APPENDIX B GPDO 2010 Part 8: INDUSTRIAL AND WAREHOUSE DEVELOPMENT

Part 8 is an amendment to the original Part 8 of the GPDO and it increases the permitted development rights of Industrial and Warehouse buildings. Under the Use Classes Order, Industrial buildings are defined as uses falling within Classes B1 and B2 and Warehouses defined as falling under Class B8.

Like the original Part 8, the amendment is also made up of four classes. Class A deals with the erection, extension and alterations to industrial buildings and warehouses; Class B deals with the installation of plant and machinery together with a range of alterations to Industrial land; Class C addresses hard surfacing whilst Class D deals with waste material deposits.

The main differences between the previous and the amended Class A categories are the introduction of the ability to construct detached buildings under permitted development, introduction of height restrictions in relation to distances to the boundary and removal of permitted Development Rights for Listed Buildings. The conditions and interpretation notes have also been amended.

Class B remains unchanged from the previous legislation as does Class D. Class C has been amended to require the use of porous materials in development of hard surfacing.

CLASS A: ERECTION, EXTENSIONS AND ALTERATIONS TO INDUSTRIAL BUILDINGS AND WAREHOUSES (B1, B2 and B8 USES)

You are able to extend and alter an industrial building and warehouse without planning consent provided that:

- If the new building erected is within 10 metres of the curtilage boundary, the height does not exceed 5 metres. In all other cases, the height of the highest building within the site curtilage must not be exceeded or 15 metres, whichever is the lower;
- If the building altered or extended is within 10 metres of the curtilage boundary, the height does not exceed 5 metres. In all other cases, the height of the building being extended or altered cannot be exceeded;
- No development is within 5 metres of the curtilage boundary;
- The gross floor space of any new buildings does not exceed 100m²;
- The gross floor space of the original building would be exceeded by more than 10% in a conservation area or 25% in any other case, whichever is the lesser amount;
- The gross floor space of the original building would be exceeded by more than 500 metres² in a conservation area or 1,000m² in any other case, whichever is the lesser amount;
- The development does not lead to a reduction in parking and vehicle turning space; AND
- The development is not within the curtilage of a listed building.

Conditions:

- Development has to be within the curtilage of an existing industrial building or warehouse;
• For industrial buildings, any building constructed, extended or altered has to be used as part of the B1/B2 use or for the provision of employee facilities;

• For Warehouses, any building constructed, extended or altered has to be used as part of the B8 use or for the provision of employee facilities;

• Employee facilities cannot be used outside the hours of 0700 to 1830 unless the employees using them are on site undertaking their employment or at all if there is a notifiable quantity of a hazardous substance is present at the premises;

• In conservation areas, new buildings have to be made from materials similar in external appearance to the original building; AND

• In conservation areas, extensions and alterations have to be made from materials similar in external appearance to the building being extended.

**Interpretation Notes:**

Where two or more original buildings are in the same curtilage being used as for the same institution, they are to be treated as a single original building for any measurements.

The term “original building” does not include any building constructed at any time under Class A.

“Employee facilities” means social, care or recreational facilities provided for employees of the undertaking, including crèche facilities provided for the children of the employees.

**CLASS B: INSTALLATION OF ADDITIONAL OR REPLACEMENT PLANT OR MACHINERY:**

**PROVISION, REARRANGMENT OR REPLACEMENT OF A SEWER, MAIN, PIPE, CABLE OR OTHER APPARATUS:**

**PROVISION, REARRANGMENT OR REPLACEMENT OF A PRIVATE WAY, PRIVATE RAILWAY, SIDING OR CONVEYOR**

You are able to carry out the installation of additional or replacement plant or machinery within the curtilage of an industrial building without planning permission provided that:

• It does not materially affect the external appearance of the premises; AND

• Any plant or machinery does not exceed 15 metres above ground level or the height of anything replaced, whichever of these is the greater.

**CLASS C: PROVISION AND REPLACEMENT OF HARD SURFACING (B1, B2 and B8 USES)**

You are able to provide and/or replace in whole or part a hard surface within the curtilage of an industrial building or warehouse without planning permission provided that:

• The hard surfacing is not within the curtilage of a listed building.

Conditions:

• If there is a risk of ground water contamination, the hard surface must not be made of porous materials;
• In all other cases it has to have a porous surface OR the run-off from it has to be directed to a permeable or porous area within the curtilage of the industrial building or warehouse.

**CLASS D: DEPOSIT OF WASTE MATERIAL FROM AN INDUSTRIAL PROCESS ON LAND THAT WAS USED FOR SUCH A PURPOSE ON 1ST JULY 1948 WHETHER OR NOT THE SUPERFICIAL HEIGHT OF THE DEPOSIT IS EXTENDED AS A RESULT**

You are able to carry out the above without planning permission provided that:

• The waste material is not and does not include material resulting from the winning and working of minerals; AND

• The use of the land on 1st July 1948 was for the deposit of material resulting from the winning and working of minerals.