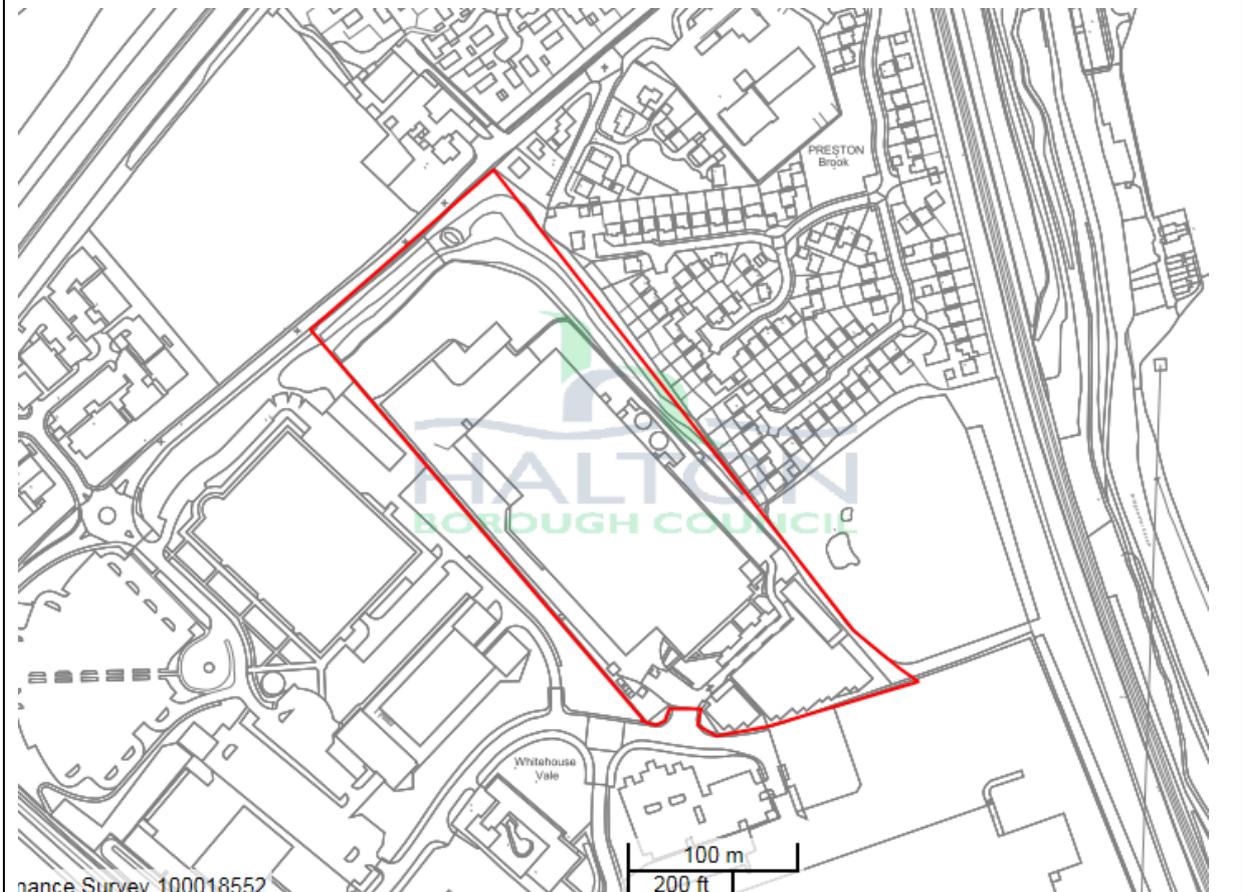


APPLICATION NO:	17/00565/FUL
LOCATION:	Teva Pharmaceuticals, Aston Lane North, Runcorn
PROPOSAL:	Proposed construction of extension to the existing production facility and warehouse
WARD:	Daresbury
PARISH:	Preston Brook
AGENT(S) / APPLICANT(S):	Teva Pharmaceuticals
DEVELOPMENT PLAN ALLOCATION: National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy Local Plan (2013)	Primarily Employment Area
DEPARTURE	No
REPRESENTATIONS:	1 letter received
KEY ISSUES:	Principle of development; Reduction in mound/ screening, Lighting and Noise, Design, Flooding and Drainage, Highways, Residential Amenity, Employment Retention and Creation
RECOMMENDATION:	Approve Subject to Conditions

SITE MAP



nance Survey 100018552

THE APPLICATION SITE

The Site

Site of approximately 4.9 hectares within a Primarily Employment Area as defined by the Halton Unitary Development Plan. Site of existing pharmaceutical manufacture and distribution facility on eastern edge of White House Vale Industrial/ Commercial Area. The site is accessed from Aston Lane North and bounded by Chester Road to the north and ongoing residential development beyond. To the northeast of the site sits the Bridgewater Grange residential area separated from the site by a landscaped bund.

Planning History

The site benefits from a lengthy history of planning permissions for various extensions and alterations. Of particular note previous planning permission (11/00078/FUL) was approved for an earlier extension to the pharmaceutical manufacturing facility with ancillary warehouse and distribution, extended loading area and hardstanding. A subsequent planning permission (ref. 16/00009/FUL) has also been approved for a proposed extension to provide a training facility at first floor level.

THE APPLICATION

The proposal

The proposed development comprises the construction of an extension to the existing pharmaceutical manufacture and distribution facility. The proposals will provide for approximately 4727m² of additional warehouse floor space. In order to make way for the proposed extension and circulation space, an existing mound which separates the proposed from adjoining residential properties at Bridgewater Grange will be removed in part and re-profiled. The facility will continue to be accessed via an existing access from Aston Lane North.

Documentation

The applicant has submitted a planning application, drawings and the following reports:

Planning Statement/ Design and Access Statement

POLICY CONTEXT

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.

The government has published its finalised Planning Practice Guidance (PPG) to compliment the National Planning Policy Framework (NPPF).

Halton Unitary Development Plan (UDP) (2005)

The following Unitary Development Plan policies and policy documents are relevant to this application: -

- BE1 General Requirements for Development
- BE2 Quality of Design
- PR2 Noise Nuisance
- PR4 Light Pollution
- PR6 Development and Flood Risk
- TP12 Car Parking
- TP16 Green Travel Plans
- E3 Primarily Employment Area
- E5 New Industrial and Commercial Development

Halton Core Strategy Local Plan (2013)

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

CS1 Halton's Spatial Strategy
CS2 Presumption in Favour of Sustainable Development
CS4 Employment Land Supply and Locational Priorities
CS18 High Quality Design
CS23 Managing Pollution and Risk

Joint Waste Local Plan 2013

WM8 Waste Prevention and Resource Management
WM9 Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents (SPD)

Design of New Industrial and Commercial Development SPD

CONSULTATIONS

The application has been advertised via the following methods: site notices posted near to the site, press notice, and Council website. Surrounding residents and businesses have been notified by letter.

The following organisations have been consulted and any comments received have been summarised below in the assessment section of the report:

United Utilities – No Objection in Principle

Moore Parish Council – No Comments Received

Council Services:

HBC Highways – No Objection in Principle

HBC Drainage – No Objection in Principle

Environmental Health – No Comments Received

REPRESENTATIONS

1 letters of representation has been received from a resident of the adjoining Bridgewater Grange estate. This raises the following issues/ queries:

"I received the letter regarding this application to further extend the Teva facility which stands at the top end of my street (Bridgewater Grange). Having looked at the plans it is still unclear to me what visual impact this will have. There is also no mention of when the work will be carried out.

Last year they extended the facility upwards, making the unsightly building far more visible both from the street and from my garden (and many others I imagine). They were supposed to plant mature trees in front of the building to conceal it, but they never materialised. I emailed the man who had been dealing with queries about this but received no reply. They also performed work from an early hour on Saturdays, which was extremely inconvenient.

Frankly, their building is already an eyesore and I would be extremely grateful if I could receive practical information about their plans (in layman's terms) to determine whether I (and other neighbours) will have anything to object to. I already feel like the value of my property has been affected by the extension from last year."

Issues raised including those relating to amenity and outlook of adjoining residential properties and the status of the existing landscaped mound are addressed later within this report. Detailed sections through the mound to show the impact of the proposed facilitating works to the existing mound have been requested. Once received, a response will be provided to the neighbour who will be given the opportunity comment further. Members will be updated accordingly.

ASSESSMENT

Background

In January 2006 Teva acquired this Runcorn site which now manufactures sterile products for use in the treatment of respiratory conditions such as asthma and chronic obstructive pulmonary disease. Teva have since extended the existing facility to include a new office building, laboratory and an extension to the existing warehouse. The site is however reported to now be working at capacity. As the production footprint has increased this has expanded to the detriment of warehouse space. An extension is therefore now proposed to ensure that adequate space is provided for safe and efficient warehouse operations.

In order to make way for the proposed extension and circulation space, an existing mound which separates the proposed from adjoining residential properties at Bridgewater Grange and from the A56 Chester Road will be removed in part and re-profiled. The facility will continue to be accessed via an existing access from Aston Lane North.

The proposals seek to extend the existing warehouse building by approximately 68m to the rear in a north westerly direction. The proposed will provide an additional gross internal floor space of approximately 4727m². The building height will be 13.35m to ridge level which matches the height of the existing building being extended.

Whilst additional job creation associated with the development is expected to be limited the proposals are aimed at improving production and delivery systems and safeguarding the future of the existing facility and potential future growth at the site.

Additional information has been requested from the applicant with respect to job numbers. Members will be updated accordingly.

Principle of Development

The site is designated as a Primarily Employment Area in the Halton Unitary Development Plan (UDP). UDP policy E3 provides that development falling within uses B1, B2 and B8 will be permitted in such areas. The proposals are therefore considered acceptable in principle.

Design and Character

The proposal is for a modern warehouse extension with gross internal area of 4727m². The height to underside of haunch will be approximately 9.27 metres and to the ridge it will be approximately 13.35 metres.

The building will be of steel framed construction and the external materials will comprise a mix of trapezoidal cladding in goosewing grey with merlin grey flashing. Personnel, loading dock and roller shutter doors will be coloured lazuli blue. All are to match the existing building being extended.

It is considered that the overall scale and appearance of the extensions and alterations has been designed to be in keeping with the existing building. The profile of the existing warehouse is to be continued with the existing ridge and eaves heights maintained to create a continuation of the existing warehouse of similar construction in terms of profiled cladding materials and colour.

Adjoining residential properties to the north east are, according to the submission, located at a lower ground level by approximately 1.5m. New dwellings are also currently under construction but yet to be occupied on land to the northwest on land at Tannery Farm. Whilst the upper portions of the building will likely be visible above the intervening mound and landscaping, the most closely affected properties are between 47m and 59m away on Bridgewater Grange. The scheme is also considered to be capable of demonstrating compliance with the 25 degree standard for ensuring that suitable daylight is maintained to those properties as suggested by the Building Research Establishment.

The site is also bounded by a substantial earth bund reaching approximately 5m in height to the northeast which is also heavily landscaped and 4m to the northwest alongside the A56 Chester Road which is also landscaped, albeit to a much lesser degree. This is considered to offer further protection and mitigation by providing a substantial visual and acoustic barrier to the proposed extension and use having particular regard to adjoining residential properties.

The proposed building is considered to be of a scale and character suited to the site and, even accounting for relative level changes, it is not considered that refusal of planning permission could be justified on these grounds.

Removal of parts of the mound is required to create the development plateau and provide space for circulation etc. Detailed cross section drawings are awaited. It is however expected that these will demonstrate that, whilst the mound will be reduced in depth, the overall height will be maintained. Also that existing landscaping on the top and on the residential sides of the mound will be capable of retention. Compensatory planting will also be capable of provision on the newly profiled slopes and further scope for planting exists on the mound to the northwest. In order to avoid unnecessary delay in determining the planning application this report has been prepared in advance of receipt of those cross sections. A further query has also been made with respect to confirming the company's intention with respect to elements of external storage which currently occupy the development site. Members will however be updated accordingly.

Highways

A single access currently exists via Aston Lane North and the existing Whitehouse Vale highway network and this will continue to serve the site and the proposed development. The application indicates that the finished product is high in value and low in volume so there is generally a low traffic volume for the site. It states that the 2 new loading docks are designed to allow trailers to remain in their docked position for several days while they are slowly loaded with only approximately 5 HGV movements per day from the site. Van movements are not predicted to increase above existing. Given minimal or no increases in staff numbers the proposals are not considered to require alterations to existing parking and servicing provision and it is therefore considered that adequate provision can be made within the scheme for access, parking and servicing. Further clarification has been requested regarding current and proposed staff numbers and the potential for overspill parking to be provided at a nearby site recently leased by the applicant. Members will be updated in this regard. The Councils Highways Engineer has however confirmed that they raise no objections in principle subject to the requested clarification and appropriate travel plan update.

Drainage and Flooding

The application site is identified as lying within Flood Risk Zone 1. In accordance with national and local policy the proposed development is therefore considered to be located within an area of low flood risk.

United Utilities has confirmed that they raise no objections subject to conditions relating to submission and agreement of a surface water drainage scheme based on the drainage hierarchy. It is considered that this can be adequately secured by appropriately worded planning condition. They have however also recommended conditions relating to submission and agreement of a plan for drainage management and maintenance. They have however stated that they are not in a position to comment on any future submission in this regard. It is not considered that such a

recommended condition relating to drainage maintenance and management plan can be justified with respect to the application of the 6 tests contained within the NPPF.

The application states that it is intended that the site will be drained to existing foul and surface water systems. The LLFA has confirmed detail is required with respect to the drainage strategy demonstrating compliance with the drainage hierarchy and/or that United Utilities are willing to accept the additional discharge. This has been queried with the applicant and members will be updated with their response. It is however considered that this could be addressed a appropriately worded planning condition.

External Lighting, Noise and Residential Amenity

The site directly adjoins an existing residential area and proposes the potential intensification of an existing commercial use. Members should be aware that the site is currently in 24 hour operation.

The building has been designed such that operations likely to involve the majority of external activity are orientated away from residential properties. The new goods yard and primary HGV loading bays are located to the south west elevation thus using the building itself as an acoustic barrier and being away from the existing residential uses. It is not considered that the proposed would result in an intensification of the use such that it would result in significant additional impacts so as to justify refusal of planning permission in this case.

The application includes no detail with respect to external lighting. Whilst lighting levels must be designed to meet health and safety standards on site it is considered that, using modern lighting technologies and careful design, issues with light spill etc and associated nuisance can be appropriately designed out and mitigated. It is considered that detailed lighting design and mitigation measures can be properly secured by appropriately worded planning condition.

Members should also be aware that approval of planning permission would not be considered to prejudice available powers to control nuisance under Environmental Protection legislation.

Summary and Conclusions

The proposals seek permission for extensions and alterations to an existing manufacturing and distribution facility considered to accord with national and local policy. In the context of the substantial, albeit reduced, landscape screen bund which bounds the site, the proposals are considered to be of a scale, character and quality in keeping with the site and surrounding area. It is not considered that refusal of planning permission could be justified having regard to additional impacts which would result from the proposed extensions, alteration and any intensification of the use having particular regard to the amenity of and visual impact on the occupiers of

adjoining residential properties. Subject to receipt of outstanding satisfactory detail relating to employment numbers, drainage and the re-engineered mound it is considered that all other outstanding matters can adequately be secured or controlled by appropriately worded planning condition. Members will be updated accordingly.

RECOMMENDATION

The application be approved subject to Conditions relating to the following:

1. Standard 3 year timescale for commencement of development
2. Specifying approved/ amended plans
3. Requiring submission and agreement of a Construction Environmental Management Plan
4. Materials condition, requiring materials to match existing/ accord with submitted details (BE2)
5. Landscaping condition, requiring submission and approval both hard and soft landscaping including replacement/ enhanced landscaping of the mound (BE1/2)
6. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
7. Submission and agreement of detailed lighting scheme (PR4/GE1)
8. Submission and agreement of detailed drainage scheme/ to be carried out as approved ((PR16)
9. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
10. Requiring submission and agreement of an updated green travel plan. (TP16)
11. Requiring submission and agreement of finished site levels/ to be carried out as approved. (BE1)
12. Submission and agreement of Site Waste Management Plan (WM8)
13. Submission and agreement of a sustainable waste management plan (WM9)
14. Requiring submission and agreement of onsite waste storage (WM9)

SUSTAINABILITY STATEMENT

As required by:

Paragraph 186 – 187 of the National Planning Policy Framework;

The Town and Country Planning (Development Management Procedure) (England) Order

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.