



Planning Statement

Safa Food 1 Ltd

Unit 10, The Argent Centre,
Silverdale Road, Pump Lane
UB3 3NB

Date: February 2025

Revision	Date	Issued	Amendments
P1	Feb'25	Planning	

1. Introduction

This planning statement is submitted in support of the proposed installation of a steel-framed shelter structure at Unit 10, The Argent Centre, Silverdale Road, Pump Lane, UB3 3NB. The site is currently used for the storage and distribution of food and consumable goods by Safa Food 1 Ltd, a food wholesaler. The proposal seeks to enhance the efficiency and functionality of the site by providing weather protection for stock stored in the front courtyard area.

2. Proposal Details

The proposal involves the construction of a steel-framed structure enclosing two sides of the front courtyard. The structure will be:

- **Clad in grey materials** to match the existing upper-level cladding of the building, ensuring a cohesive and aesthetically appropriate design.
- **Roofed with similar materials** to the existing roof, maintaining consistency with the overall site appearance.
- **Open at the front**, ensuring accessibility for loading and unloading while maintaining site ventilation.
- **Matching the height of the existing building**, ensuring proportionality and minimal visual impact.

3. Justification for the Proposal

Safa Food 1 Ltd operates as a food wholesaler, requiring efficient storage and handling of food stock. Currently, food items are temporarily placed in the front courtyard area during the loading and unloading process. However, exposure to adverse weather conditions results in stock damage and financial loss. The proposed shelter structure will:

- **Protect perishable food stock** from rain and extreme weather, preventing unnecessary waste and improving efficiency.
- **Enhance operational functionality**, ensuring a seamless workflow for handling goods.
- **Improve site tidiness**, reducing the risk of packaging deterioration and potential contamination.
- **Minimise waste**, supporting sustainable business operations by reducing the disposal of damaged goods.

4. Planning Considerations

The proposal has been designed to ensure minimal impact on the surrounding environment while providing a practical solution for the business's needs. Key planning considerations include:

4.1. Design and Visual Impact

- The use of matching grey cladding and roof materials ensures the new structure integrates seamlessly with the existing building, maintaining the industrial character of the site.
- The open-front design prevents the enclosure from appearing as an overbearing or fully enclosed extension.

4.2. Drainage and Ventilation

- The new structure will be designed with appropriate drainage solutions to prevent water accumulation and ensure runoff does not negatively impact the site or surrounding properties.
- Adequate ventilation will be maintained to ensure compliance with environmental and operational standards.

4.3. Impact on Neighbouring Properties

- The proposal does not extend beyond the existing site boundaries and is in keeping with the existing industrial use of the area.
- No additional noise or operational disturbance is anticipated as the structure will primarily serve as a weather protection measure rather than an active workspace.

5. Conclusion

The proposed steel-framed shelter structure is a necessary and practical addition to the site, ensuring food stock remains protected from weather damage while maintaining the operational efficiency of Safa Food 1 Ltd. The design has been carefully considered to complement the existing building, minimise visual impact, and ensure compliance with planning regulations. Given the clear operational benefits and limited external impact, we respectfully request planning approval for this proposal.

Site Photographs







