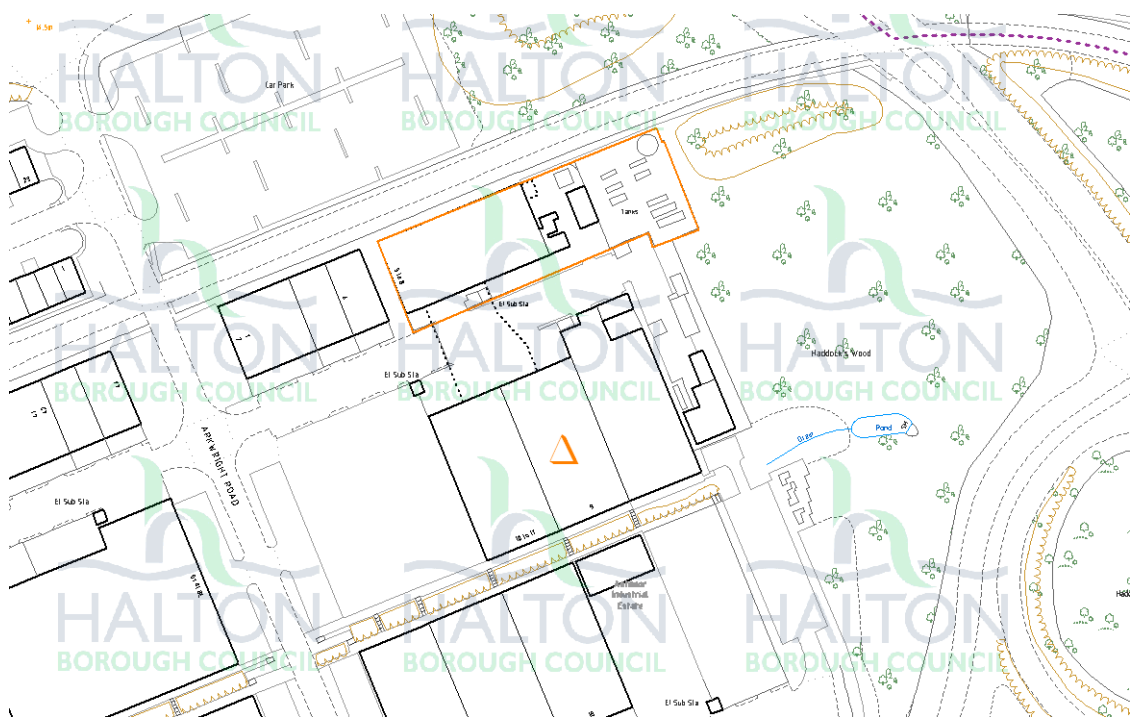


<b>APPLICATION NO:</b>	13/00256/FUL
<b>LOCATION:</b>	9 Arkwright Road, Runcorn, Cheshire, WA7 1NU.
<b>PROPOSAL:</b>	Proposed extension to an existing pharmaceutical building.
<b>WARD:</b>	Halton Castle
<b>PARISH:</b>	N/A
<b>CASE OFFICER:</b>	Jeff Eaton
<b>AGENT(S) / APPLICANT(S):</b>	Mr Anthony Ambrose, DUST Design Ltd, Studio 1, The Stableyard, London, SW12 9EB.
<b>DEVELOPMENT PLAN ALLOCATION:</b>	Primarily Employment Area Local Employment Area
National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2012)	
<b>DEPARTURE</b>	No
<b>REPRESENTATIONS:</b>	None Received
<b>KEY ISSUES:</b>	Design and appearance, transport and highways
<b>RECOMMENDATION:</b>	Grant permission subject to conditions
<b>SITE MAP</b>	



## **1. APPLICATION SITE**

### **1.1 The Site**

The site is located on Arkwright Road on Astmoor Industrial Estate. The site is bounded by the busway to the north and Haddocks Wood to the east. The surrounding area is predominantly industrial in nature.

The site is designated in the Halton Unitary Development Plan as Primarily Employment Area.

## **2. THE APPLICATION**

### **2.1 The Proposal**

The application proposes an extension to an existing pharmaceutical building. The extension would increase the floorspace of the building by 1685sqm and would create additional space for manufacturing, storage and ancillary office accommodation. The application form indicates that this extension would create an additional 20 full time jobs at the site.

The proposal also includes some minor alterations to the external appearance of the building to give the building as a whole a uniform appearance.

### **2.2 Documentation**

The planning application is supported by a Design and Access Statement, Transport Statement, Preliminary Risk Assessment Report and a Geo-Environmental Investigation and Risk Assessment Report.

## **3. POLICY CONTEXT**

### **3.1 National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any

adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

### 3.2 Halton Unitary Development Plan (UDP) (2005)

The site is designated as a Primarily Employment Area in the Halton Unitary Development Plan. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance;

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- PR14 Contaminated Land;
- TP6 Cycle Provision as Part of New Development
- TP12 Car Parking
- TP16 Green Travel Plans
- E3 Primarily Employment Areas

### 3.3 Halton Core Strategy (2012)

The following policies, contained within the Core Strategy are of particular relevance:

- CS2 Presumption in Favour of Sustainable Development
- CS4 Employment Land Supply and Locational Priorities
- CS15 Sustainable Transport
- CS18 High Quality Design

## **4. CONSULTATIONS**

### 4.1 Highways

No objection to the proposed development subject to the attachment of a number of conditions securing the car park being formally marked out, removal of permitted development rights for the car park, the provision of cycle parking and the production of a travel plan.

### 4.2 Environmental Health – Contaminated Land

The application is accompanied by a Preliminary Risk Assessment Report and a Geo-Environmental Investigation and Risk Assessment Report. The Contaminated Land Officer is generally happy with the assessment and has not raised an objection, however there are a number of queries which need to be addressed. For this reason, it is considered reasonable to attach a full contaminated land condition.

#### 4.3 Health & Safety Executive

Based on the site being within the consultation distance of a Hazardous Site, the application details have been inputted into the PADHI + system. In this instance, The Health & Safety Executive do not advise on safety grounds, against the granting of planning permission.

#### 4.4 Cheshire Police

No objection to the proposed development has been raised, however they have outlined a list of minimum criteria which they would like to see incorporated within the design of the extension. These observations have been forwarded to the agent and it is considered appropriate to attach them as an informative.

### 5. **REPRESENTATIONS**

5.1 The application has been advertised by a press advert in the Widnes & Runcorn World on 17/07/2013, a site notice posted on Arkwright Road on 17/07/2013 and 89 neighbour notification letters sent on 04/07/2013. No objections have been received from the publicity given to the application.

### 6. **ASSESSMENT**

#### 6.1 Principle of Use

This application relates to the extension of an existing pharmaceutical facility on Astmoor Industrial Estate which designated as a Primarily Employment Area in the Halton Unitary Development Plan and Local Employment Area in the Core Strategy. The proposal would enlarge the existing facility which essentially comprises of a mixed use between manufacturing (Use Class B2) and storage (Use Class B8) and would create an additional 20 full time jobs. This is considered to be in compliance with Policy E3 of the Halton Unitary Development Plan which indicates that development falling within Use Classes B1, B2 & B8 will be permitted in the Primarily Employment Areas. The proposed development is considered to be acceptable in principle.

#### 6.2 Highway Safety and Access

The application is accompanied by a Transport Statement which along with the plans has been reviewed by the Highway Officer. The application would provide 34 spaces and includes 1 motorbike, 2 disables and 3 cycle parking spaces. The number of standard parking spaces proposed is considered to be sufficient, however it is considered necessary to increase the disabled parking to 10%, in this case a minimum of 3 spaces and cycle parking required is 5 spaces located in a covered, secure shelter located in a prominent and visible location. An objection has not been raised as there is sufficient space to achieve this and can be secured by condition.

The overall conclusion is that the proposed extension would still ensure that sufficient space for parking and servicing would be available to ensure that highway safety would not be compromised. The proposal is considered to be compliant with Policies TP6, TP12 and TP16 of the Halton Unitary Development Plan and Policy CS15 of the Halton Core Strategy.

### 6.3 Visual Impact

The proposed extension would be partly single storey and partly two storey. The two storey element would have a height to ridge level of 8.5m which is higher than the existing building. Given its location on Astmoor Industrial Estate on which there is a variety of buildings which vary in height, it is not considered that this would appear out of character and would not be significantly prominent given its location at the rear of the site adjacent to Haddocks Wood.

As part of the extension proposal, the applicant is proposing to make some minor alterations to make it uniform in appearance. A full specification of the materials proposed is detailed on the proposed elevations and is considered to be acceptable. This should be secured by condition to ensure that the development is carried out in an acceptable manner.

The proposed design and appearance of the scheme is considered to comply with Policy BE 1 and BE 2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy.

### 6.4 Residential Amenity

The site is located within Astmoor Industrial Estate and surrounding sites are either vacant industrial land or within existing industrial and employment uses. There are no existing residential properties within the immediate vicinity of the site and it is not considered that the proposal would impact on residential amenity compliant with Policy BE 1 of the Halton Unitary Development Plan.

### 6.5 Ground Contamination

The application is accompanied by a Preliminary Risk Assessment Report and a Geo-Environmental Investigation and Risk Assessment Report. The Contaminated Land Officer is generally happy with the assessment and has not raised an objection, however there are a number of queries which need to be addressed. For this reason, it is considered reasonable to attach a full contaminated land condition to ensure that any ground contamination is dealt with appropriately to ensure compliance with Policy PR14 of the Halton Unitary Development Plan.

## 7. CONCLUSIONS

In conclusion, the proposed development would allow an existing business located on Astmoor Industrial Estate expand and create an additional 20 full time jobs at the site. The site is located in a Primarily Employment Area and

the proposal is considered to comply with Policy E3 of the Halton Unitary Development Plan.

The applicant has demonstrated that the proposed extension would have no significant highways impacts, and that sufficient space for parking and servicing would remain which would comply with Policies TP6, TP12 and TP16 of the Halton Unitary Development Plan.

Furthermore, the proposed design and appearance of the extension and the resultant appearance of the building overall is considered to comply with Policies BE1 and BE2 of the Halton Unitary Development Plan

The application is recommended for approval subject to conditions.

## **8. RECOMMENDATIONS**

Grant planning permission subject to conditions.

## **9. CONDITIONS**

1. Time limit condition
2. Approved Plans – (Policy BE1)
3. Materials as detailed on submitted plans – (Policy BE2)
4. Ground Contamination (Policy PR14)
5. Travel Plan (Policy TP16)
6. Provision of parking, servicing etc to be agreed and be constructed prior to occupation of the extension – (Policy BE1)
7. Cycle parking provision (Policy TP6)

Informatives

1. Cheshire Police Observations

## **10. SUSTAINABILITY STATEMENT**

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.