



## COMMUNITY CONSULTATION DOCUMENT

**MAY 2022**

Total Batching Solutions Ltd. proposal for erection of new factory premises to include fabrication, assembly, sand blasting and paint spraying building (Class B3) with associated modular office and staff units, goods in building, parking, storage, 2 no. access, site and landscaping works.

Site located approx. 60m South of 15 Edenaveys Road, approx. 68m West of 49 Ballynahonemore Road, and approx. 80m North of 2 Edenaveys Industrial Estate, Armagh



Chartered Planning & Engineering Consultancy



**Colm Donaghy**  
Chartered Architect

## **WELCOME**

Welcome to this community consultation document.

We are inviting your views on the proposed new factory premises to include fabrication, assembly, sand blasting and paint spraying building (Class B3) with associated modular office and staff units, goods in building, parking, storage, 2 no. access, site and landscaping works, prior to submission of a full planning application to Armagh City, Banbridge and Craigavon Borough Council. The feedback received will help inform the planning application which will be submitted to the Council in the coming months.



## **INTRODUCTION**

This community consultation document follows a Proposal of Application Notice (PAN) submitted to Armagh City, Banbridge and Craigavon Borough Council on 12 April 2022 in accordance with the Planning (General Development Procedures) Order (Northern Ireland) 2015. The PAN notifies the Council that a formal planning application will be submitted after the required notice period expired.

## **COMPANY BACKGROUND**

Established in 2014 Total Batching Solutions Ltd. specialise in the production and supply of large concrete batching plant for the ready mix sector. Approved by the four major concrete suppliers, Cemex, Hanson, Aggregate Industries and Tarmac they also supply to a large range of independent firms.

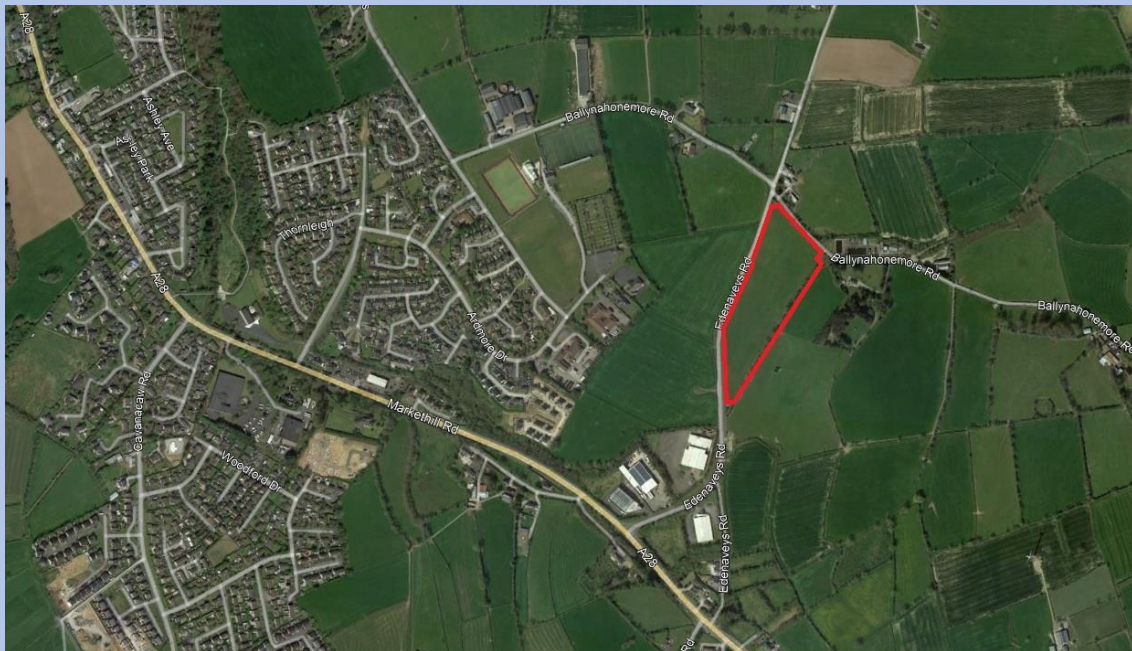
Total Batching Solutions Ltd. is a rapidly developing company, currently trading from three rented premises throughout Armagh, that no longer meets the operational needs of the business.

The current proposal will enable phase two of its relocation from substandard and fragmented rented properties to a new multipurpose development, enabling further investment and growth within their business. Phase one which encompasses the northwestern corner of the site is at an advanced stage of consideration by Armagh Banbridge Craigavon Borough Council.

The creation of a bespoke factory premises at the application site is an essential move for this thriving business. The company have carried out a substantial amount of research regarding site location over recent years, and it has proven very difficult to find a suitable site/premises. As such they are very excited with the current proposal and the opportunities it would bring to the company. If planning permission is granted the works will proceed quickly. This is a non-speculative proposal which is supported by Invest Northern Ireland.

## **SITE CONTEXT**

The roughly triangular shaped site extends to an area of approximately 3.5 hectares of vacant industrial zoned land. The site is located on the south-eastern boundary of Armagh, within the settlement development limit. The site is bounded to the west by the Edenaveys Road, to the northeast by the Ballynahonemore Road and is located immediately south of the junction of Ballynahonemore Road and Edenaveys Road. To the southeast the site is immediately bounded by open countryside. The topography of the site falls away from the Edenaveys Road. Lands surrounding the site generally sit higher than the site itself. A minor field drain is located along the north-eastern site boundary and a undesignated watercourse runs along the eastern site boundary. Hedgerows with trees form part of the north-eastern and south-eastern site boundaries. The western site boundary consists of post and wire fencing, beyond which is a newly improved road and pedestrian infrastructure. To the immediate south lies the remainder of the Endenaveys Industrial Estate. The surrounding lands to the north and west are rural lands predominantly in agricultural use with dispersed dwellings.



**Plate 1- Approximate position of proposed site outlined in red (Not to scale) (Image Courtesy of Google)**

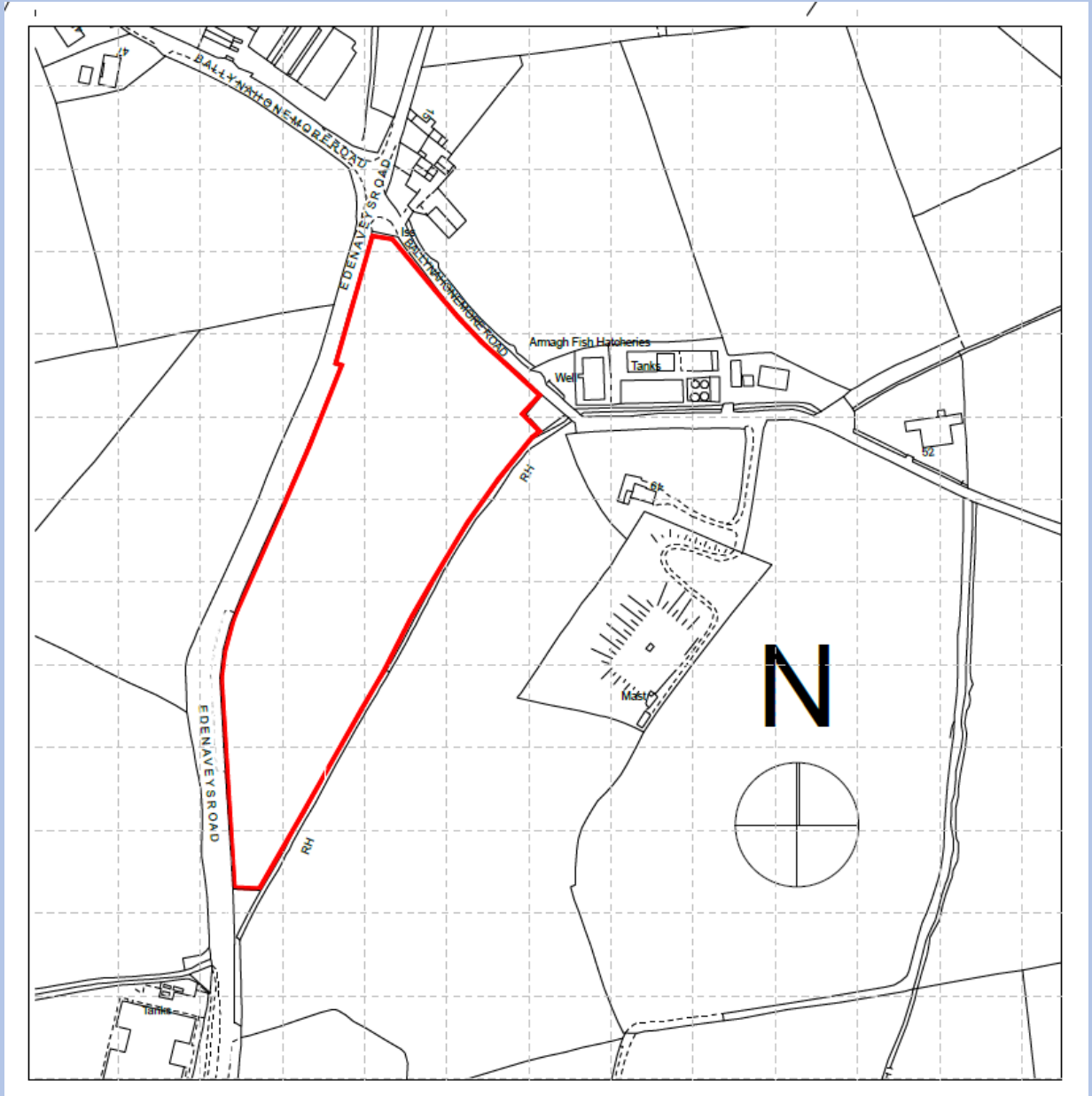


Plate 2- Site Location Map (Not to scale)



**Plate 3- View of site looking north east, taken from Edenaveys Road.**



**Plate 4- View of site looking east, taken from Edenaveys Road.**



Plate 5- View of site looking north, taken from Edenaveys Road.

## **PLANNING POLICY CONTEXT**

The site is within land zoned as Proposed Industry (27.0) within the Armagh Area Plan 2004, which remains the extant Local Development Plan (LDP) for the area. The LDP states that “the Department will encourage expanding or new industries and enterprises to be sited within industrial zoned land”.



Plate 6- Annotated extract from Armagh Area Plan 2004 -approx. location of site in red.

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There are a number of Planning Policy Statement and other regional planning policy documents which are relevant to the consideration of the proposed development. These have all been taken into account in developing the proposed scheme and a supporting statement articulating how these have been complied with will accompany the planning application.

### **Drainage and Flooding**

The site is part located within an area of reservoir flooding and surface water flooding. A detailed flood risk assessment and drainage assessment is currently being carried out for the site and a detailed report will accompany the planning application. Under Section 10(2) of the Reservoirs Act 1975, an All Reservoirs Panel engineers inspection report and certificate will also accompany the application.

### **Noise**

A noise impact assessment will be carried out to ensure that there is no excessive noise burden on surrounding properties. The assessment will confirm what mitigation measures are required, if any, to ensure that there is no unacceptable adverse impact on the amenity of nearby residential properties and businesses.

### **Access**

This development is on zoned industrial lands, with strategic links to the A28 road the main economic corridors and beyond. To enable development of these lands the Edenaveys Road was improved in 2010 with a widened carriageway and footways. This delivered the infrastructure required to access these lands. A transport consultant has been appointed to advise on access and traffic matters, with traffic surveys to be completed Spring 2022, so that the traffic impact can be quantified to enable an informed consideration of the site.

### **Ecology**

An ecological assessment of the site is currently being prepared to ensure there is no unacceptable adverse impact upon any nature conservation interest or priority habitat/species.

## **PROPOSED DEVELOPMENT**

An application for Phase 1 industrial development encompassing a 0.5-hectare parcel of land on the northern edge of the site which is currently at an advanced stage in the planning process, planning ref: L08/2021/0558/F. The current proposal - Phase 2 is for a larger scheme and will include remaining lands under the control of Total Batching Solutions Ltd. Phase 2 responds to continued increased demand for the company product and will help to deliver significant orders for the foreseeable future and improve operational efficiency.

### **The proposal will comprise the following development:**

The new factory will be used by Total Batching Solutions Ltd. to manufacture large concrete batching units and machinery made from a variety of components, many of which are made by sub-contractors off site and assembled in the new facility. The main activities carried out in the fabrication building will be welding, fitting, sand blasting, painting and assembly.

Five development zones are proposed, the main factory building will encompass central zones 2 and 3, consisting of fabrication, assembly, painting, sand blasting and associated spaces. The factory building will be approximately 5,829 sq metres /sq ft. with maximum heights of approx. 20.9m and 25.7m. Zone 1 includes a goods in building measuring 288 sq metres/3100 sq ft with maximum height of 11.25m and associated goods in yard and steel storage area. Zone 4 consists of an area of external yard storage for finished product. Zone 5 located along the southwestern corner of the site, is to contain a number of single storey modular buildings, which will house office accommodation, meetings rooms, storage facilities and welfare facilities, this area has also been earmarked for a future purpose-built office block.

### **Access**

Edenaveys Road was improved in 2010 with a widened carriageway and footpaths. This delivered the infrastructure required to access these lands. The proposal will be served by two gated access points from Edenaveys Road.

## **Parking**

It is anticipated that the proposal will provide approx. 75 car parking spaces, including a dedicated area of car parking to be provided within Zone 5 separated from the manufacturing area. HGV and van parking spaces are also provided.

## **Associated yard/storage areas**

Various areas for steel storage will be located within Zone 1. The principle area of external storage is to be located along the north eastern corner of the site for finished product.

## **Landscaping**

The proposal where possible will retain all existing vegetation and seeks to introduce a green corridor consisting of planted areas along the entire perimeter of the site. The site will be secured by security fencing and gates.

The proposed development is a significant investment for Total Batching Solutions Ltd. and will help deliver significant employment opportunities, both direct and indirect for the local economy. It will enable employment growth locally and regionally for skilled welders, designers, production operatives, administration, and finance staff, and will be a boost to the local and regional economy.

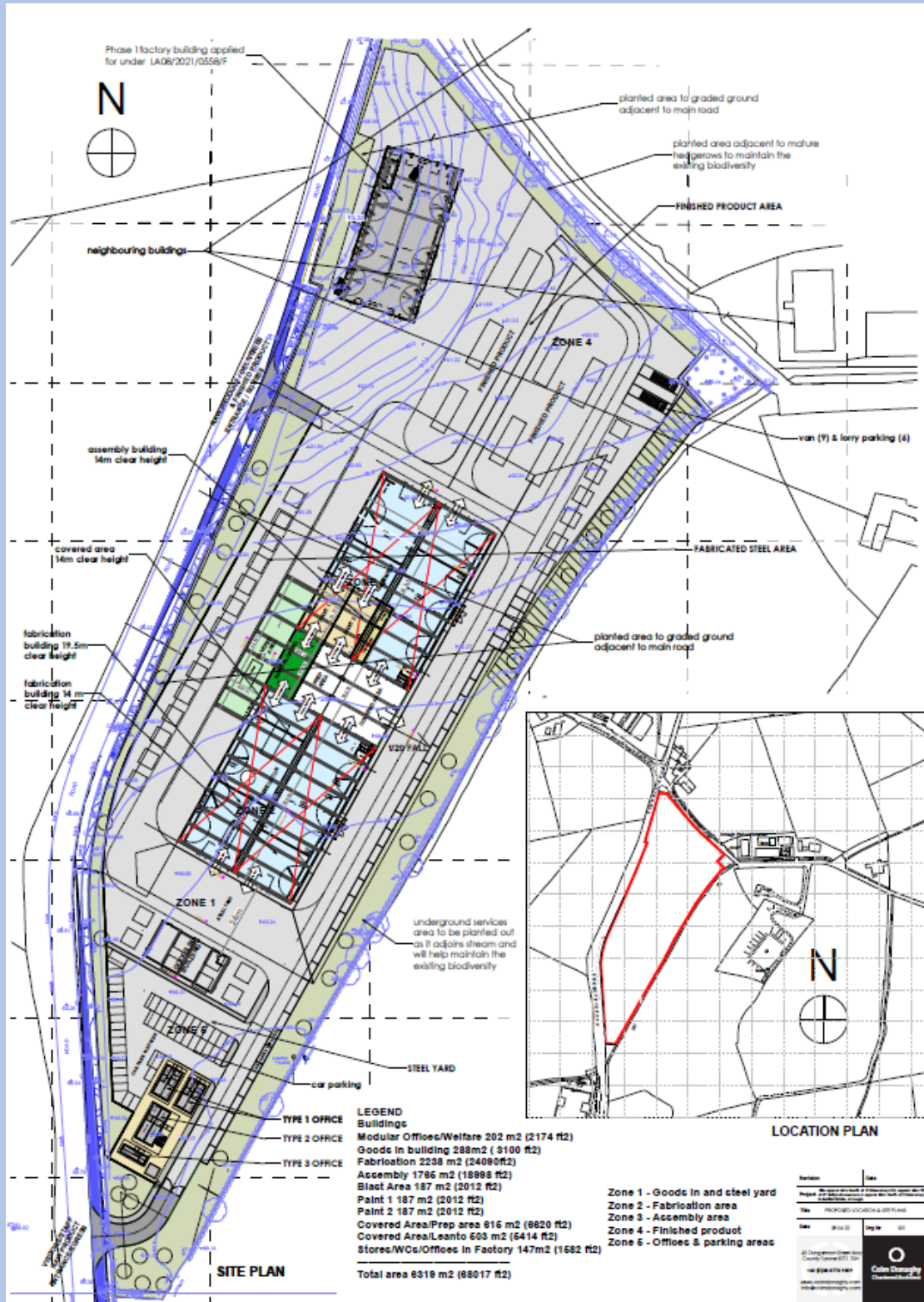


Plate 7- Site Plan and Location Plan (Image not to scale)



Plate 8- Zone 2 &3. Factory Sections (Image not to scale)

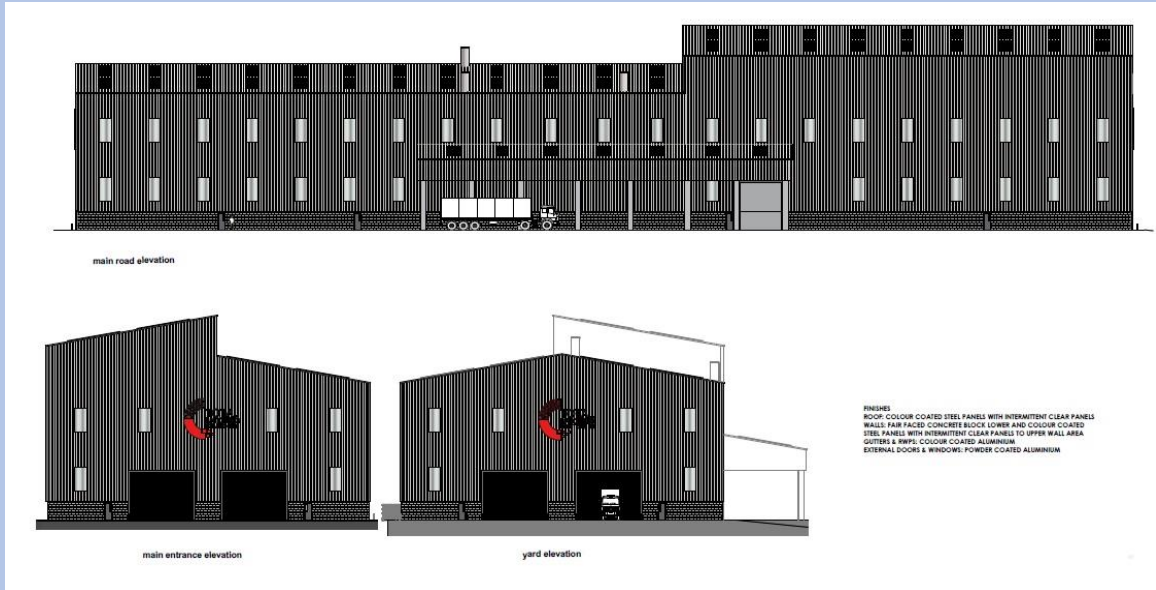


Plate 9-Zone 2 & 3. Factory main elevations (Image not to scale).

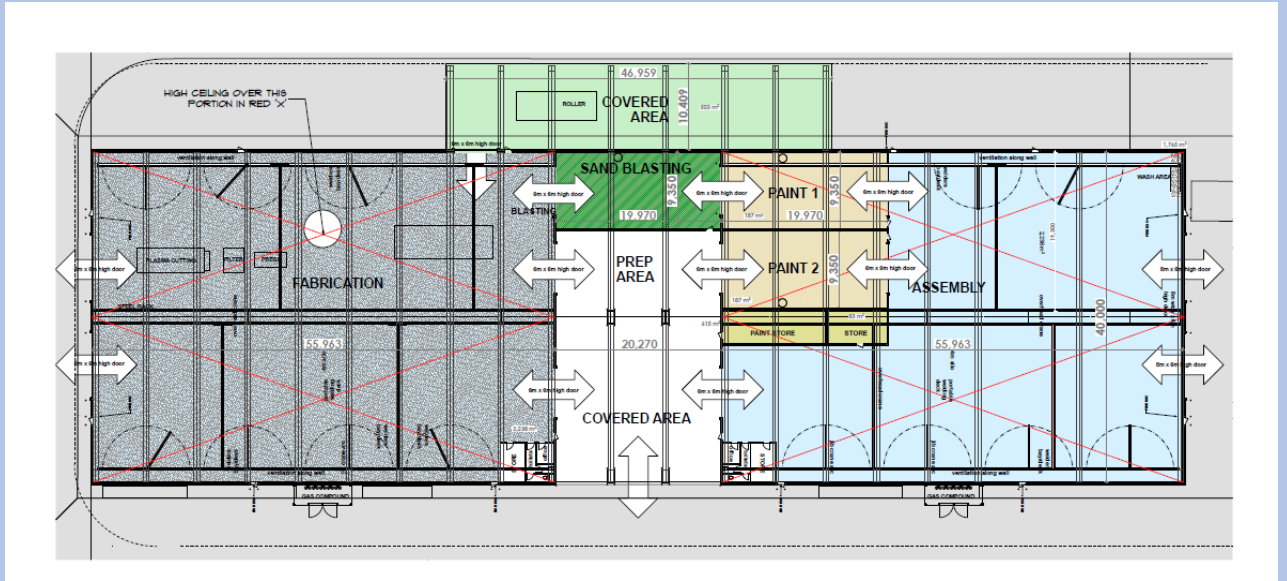


Plate 10- Zone 2 & 3. Factory Plan (Image not to scale).

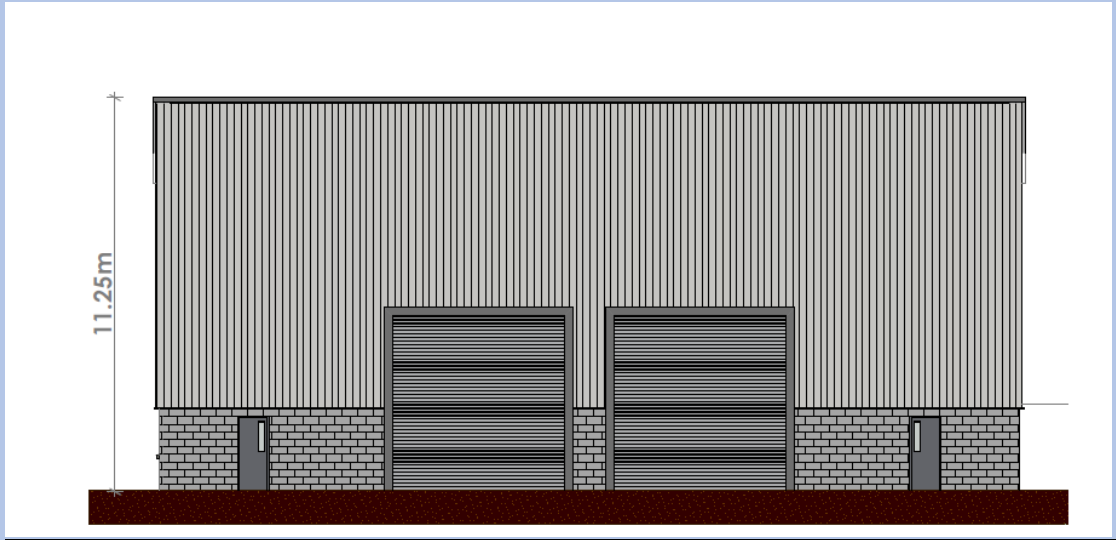


Plate 11– Zone 1. Goods in Building-Front elevation facing north (Image not to scale).

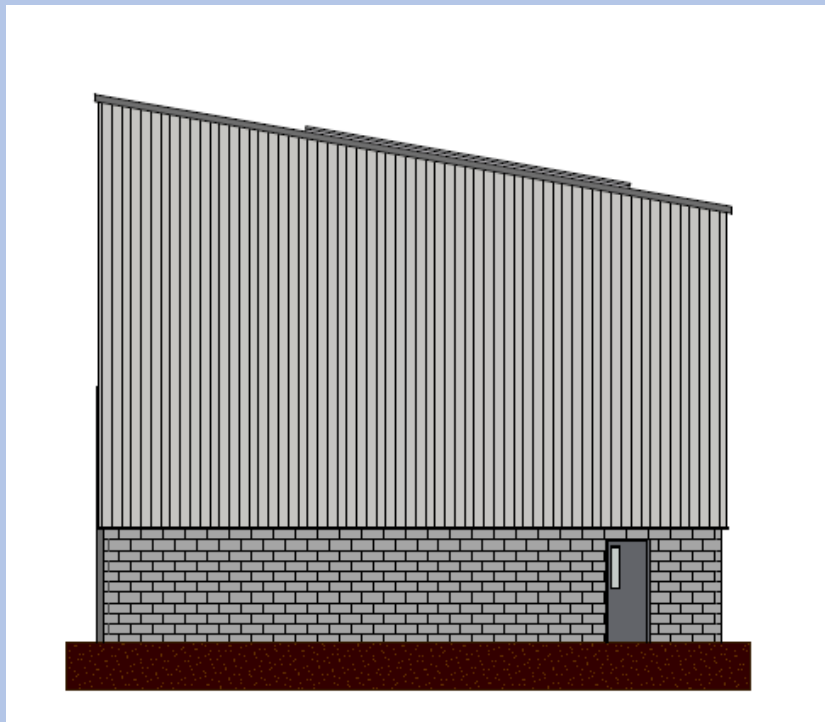


Plate 12– Zone 1. Goods in Building- Right side elevation facing west towards Edenaveys Road (Image not to scale).

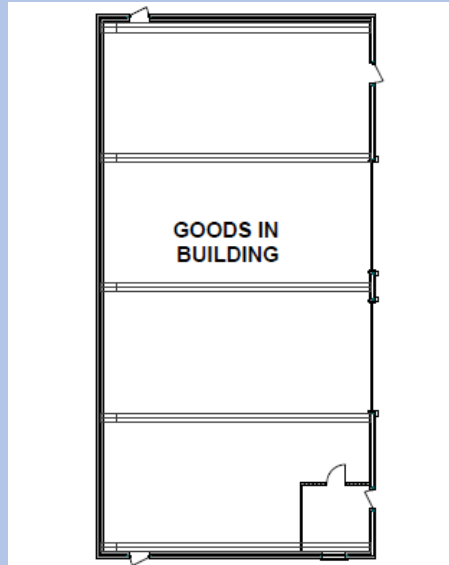


Plate 13– Zone 1. Goods in Building- Floor Plan (Image not to scale).

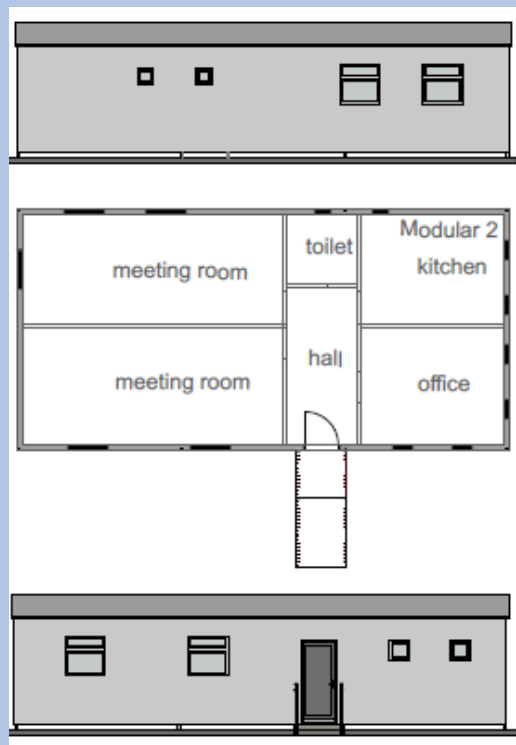


Plate 14- Zone 5. Sample elevation and plan of modular buildings (Image not to scale).

## **WHAT HAPPENS NEXT?**

We thank you for taking the time to review the content of this consultation. We would appreciate any feedback you might have in response to the draft proposals. All your comments will be considered before a planning application will be submitted to the Council. Please get in touch if you require further information or wish to comment, details provided below. All comments should be provided no later than Thursday 08 June 2022 to ensure that they are given consideration before submission of the formal planning application.

Following the conclusion of this pre-application public consultation, all comments will be reviewed. Once considered, relevant changes may be made to the development and all comments, including a summary of the key concerns and the applicant's responses will be included in a Pre-Application Community Consultation Report. This report will accompany the application submission.

Supporting technical and environmental documents will be finalised to accompany the application. Once complete, the supporting documents and final proposed drawings will be submitted with the Pre-Application Community Consultation Report as a planning application to Armagh City, Banbridge and Craigavon Council for consideration and determination.

Once the application is validated, the Council will proceed with its own statutory consultation. The Council will notify the local community about the consultation and application process and how they can participate.

## **HOW TO FIND OUT MORE AND CONTACT DETAILS**

We are holding a public 'drop-in' consultation event as follows:

Wednesday, 11 May 2022

The Charlemont Arms Hotel, 57-65 English Street, Armagh.

14:00 to 16:00 and 17:00 to 19:00

If you would like to receive a printed copy of this document we can print this document, and post this out to you with a feedback form.

If you wish to discuss this proposal or leave a comment, please contact us on:

Telephone – **028 86764492 or 028 87789409**

Email – [info@2planni.co.uk](mailto:info@2planni.co.uk)

Post - Colm Donaghy Chartered Architect, 43 Dungannon Street, Moy, Co. Tyrone, BT71 7SH.