

Industrial Building Planning Case Study

Project facts

Client:	St. Bernard Composites Ltd.
Location:	Invincible Road, Farnborough
Proposal:	Temporary industrial building for a 3 year period
Council:	Rushmoor Borough Council

Building requirement

St. Bernard Composites Ltd. required a building to provide additional workspace for a temporary period as a result of unexpected demand. Due to the urgent operational requirements of the business, the building was erected before approval.

The development would ensure the availability of adequate manufacturing space pending a move to a purpose-built factory.

What planning issues arose?

As there was an urgent need for the building, the application needed to be submitted quickly, with justification of the need for a retrospective application.

Due to a proposed use of noise generating equipment close to a residential area, Environmental Health required further details to address the issue.

How did Mosaic help?

Mosaic addressed the concerns by:

- Submitting the planning application within two weeks from instruction
- Emphasising to the Council the economic benefits of supporting a local employer with an urgent requirement
- Working with the customer, building supplier and the architect to address environmental health issues of noise and landfill gas

The result?

Within 8 weeks of the application being submitted, planning permission was granted retrospectively for a period of 3 years.