

17/00241/FUL

Proposal: Erection of a new industrial building (2,950 square metres) comprising 3 No. units for Use Class B1 (Business) and B8 (Storage/Distribution) purposes together with the laying out of associated car parking spaces.

**Location: Land at the site of Denton Hall, Oakden Drive, Denton
Application No.: 17/00241/FUL**

1. REASON FOR SPEAKERS PANEL DECISION

- 1.1 A Speakers Panel decision relating to this application is required as the application proposes a major development, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. APPLICATION DESCRIPTION

- 2.1 The application seeks full planning permission for a new 2,950 square metre industrial building for uses within Class B1 and B8.

- 2.2 The following describes the characteristics of each of the proposed uses:

Use Class B1 a), b) and c) Business – Use of premises for offices other than use within A2, Research and Development of products or processes and for any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area).

Use Class B8 Storage or Distribution – Use of premises for storage and / or distribution centre.

- 2.3 The proposed floor space would be made up of three individual units (Units A, B and C) of varying sizes which would each be used for B1 and B8 purposes. Unit A would have a total floor area of 1,450 square metres over three floors of accommodation including the provision of a balcony on the rear elevation, Unit B would be 700 square metres and Unit C would be 800 square metres. The overall building would have a width of 37.5 metres, a depth of 67.4 metres and height of 9.35 metres to the eaves and 11.00 metres to the ridge. The proposed materials are silver metal cladding to the external elevations with glazed entrances to each of the three units.
- 2.4 The scheme proposes 16 car parking spaces together with 3 cycle parking spaces. The vehicle parking spaces would be provided in a single row to the rear of the proposed units, access to which will be taken from a separate access point off Oakden Drive. The position of the proposed cycle parking spaces would be adjacent to the proposed units.
- 2.5 The proposed servicing areas to each of the units are located in front of the building where the proposal will share the existing service yard and access with the adjoining industrial premises, Francis Kirk & Sons Ltd, who are the applicants.
- 2.6 The application has been submitted with a full set of the appropriate drawings and the following documents in support of the application namely:

Crime Impact Statement
Transport Statement
Design and Access Statement
Sustainability Statement

3. SITE AND SURROUNDINGS

- 3.1 The application site relates to a vacant parcel of land some 0.35 hectares in area located at the eastern side of Oakden Drive, a small cul de sac off Denton Hall Farm Road, Denton. The site is currently vacant and overgrown and enclosed on all boundaries by a security fence. Historically the site had previously formed part of the land and buildings associated with Denton Hall (now demolished).
- 3.2 In terms of its broader setting, the site lies within a predominately industrial area and adjoins Francis Kirk & Sons Ltd industrial premises to the west, Fielding Industrial Estate to the south and Qualtex Industrial Unit lies to the north. To the east of the site is an area of open land which had previously been used as a landfill site. A Public Right of Way adjoins the northern boundary of the site and links Denton Hall Farm Road to the open land adjoining the application site boundary.
- 3.3 The site lies within the Established Employment Area as allocated on the UDP Proposals Map.

4. PLANNING HISTORY

- 4.1 07/0113/FUL Erection of a new industrial unit. Approved with conditions on 18/12/07

5. RELEVANT PLANNING POLICIES

- 5.1 Tameside Unitary Development Plan (UDP) Allocation
Established Employment Area

Tameside UDP

5.2. **Part 1 Policies**

- 1.1: Capturing Quality Jobs for Tameside People.
- 1.3: Creating a Cleaner and Greener Environment.
- 1.9: Maintaining Local Access to Employment and Services.
- 1.10: Protecting and Enhancing the Natural Environment.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

5.3 **Part 2 Policies**

- E3: Established Employment Areas.
- E6: Detailed Design of Employment Developments.
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- MW10: Development on or near Landfill Sites
- MW11: Contaminated Land.
- N3: Nature Conservation Factors
- N7: Protected Species
- C1: Townscape and Urban Form
- C10: Development Affecting Archaeological Sites
- U4: Flood Prevention

Other Policies

- 5.4 Employment Land Supplementary Planning Document.

National Planning Policy Framework (NPPF)
Section 1 Building a strong, competitive economy

Section 7 Requiring good design

Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

6. PUBLICITY CARRIED OUT

- 6.1 As part of the planning application process notification letters were sent out on 30 May 2017 to neighbouring industrial premises. A notice was posted at the site and published in a local newspaper on 8 June 2017.

7. RESPONSES FROM CONSULTEES

- 7.1 The Head of Environmental Services – Highways has raised no objections to the proposal but referred to the location of a public right of way which runs adjacent to the side boundary of the application site.
- 7.2 The Head of Environmental Services – Environmental Protection has raised no objections subject to conditions relating to construction hours, hours of use/operation, contamination and acoustic treatment of all plant and machinery.
- 7.3 United Utilities has raised no objections to the proposal and has requested that conditions be attached to any approval relating to Sustainable Urban Drainage Systems (SUDS) and their maintenance and management.
- 7.4 Greater Manchester Police (Design for Security) have stated that the proposed development should be designed and constructed in accordance with the recommendations contained within the submitted Crime Impact Statement and a planning condition should be added to reflect the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement.
- 7.5 Greater Manchester Archaeological Advisory Service has requested that a condition be attached to any planning permission relating to the submission of a written scheme of investigation relating to a programme of archaeological works having regard to the former siting of Denton Hall in the vicinity of the application site. .
- 7.6 Greater Manchester Ecology Unit has advised that there are records of mammals and amphibians in the area and there is a small possibility that mammals/amphibians could be found in the works area. To avoid any possible harm to these species Reasonable Avoidance Measures (RAMs) should be adopted in full during the construction works and a condition should be attached to any planning permission to this effect.

8. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 8.1 One letter of objection has been received from the owner/occupier of a neighbouring industrial unit on Oakden Drive. Main points raised relate to:
- The proposed turning circle is too close to the proposed buildings, it should be after the parked cars. The distance between the buildings should be greater to allow for this.
 - The height of the new building (unit A) will restrict the light entering our building due to its close proximity.

- The building (unit A) is too close to our building we feel it should be set back, to a position in line with the landscaping on unit 01.

9. ANALYSIS

9.1 The principal issues in the determination of this application relate to:-

- 1) The principle of the development
- 2) Design, appearance and impact on Visual Amenity
- 3) Highways, Access and Parking
- 4) Residential amenity
- 5) Crime and Disorder
- 6) Contamination
- 7) Flood Risk and Drainage
- 8) Other

9.2 The principle of the development

9.3 The proposed industrial unit will be located on a currently vacant parcel of land adjacent to the boundary with the existing industrial premises at Francis Kirk & Sons Ltd off Oakden Drive, Denton and lies wholly within the Established Employment Area as allocated on the Councils UDP Proposals Map.

9.4 Section 1 of the NPPF advocates that planning should operate to encourage and not act as an impediment to sustainable growth and therefore significant weight should be placed on the need to support economic growth through the planning system.

9.5 UDP policy E3 states that, in established employment areas, the Council will permit development for employment purposes. Industrial development has previously been approved in principle on the application site in 2007 and the Industrial Park in which the development is proposed is allocated as an established employment area and so the principle of the development is wholly appropriate.

Design, appearance and impact on Visual Amenity

9.6 The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. UDP Policies C1 and E6 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

9.7 The proposed building would comprise a large, single industrial unit providing (in parts) some three floors of accommodation. It would be finished in metal cladding with glazed openings. Whilst it is accepted that the industrial unit will have a significant mass and bulk, given its scale and footprint, it has been designed to meet its proposed function and would reflect the scale of other industrial units nearby.

9.8 It is considered that the proposed design and appearance would be of an acceptable standard and the unit would sit comfortably in terms of its design, scale and appearance within the context in which it would be set. It is therefore considered that the appearance of the proposal is acceptable and would comply with the requirements of UDP Policies C1 and E6 and Section 7 of the NPPF.

Highways, Access and Parking

- 9.9 The NPPF outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements, local authorities should seek to ensure that they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.
- 9.10 Paragraph 32 of the NPPF states that “All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:
- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
 - Safe and suitable access to the site can be achieved for all people; and
 - Improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development.
- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.
- 9.11 The application is accompanied by a Transport Statement (TS) which assesses existing transport conditions in the area and the likely impact of the proposed development.
- 9.12 The submitted TS sets out the likely trip calculations associated with the proposed use and potential impact of additional vehicle movements associated with the overall scheme. In addition an assessment of the impact upon the surrounding highway network has been provided as part of the TS. This concludes that the proposed B8 Use is predicted to generate 17 and 12 two way vehicle movements in the AM and PM peak periods respectively. The TS also confirms that this is considered to be a marginal change in traffic movements over baseline traffic conditions. Based on observed traffic conditions on Windmill Lane this change in traffic flow is considered to be well within the day to day variation of flow on the highway network and will not have a 'severe' impact when the development is in operation.
- 9.13 The Head of Environmental Services (Highways) has considered the impact of the proposed development upon the highway network and has not raised any objections.
- 9.14 In terms of parking provision, the application proposes 16 car parking spaces which are to be allocated to the proposed units. This is considered to be appropriate level based on a mix of B1 and B8 Uses. The scheme also proposes 3 cycle spaces and it is recommended that a condition be attached to any approval providing final details of covered and secure cycle parking.
- 9.15 With regard to access arrangements and servicing, suitable space would remain in front of the building for the safe manoeuvring of goods vehicles. The proposed shared service access for the existing industrial unit at Francis Kirk and Sons Ltd and the proposed units is also suitable for its intended purpose. The proposed access and servicing arrangements are therefore considered acceptable and in accordance with the relevant requirements of UDP policies E6 and T1 and the Employment Land SPD.
- 9.16 Overall, in relation to highway matters, the increase in vehicular movements associated with the proposed floor space would not have a significant impact on the capacity of the highway network or highway safety, as confirmed in the submitted TS. The proposed access arrangements together with vehicular and cycle parking provision is also considered to be acceptable as confirmed by the Head of Environmental Services (Highways). As a result, the scheme is considered acceptable from a highway point of view and complies with UDP Policies T1, E6 and paragraph 32 the NPPF.

- 9.17 A Public Right of Way runs alongside the site. There is no proposal to block or divert the right of way and therefore there is no objection in this respect.

Residential Amenity

- 9.18 The NPPF identifies a set of core land use planning principles that should underpin both plan making and decision making. Amongst these core principles include a requirement that planning should seek to secure a good standard of amenity of all existing and future occupants of land and buildings. These principles are supported by UDP Policy E6.
- 9.19 The application sites lies wholly within the Established Employment Area as identified on the UDP Proposals Map and is adjacent to other industrial uses. The nearest residential properties lie on Kennedy Way, some 313 metres to the boundary of the application site area.
- 9.20 Given the location of the building adjacent to existing industrial premises, together with its siting some 313m away from the nearest residential property, it is not considered that the proposal would result in any significant noise impacts and therefore the amenity of surrounding residential properties would not be harmed as a result of the proposed development. It should also be noted that the Head of Environmental Services (Environmental Protection) has not raised any objections to the proposal on noise grounds. The proposal therefore complies with UDP Policy E6 and the NPPF.

Crime and Disorder

- 9.21 S17 (1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- 9.22 Given the scale and nature of the proposal, together with its location, it is considered that the proposal would not lead to crime and disorder in the local community and accord with the requirements of the National Planning Policy Framework in this regard.
- 9.23 The more detailed Crime Impact Statement (CIS) submitted with the application states that the level of crime in the locality is low and the proposed development has been well considered from a crime prevention perspective. The views of Greater Manchester Police (Design For Security) on the submitted CIS are awaited and will be reported verbally to Members.

Contamination

- 9.24 Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects of pollution on health, the natural environment or general amenity and the potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account. Where a site is affected by contamination, responsibility for securing a safe development rests with the developer or land owner.
- 9.25 Policy MW11 Contamination of the UDP states that where development is proposed on a site that based on historical knowledge may have a contamination problem, conditions will be attached to any planning permission that is granted.
- 9.26 The Councils Head of Environmental Services (Environmental Protection) has been in discussion with the applicants appointed Environmental Consultants regarding ground conditions on the site and has recommended that a contaminated land condition be attached to any planning permission to secure remedial measures required to remove,

stabilise, contain or treat potential contamination on site prior to the commencement of the development.

Flood Risk and Drainage

- 9.27 The site lies within Flood Zone 1 and is therefore located within an area which is at the lowest risk of flooding.
- 9.28 In terms of drainage, the scheme would be required to incorporate a sustainable drainage system (SUDS). In a Written Ministerial Statement in December 2014, the Secretary of State for Communities and Local Government set out the Government's expectation that sustainable drainage systems (SUDS) will be provided in new developments, where this is appropriate. The Statement requires decisions on planning applications relating to major developments to ensure that SUDS for the management of surface water run-off are put in place, unless demonstrated to be inappropriate. Under these arrangements, Local Planning Authorities should consult the relevant Lead Local Flood Authority (LLFA) on the management of surface water, satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development.
- 9.29 Particular types of sustainable drainage systems may not be practical in all locations. Any future drainage design would need to consider the drainage hierarchy laid down in the NPPF and provide evidence to inform the final design. The SUDS should be designed to ensure that the maintenance and operation requirements are economically proportionate.
- 9.30 The NPPF states that whether SUDS should be considered will depend on the proposed development and its location, for example whether there are concerns about flooding. Whether a SUDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority and advice should be sought from relevant flood risk management bodies, principally the LLFA.
- 9.31 The application submission does not include any detailed drainage designs. However, it is considered that these could be secured by a planning condition with any detailed design subject to consultation with the LLFA.
- 9.32 Overall given that the application site is located within Flood Zone 1 and subject to a condition securing a detailed drainage scheme and details of ongoing maintenance, the proposed scheme is not considered to be at risk of flooding, nor would it result in flood risk elsewhere.

Archaeology

- 9.33 The site is on the former site of Denton Hall which was destroyed by fire and the remaining structure re-located in the mid-1970s. The remains of the hall building were fully exposed and recorded during excavations by the local archaeological society and later still by Greater Manchester Archaeological Advisory Unit (GMAAS).
- 9.34 GMAAS have been in discussion with the applicant and have concluded that it would be appropriate and necessary to attach a condition requiring the implementation of archaeological works having regard to the requirement in the NPPF at paragraph 141 "to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part)" and "to make this evidence (and any archive generated) publicly accessible".

Ecology

- 9.35 The applicant consulted with the Greater Manchester Ecological Unit (GMEU) prior to submission of the planning application. It was determined that there was no requirement to carry out an ecological survey to support the application.

9.36 It is recommended that there be a condition attached to ensure that "Reasonable Avoidance Measures" are adopted during construction works to protect any mammals or amphibians that may be in the area.

9.37 It is considered that subject to this condition there is no objection to the proposal on ecological grounds.

Other

9.38 It is not considered there are any local finance considerations that are material to the application.

9.39 The proposal is considered not to be EIA development under either schedule 1 or 2 of the EIA Impact Regulations 2011 or a variation/amendment of previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

9.40 Concern has been expressed from the occupier of a neighbouring industrial unit regarding the size, scale and close proximity of the proposed industrial unit to their premises and the fact that it will block out light. Whilst the close proximity of the proposed industrial building in relation to adjoining industrial premises is noted, policies in the UDP do not protect the amenities of existing occupiers of industrial premises from such proposals.

9.41 It is considered that the development complies with the Development Plan when read as a whole and there are no other material considerations that would justify any decision contrary to the development plan. Having regard to paragraph 12 of the NPPF which requires proposals which accord with the development plan to be approved unless material considerations indicate otherwise, it is recommended that permission be granted subject to conditions.

10. RECOMMENDATION

Grant planning permission subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.
- 2) Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the building have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
- 3) Foul and surface water shall be drained on separate systems.
- 4) Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

- 5) Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

- 6) During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
- 7) The use hereby permitted shall not be operated on Sundays and Bank Holidays and outside the hours of 07:00 to 18:00 Monday to Saturday.
- 8) All fixed plant and machinery shall be acoustically treated/designed in accordance with a scheme to be agreed in writing with the Local Planning Authority. The agreed measures shall be maintained thereafter.
- 9) Prior to bringing the development into use the car parking, cycle parking, servicing and turning facilities indicated on the approved plan shall be provided to the full satisfaction of the Local Planning Authority and thereafter kept unobstructed and available for their intended purposes. Vehicles must be able to enter and leave the site in forward gear at all times.
- 10) No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
 1. A programme of archaeological investigation to include:
 - targeted evaluation of the moat through trial trenching
 - informed by the above, more detailed, targeted excavation and recording.
 2. A programme for post investigation assessment to include:
 - (where necessary) finds conservation
 - Analysis and reporting of finds
 - Production of a final report on the significance of the archaeological interest.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record and Tameside Local Studies Library.
 4. Dissemination of the results.
 5. Provision for archive deposition of the report and records of the site investigation.
 6. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.
- 11) Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.

- (i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - (ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - (iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - (iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.
The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.
- 12) Notwithstanding the submitted details, prior to the commencement of development details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The treatments so approved shall then be provided in full prior to the occupation of the development and shall thereafter be retained to the satisfaction of the Local Planning Authority.
- 13) Reasonable Avoidance Measures (RAMs) for the protection of mammals /amphibians should be adopted in full during any construction works related to and including the development. These shall include -
- (a) All excavations on site should be covered at night or a ramp should be provided to allow mammals/amphibians to exit excavations. All excavations should be checked for these species each morning prior to the re-commencement of any works.
 - (b) All exposed new pipework and drains should be capped at night so as to avoid trapping amphibians.
 - (c) All excavated materials/waste should be stored in skips or similar and not on the ground where it could be used as a refuge/resting area by amphibians. Alternatively all waste should be removed from site daily.
 - (d) All stored building materials that might be used as temporary resting places by amphibians should be stored off the ground on pallets or similar.
 - (e) Scaffold footings will be placed on sand to prevent newts taking temporary refuge underneath the footings.
- 14) The development shall not be brought into use until details of a Travel Plan have been submitted to and approved in writing by the local authority. The approved travel plan shall be implemented to the satisfaction of the local Planning Authority prior to occupation of any part of the development.
- 15) A scheme of security lighting to the northern boundary of the site (adjacent to Public Right of Way DEN/13) shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme shall be installed and be operational prior to the first occupation of the development. The scheme shall be retained at all times thereafter.

- 16) The development hereby approved shall be carried out in accordance with the submitted Crime Impact Statement Version 'A' dated 26/05/2017 (Ref 2017/0174/CIS/01) and received by the Local Planning Authority on 6 July 2017 and its associated recommendations.
- 17) The development hereby approved shall not be occupied or used until the local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.
- 18) Prior to the commencement of development details of covered and secure cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to the first occupation of the development hereby approved and unless otherwise first agreed in writing by the Local Planning Authority maintained as such at all times thereafter.
- 19) The development hereby approved shall be carried out in strict accordance with the following drawings received by the Council on 22 May 2017.
 - 17 001-1 Rev B (Site Plan)
 - 17 001-3 Rev B (First Floor)
 - 17 001-4 Rev B (Second Floor)
 - 17 001-6 Rev B (Elevations Sheet 1)
 - 17 001-7 Rev B (Elevations (Sheet 2) and Images)
 - 17 001-8 Rev C (Sections & Images)
 - 17 001-9 Rev B (Fix 8 Ground Floor)
 - 17 001-10 Rev B (Fix 8 First Floor)
 - 17 001 – 11 Rev B (Fix 8 Second Floor)
 - 17 001-12 (Site Location Plan)