

**CHANGE OF USE AND ERECTION OF INDUSTRIAL UNITS
OFF CLAY LAKE
SPALDING
LINCS
PE12 6BL**

This application is to acquire Town and Country Planning Permission for change of use of the former liquified gas storage and distribution depot and erection of Industrial Units for the benefit of Mr Salter.

This site was formally a liquified gas storage and distribution depot which in May 2023 under reference H16-0269-23 was granted permission to clear the site and demolish the existing buildings on site.

Our client has purchased the site and wishes to move his own landscaping business to the existing yard. The client's unit and office will be located to the rear of the site with the erection of 14 small starter units to be offered for rent to local trades and businesses.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the yard is a former liquified gas storage and distribution depot which had several buildings on the site until they were demolished last year. The proposed use of the site will be mainly for a Landscaping businesses storage area and office. Along with 14 small starter units for rental.

AMOUNT

Proposed on drawing 01A, 02, 03 & 04 shows the storage units at the rear of the site with 14 small starter units. There will also be a site security cabin at the front of the site which will give 24-hour security to the site.

LAYOUT

The existing access and security fencing will be retained. The site has an existing surface and foul water system therefore the layout of the proposed buildings has taken this into account and have been positioned where existing buildings were on site before demolition.

HOURS OF OPERATION & STAFF

The landscaping company will occupy the site from 6:30am to mainly load the machinery and tools and arrive back from 4pm to wash down and store the machinery in the unit before the close time of 5:30pm. The company will require 24-hour access to the unit as they assist in call outs for flooding, trees down due to high winds and storms therefore employees will need to collect and drop of vehicles and machinery at all time though the day and night including weekends.

The starter units will be offered to small developing businesses for storage for vehicles, tools and equipment. The units will be assessable from 7am – 6pm Monday to Saturday.

ACCESS

The existing access off Clay Lake will remain. The existing access will be upgraded to received an electric gate so only the fob holders will only be allowed access into the small industrial yard.

FLOOD RISK

The site is located in Flood Zone 3 and a Flood Risk Assessment is submitted with the application.

CONCLUSION

The proposed change of use and erection of industrial units will have no more effect than the current business that operated on site or the large existing factory to the South of the site, which has the majority of its staff arriving just before 6am. The client will manage the site from the security office.

G R Merchant Ltd
November 2024.