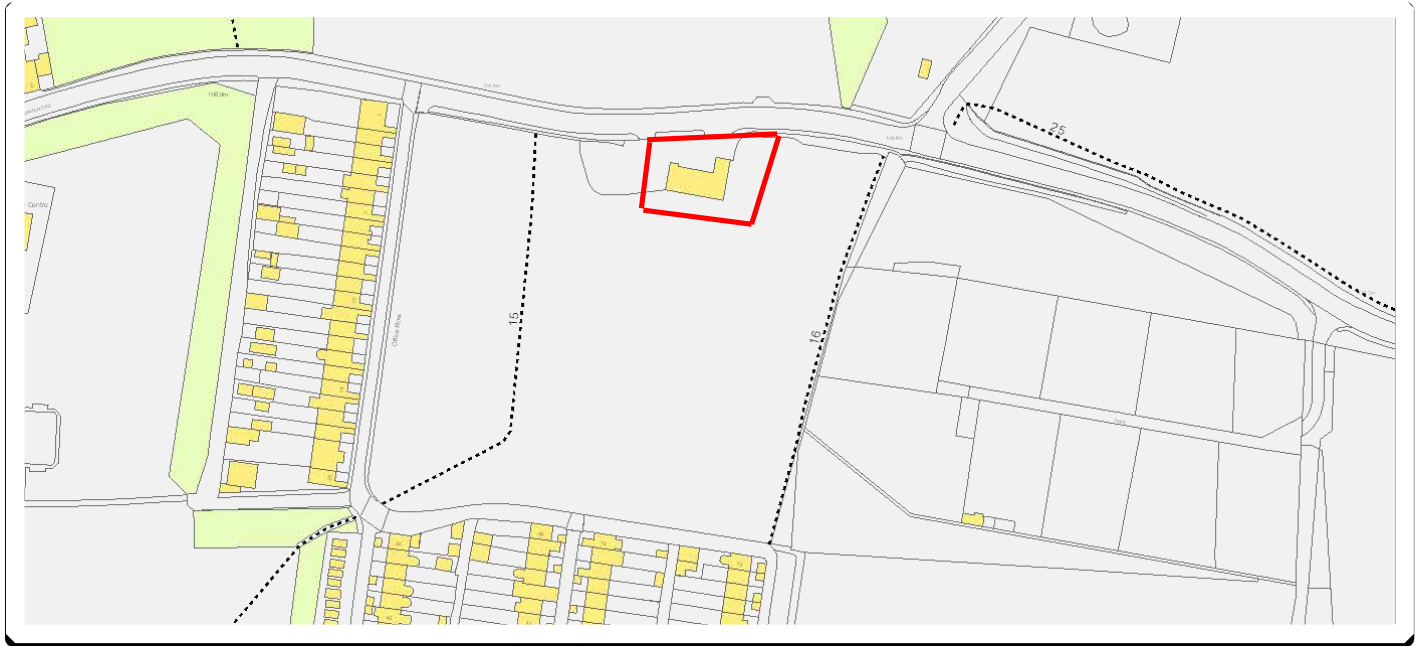
Site location in relation to Towns

The Blue line shown on the insets denotes the ownership boundary of 5-acres  
The Red Line denotes the site boundary.

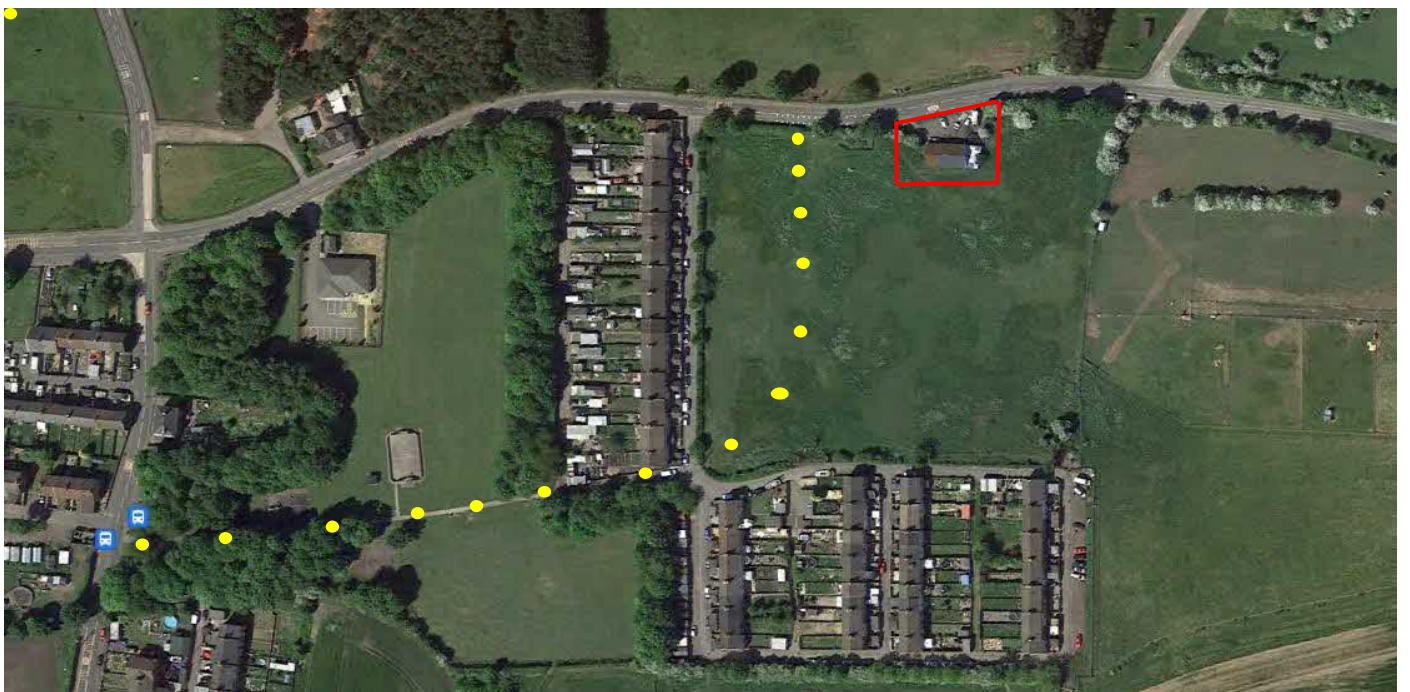




The site has existing footpath rights of way across the land DCC noted path numbers 15 & 16 as shown below.



Plan showing Existing footpaths.



Access to Bus stops approx. 340 metres via existing footpaths.

Photographs as current



South boundary to main road looking west



South boundary to main road looking East



Northern Elevation from Eldon Road



Northern Elevation from Eldon Road



Northern Elevation looking East



West Elevation



Southern Elevation looking East



East Elevation showing flues.





Southeast corner



Retaining wall at east elevation.

Photographs during construction



South Elevation



East Elevation



Southeast corner



East Elevation



West Elevation



Southwest Corner



Store with open frontage



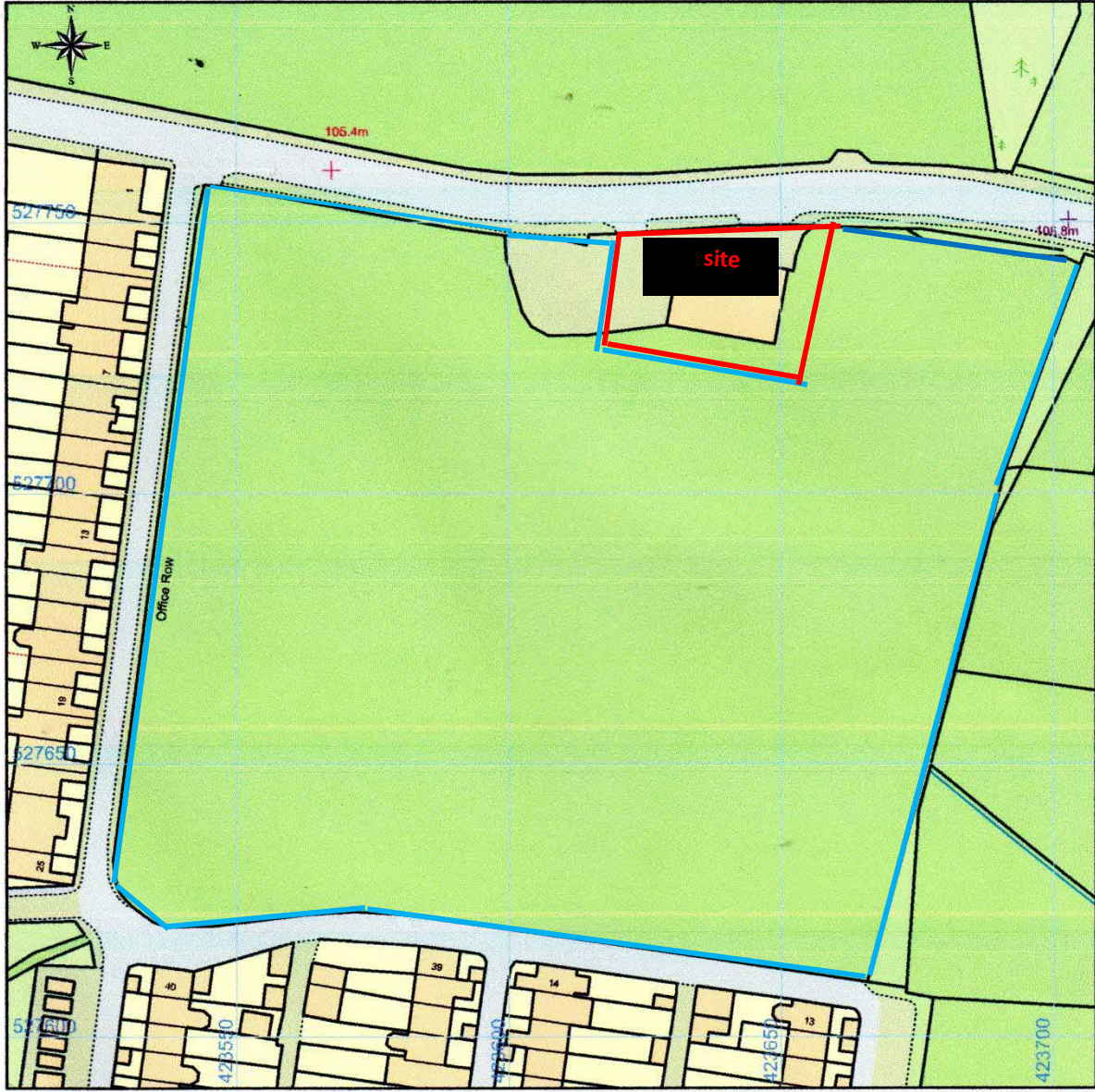
Store after infill cladding and roller door installed



Self contained boiler room in steel container showing Solar Bayer wood burning boilers.



# Location Plan #1517797



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4



Denoted site ownership



Denoted Proposed development site





Supporting information for retrospective planning application for single story lean to extension and installation of self contained boiler plant.

Retrospective planning permission is sought for a single story lean to light weight metal clad extension to the existing weighbridge garage at Eldon.

The extension is constructed of lightweight single skin profiled metal sheet cladding fixed to a light weight cold rolled steel frame colour light grey with azure blue trims.

The extension is to house a self contained wood burning stove plant room housed in a metal container within the part of the extension which keeps the boiler plant secure and allow fuel storage .

The other parts of the extension to the south elevation for storage of plant accessories such as excavator buckets etc.

The extension to the east elevation has 4 no flues protruding though the roof to service the boilers. An emissions and NOX report has been compiled and will form part of the planning submission.

A desktop contamination risk assessment has also been carried out and also forms part of this application.

The applicant purchased the site in 2019 which has been used as a garage for many decades following it's use as a weighbridge for the colliery The tub line which ran from the mine which was located on East of the site.

The colliery was closed in 1932.

The boiler plant provides hot water and heating to the existing garage and store Via the 4 boilers which are paired as balanced with one 100 & One 70 Kw/h Boilers which subject to the government heat subsidiary scheme.

The report for the emissions makes one recommendation that the flues be lengthened and this will be carried out subject to planning approval being granted.