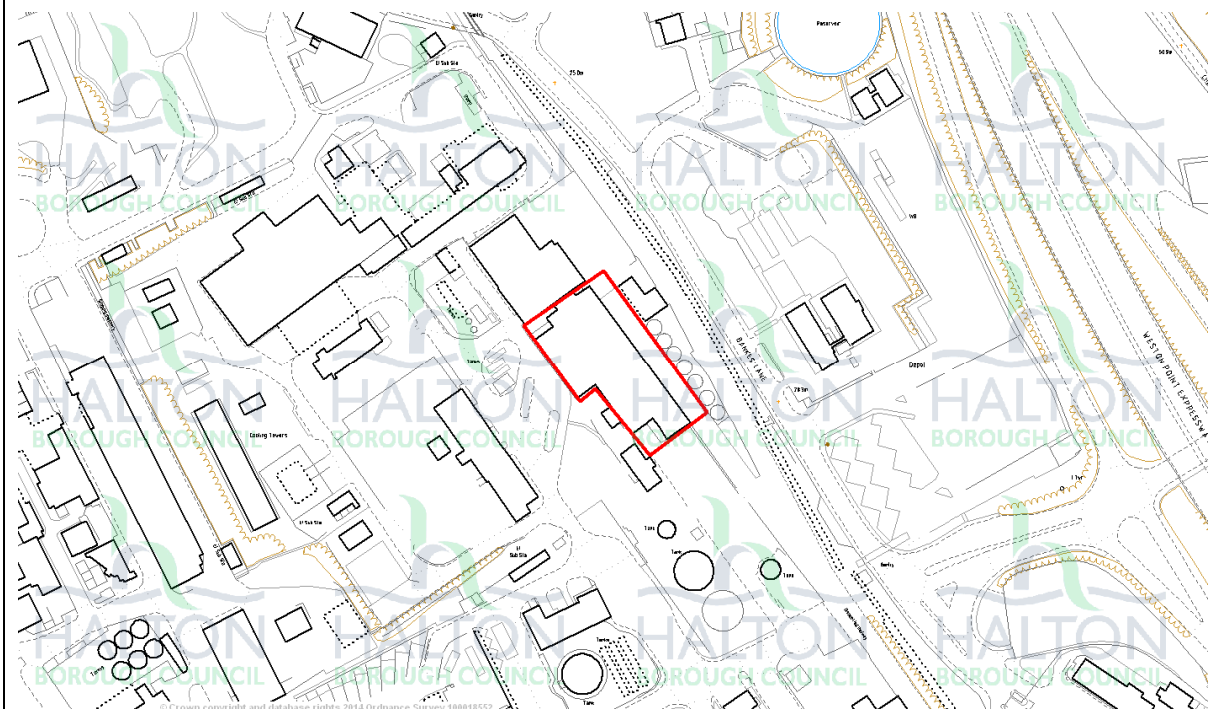


APPLICATION NO:	14/00192/FUL
LOCATION:	Ineos Chlor Vinyls, Castner Kellner, Runcorn
PROPOSAL:	Proposed erection of steel framed building on exiting concrete base
WARD:	Heath
PARISH:	N/A
CASE OFFICER:	Rob Cooper
AGENT(S) / APPLICANT(S):	Mr William Findlay
DEVELOPMENT PLAN ALLOCATION:	National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013)
DEPARTURE REPRESENTATIONS:	No None
KEY ISSUES:	Primarily Employment Area
RECOMMENDATION:	Approval

SITE MAP



APPLICATION SITE

The Site and Surroundings

The proposed development site is located within the existing industrial site of Ineos Chlor Vinyls, Castner Kellner, Runcorn.

Planning History

There are no recent relevant planning permissions on the application site itself, but the site does fall within the wider Ineos site which was subject to recent Hazardous Substance Consents 13/00080/HSC and 13/00279/HSC.

1. THE APPLICATION

Documentation

The application has been submitted with the requisite planning application form, a complete set of plans and supporting information including a design and access statement.

2. POLICY CONTEXT

The site is allocated as a school site under Policy S24 in the Halton Unitary Development Plan (UDP) which is of relevance. Policy CS1 of the Halton Core Strategy Local Plan is also of relevance.

The National Planning Policy Framework is now a material planning consideration, in particular chapters 6 'Delivering High Quality Homes' and 7 'Requiring good design,' are of relevance.

The other key policies of relevance are as follows:

Unitary Development Plan (2005)

BE1 General Requirements for Development
BE2 Quality of Design
E3 Primarily Employment Area
E5 New Industrial and Commercial Development
TP12 Car Parking
PR14 Contaminated Land
PR15 Groundwater

Halton Core Strategy Local Plan (2013)

The Core Strategy provides the overarching strategy for the future development of the Borough, in this particular case the following Policies are of relevance

CS2 Presumption in Favour of Sustainable Development
CS18 High Quality Design

Supplementary Planning Documents

Design of New Commercial and Industrial Development SPD

3. CONSULTATION AND REPRESENTATION

The application has been advertised as a departure by means of a site notice, press notice and neighbouring properties have been consulted via letter.

Consultation has been undertaken internally with the Highways Division , the Contaminated Land Officer, Environmental Health Officer, and externally with the Environment Agency.

Due to the site's location within the Ineos COMAH area, the Health and Safety Executive (HSE) has been consulted through the Padhi+ system and it does not advise against.

4. ASSESSMENT

The applicant is seeking planning consent for the construction of a new steel framed industrial building, with associated processing plant, tank farm and external works. The building would be used to establish a new rubber devulcanising plant.

Devulcanisation of rubber is a process that breaks the sulphur bonds created by the vulcanisation process and transforms the rubber particles back into a reactive polymer that can replace the use of virgin rubber, and is therefore a means of recycling rubber.

The types of materials that would be brought onto the site would be crumbed / shredded tyres that have been processed elsewhere and transported to the site by heavy good vehicles.

The applicant has stated that the site will have 15 employees onsite, and would operate 24 hours a day.

Policy and Principle of Development

The site is located within a primarily employment area as designated in saved Policy E3 of Halton Unitary Development Plan. The proposed development is for an industrial building and a process falling with B2 use class 'General Industry' and is therefore is considered to be acceptable in principle.

Design, Character, and Amenity

In terms of scale, the new building would have a floor space just under 1,500m², the maximum height of the building would be 9.5m. Adjacent to the building is a tank farm, the maximum heights of the tanks would be 7.9m high.

With regards to the appearance of the building, this would be portal framed, and finished in profiled insulated cladding sheets, that would be similar in appearance to existing adjacent buildings.

In principle, the design is considered to be acceptable, but a condition is recommended for the approval of final materials prior to the commencement of development. It is, therefore, considered to comply with Policy E5 of the UDP and the Design of New Commercial and Industrial Development SPD.

With regards to residential amenity, the nearest residential properties would be approximately 250m north on Roscoe Crescent and Allen Road, whilst to the east the nearest residential properties would be 260m away on Cheshyres Lane. Taking into account the distances and the physical features in between, including adjacent industrial land and surrounding road networks, it is considered that the development would not have a detrimental impact on residential amenity.

Highways

The proposal would employ 15 members of staff. These would use the existing staff car park used by Ineos staff, which is currently located adjacent to the existing access off Bankes Lane. This access would also be used for deliveries of raw materials and for transporting finished product (devulcanised rubber) offsite. This is a security controlled access already designed to allow for the egress of HGV traffic, therefore it is considered suitable to also provide access to the proposed development, and there it would not have a detrimental impact on highway safety.

Contaminated Land

The application has been submitted with a Phase 1 Environmental Assessment (ABM Limited, 01 May 2014). This has been considered by the Council's Contaminated Land Officer. Whilst no objection is raised, conditions have been recommended for additional ground investigations and that would be subject to a planning condition.

5. SUMMARY AND CONCLUSIONS

The proposed development is for an industrial building and a process falling within B2 use class 'General Industry' and is therefore is considered to be acceptable in principle. Furthermore the design and appearance is in keeping with the existing and surrounding industrial area.

The application, therefore, complies with the National Planning Policy Framework, Unitary Development Plan Policies BE1, BE2, E3, E5, TP12, PR14, PR15, Policies CS2, CS18 of the Core Strategy Local Plan and the Design of New Residential Development SPD.

6. RECOMMENDATIONS

Approval subject to the following conditions listed below: -

1. Standard condition relating to time limit for commencement.
2. Condition listing all relevant plans / amended plans (BE1).
3. Wheel wash condition required for construction phase (BE1).
4. Submission of a construction traffic management plan (BE1)
5. Condition requesting submission and approval of materials (BE2).
6. Condition(s) in relation to contaminated land (PR15)