**Planning Statement for;**

**Cavitech Solutions Ltd., Dorset Avenue, Cleveleys. FY5 2DB**

This development would utilise an existing and unused area of hardstanding, sandwiched between the existing factory and the railway. Given the nature and location of this area there could, realistically, be no other use for it than the proposed development.

**A Climate Change Statement**

Whilst the proposal will see the increase of buildings there will be a commensurate reduction in fixed surfacing in a flood zone which will improve water management locally. The construction of the storage building will also adopt techniques and technologies that will ensure the build is compliant will all modern regulations. Users of the storage building will be working in the adjacent factory therefore the proposal will not result in any additional vehicular traffic visiting the site.

**Refuse & Recycling Statement**

Given the proposed use of the building, which is strictly for storage **only**, no waste or recycling will be created as a result of the development.

**Sustainability Statement**

The development is a storage building for use by the adjacent factory unit. Constructing this building will create additional space within the existing factory unit enabling the company to increase its’ output capacity.

This owner of this manufacturing company will ensure that the development remains sustainable in planning policy terms.