

**Dr Reddy's Laboratories (EU) Limited,
Steand Lane, Mirfield, WF14 8HZ**

3/K16/5986

Supporting Planning Statement

Proposed Document Management
Building

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1.0 Introduction

- 1.1 This report is to advance a planning case as to the reasons why planning permission should be granted for the erection of a Document Management Building.
- 1.2 The existing area dedicated for the storage of documents is situated within the Reception & Administration Building of the industrial site called Dr Reddy's Laboratories (EU) Limited on Steanard Lane, Mirfield, WF14 8HZ. A new building is to be erected to the North of the Reception & Administration Building. The building would be dedicated for the sole purpose of a secure location for the storage of documents.
- 1.3 This supporting statement seeks to address any formalities, and explain why extensions to this development should be considered as both suitable and appropriate for the location.

2.0 History

- 2.1 The relevant site history:
 - 2.1.1 2002/62/91566/E4: ERECTION OF DETACHED ABLUTIONS BLOCK, CANTEEN AND TOILET FACILITIES (permitted).
 - 2.1.2 2002/62/91444/E4: ERECTION OF DETACHED DRUM STORAGE BUILDING (permitted).
 - 2.1.3 2001/62/91580/E4: ERECTION OF DETACHED DRUM STORAGE BUILDING (permitted).
 - 2.1.4 2001/62/91340/E4: ERECTION OF LABORATORY BUILDING AND ASSOCIATED WORKS (permitted).

3.0 Relevant Planning Policy

3.1 ***Unitary Development Plan (UDP)***

G4 - NEW DEVELOPMENT SHOULD ACHIEVE A HIGH STANDARD OF DESIGN

G5 - DEVELOPMENT PROPOSALS SHOULD HAVE REGARD TO EQUALITY OF OPPORTUNITY IN TERMS OF ACCESS TO BUILDINGS AND OPEN SPACE FACILITIES AND OTHER RELEVANT ASPECTS OF DESIGN, INCLUDING THE PROVISION OF ANCILLARY FACILITIES.

BE1 - ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:
i CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;
ii IS VISUALLY ATTRACTIVE;
iii PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;

iv PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;

v IS ENERGY EFFICIENT IN TERMS OF BUILDING DESIGN AND ORIENTATION AND CONDUCIVE TO ENERGY EFFICIENT MODES OF TRAVEL, IN PARTICULAR WALKING, CYCLING AND USE OF PUBLIC TRANSPORT.

D2 - PLANNING PERMISSION FOR THE DEVELOPMENT (INCLUDING CHANGE OF USE) OF LAND AND BUILDINGS WITHOUT NOTATION ON THE PROPOSALS MAP, AND NOT SUBJECT TO SPECIFIC POLICIES IN THE PLAN, WILL BE GRANTED PROVIDED THAT PROPOSALS DO NOT PREJUDICE:

i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;

ii THE AVOIDANCE OF OVER-DEVELOPMENT;

iii THE CONSERVATION OF ENERGY;

iv HIGHWAY SAFETY;

v RESIDENTIAL AMENITY;

vi VISUAL AMENITY;

vii THE CHARACTER OF THE SURROUNDINGS;

viii WILDLIFE INTERESTS; AND

ix THE EFFICIENT OPERATION OF EXISTING AND PLANNED INFRASTRUCTURE.

BE2 - NEW DEVELOPMENT SHOULD BE DESIGNED SO THAT:

i IT IS IN KEEPING WITH ANY SURROUNDING DEVELOPMENT IN RESPECT OF DESIGN, MATERIALS, SCALE, DENSITY, LAYOUT, BUILDING HEIGHT OR MASS;

ii THE TOPOGRAPHY OF THE SITE (PARTICULARLY CHANGES IN LEVEL) IS TAKEN INTO ACCOUNT;

iii SATISFACTORY ACCESS TO EXISTING HIGHWAYS CAN BE ACHIEVED; AND

iv EXISTING AND PROPOSED LANDSCAPE FEATURES (INCLUDING TREES) ARE INCORPORATED AS AN INTEGRAL PART OF THE PROPOSAL.

BE11 - NEW DEVELOPMENT SHOULD BE CONSTRUCTED IN NATURAL STONE OF A SIMILAR COLOUR AND TEXTURE TO THAT PREVAILING IN THE AREA WHERE THE PROPOSAL IS LOCATED:

... PROPOSED MATERIALS OF CONSTRUCTION SHOULD REFLECT THE PREDOMINANT MATERIALS ADJACENT TO AND SURROUNDING THE SITE, PROVIDED THAT SUCH MATERIALS ARE NOT DETRIMENTAL TO VISUAL AMENITY.

3.2 National Planning Policy Framework (NPPF)

7. Requiring good design

Paragraph 57 - *It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.*

4.0 Reasons for Supporting the Application

- 4.1 The development of a Document Management Building is essential for the business to provide secure storage of important documentation. The space currently dedicated for this use within the Reception & Administration Building which currently lacks sufficient security measures and fire protection systems. The proposed development will provide these in order to safely preserve the important documents on site.
- 4.2 The development would meet the needs of the business by improving the quality of storage for its important documentation. As a result of the sites location within a Flood Risk 3 area the building is designed to be flood proof. In addition to this, because of the activities that take place on site and the importance of the documents the building will be fire proof and adopt internal fire protection system.
- 4.3 The building is positioned in close proximity to an existing car parking area and provides a wheel chair access ramp. This would improves the accessibility of the proposed building as it will enable those with physical disabilities to access the building.
- 4.4 The proposed scale and massing of the building would not contribute to towards the over development of the site. In addition to this the building is in keeping with the character of the site. This is because the building is proposed to be constructed from red brick in order to reflect the dominant materials within the area.
- 4.5 The proposed location of the building prevents the structure being seen be seen from any residential properties within the area. This is because the building is screened by the existing buildings on site, vegetation and the railway bridge. The building would only be partially visible from site entrance on Steanard Lane. As a result, there is no material visual effect upon the appearance of the site and does not impose upon surrounding amenities.

5.0 Conclusion

- 5.1 The proposed development of a Document Management Building would meet the growing needs of the business for a secure building in which to store important documents. The building would have no significant visual impact upon the character of the area and due to its location on site the building would no impact any visual amenities. The building adopts an inclusive design in which to provide access for all.
- 5.2 It is for these reasons stated above that we recommend that approval should be granted for this application.