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LULR/6640

**Planning Support Statement
&
Design & Access Statement**

**PROPOSED CANOPY &
EXTERNAL STORAGE YARD**

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1.0 Planning Supporting Statement

1.1 Introduction

This joint planning support and design and access statement accompanies a detailed planning application for a proposed canopy over the existing yard and extension to yard at Lubrizol Ltd, on the Syngenta industrial complex, at Leeds Road Huddersfield.

1.2 Relevant Planning Policies

1.2.1 Policy LP8 Safeguarding employment land and premises

1. Proposals for development or re-development for employment generating uses (as defined in the Glossary) in Priority Employment Areas will be supported where there is no conflict with the established employment uses (as defined in the Glossary) in the area. In instances where the site is out of centre and the proposal includes main town centre uses then policy LP13 will need to be applied.

2. Within Priority Employment Areas, proposals for redevelopment resulting in a non-employment generating use, or for the conversion or change of use of sites and premises in use or last used for employment, will only be supported where:

a. it can be demonstrated that the site or premises are no longer capable of employment use; and

b. the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.

The site is within an established industrial complex [Syngenta Ltd] and within the Priority Employment Area as defined within the maps on the Local Plan. The proposed canopy and yard extension is essential for the current established use on this site.

1.2.2 Policy LP28 Drainage

The presumption is that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site:

a. for proposals on greenfield sites, typical greenfield run-off rates should not be exceeded;

b. for proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions;

c. No negative impact on local water quality and improvements in water quality where practicable;

d. Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.

Local conditions including the existence of critical drainage areas may require a lower run-off rate to be agreed to reflect volume control, local surface water risks, water course capacity and flood risk further downstream.

There will be a general presumption against pumping surface water. It must also be demonstrated that the surface water management solution is designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured to cover that period. This includes ensuring proposals to store water meet national standards and latest best practice.

Flow paths accommodating water from outside the site or due to an exceedance event should be designed to avoid buildings and curtilages. Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.

The proposed canopy is to be sited on an existing hard landscaped/surfaced part of the Lubrizol site. Thus there will be no increase in run-off from this part of the proposed development, being roof drainage replacing yard drainage, with discharge to the existing on-site drainage system.

The service yard proposed will be drained via the existing on-site storage and controlled discharge to an existing outfall.

Flood Risk Assessment

The application site lies within flood zone 3 as defined by the Environment Agency flood map. A Flood Risk Assessment is being prepared by WSP and will be issued separately to this document.

2.0 Design & Access Statement

2.1 Design Principles & Concepts

2.2 Use & Layout

- 2.2.1 The existing area of site where the new canopy is proposed to be sited is a hard surfaced yard used currently for external storage.
- 2.2.2 The existing yard will be extended and be used for external storage.
- 2.2.3 The Applicants have other buildings to the east and north of the proposed development site.

2.3 Amount

- 2.3.1 The proposed building will be 1663 m.sq of canopy over the yard and 675 m.sq yard extension.

2.4 Appearance

- 2.4.1 The canopy will be clad to the roof with plastisol coated profiled steel sheet.
- 2.4.2 The roof pitch will be the traditional 6 degrees for industrial buildings.
- 2.4.3 The external yard storage area will be concrete to match existing.

2.5 Design Considerations

- 2.5.1 The canopy is required to prevent water and bird guano affecting the stored materials.
- 2.5.2 Another major consideration being flood risk and any potential impact of development could have on downstream sites. WSP have been engaged to conduct the flood risk assessment and this is attached as a separate document.
- 2.5.3 The development will permit much of the externally sited goods to be stored under cover within the same locality within the site complex.
- 2.5.4 The proposed materials are selected to match the existing buildings immediately around the proposal so the building will fit in with its industrial setting.
- 2.5.5 All mechanical and electrical fittings, which will be limited to lighting.

2.6 Access

- 2.6.1 The vehicular and pedestrian access points to the area will be as per existing.

APPENDIX A – Google Map

