

REPORT TO: Development Management Committee

DATE: 6th September 2021

REPORTING OFFICER: Strategic Director – Enterprise, Community and Resources

SUBJECT: Planning Applications to be Determined by the Committee – AB Update List

WARD(S): Boroughwide

PAGE NO.	LIST A*	LIST B**	Updated Information
11		21/00001/FUL	Update provided below
47		21/00356/FUL	

* LIST A items are those items that are not considered to raise significant issues that require further explanation. Members have a full report and these items are not anticipated to initiate further discussion. List A items are considered at the start of the meeting unless a Member specifically requests that an item be moved to List B.

** LIST B items are those items which are considered to raise more potentially significant issues, that may warrant further update, explanation, discussion or other announcement. List B items may also have speakers registered who wish to address the committee.

21/00001/FUL - Proposed erection of three storey 20 bed specialist unit and 2no. two storey 4 bed step down houses with associated parking and site improvements at former Greenoaks Farm Industrial Estate, Warrington Road, Widnes, WA8 0SY.

Members should note that the applicant has made the following comments in relation to Sustainable Development, Climate Change and compliance with Policy CS19 of the Halton Core Strategy Local Plan.

“Design for sustainability and climate change, has been addressed in the spirit of Policy CS 19, in the following ways:

- The building design has been developed on a fabric first approach, which will exceed the current Building Regulation standards, which themselves have been enhanced since the policy was implemented. The CO² and energy efficiency will be therefore be significantly improved beyond the base line of the regulations in force at the time the policy was adopted.

- A fabric first design approach is based primarily on a highly insulated envelope, including high performance thermally broken window systems.
- The air leakage performance will be 5m³/hr/m² air loss at a pressure of 50 Pa, or less.
- The main care unit is designed so as to be as compact as possible, which maximises the internal volume relative to envelop area. This measure not only limits the total area (m²) of heat loss, but also minimises the amount of building material required to enclose the building. Energy consumption is thereby minimised both at construction (less energy used in production as well as in delivery to site) and in use.
- Mechanical and electrical installations will be designed to maximise performance efficiency, combined with intelligent controls to optimise performance relative to energy use. Example are daylight and PIR sensors for lighting.
- Passive design measures, such as solar shading, solar control glazing and natural ventilation, will be optimised to limit the need for energy.
- Low and zero carbon technologies will also be considered, and incorporated where these can efficiently and sensibly contribute to the co-ordinated sustainable design approach. These may include systems such as air source heat pumps and solar panels.
- The drainage design takes into account controls to limit drainage outflow in order to avoid flooding.
- The development has intentionally been located in a sustainable transport location within a large resident catchment area, providing good staffing resources, and good connections to bus and railway routes.
- Sustainable travel to the site will be encouraged by means of a sustainable travel plan. Parking includes cycle and motor cycle parking, as well as 2No EV charging points”.

This further demonstrates compliance with Policy CS19 and the Development Plan as a whole.

21/00356/FUL - Proposed industrial development comprising two warehouse buildings with B2 and B8 Use Classes and ancillary E(g)(i) office space, including service yards, car parking, landscaping and associated access infrastructure at Shell Green, Bennetts Lane, Widnes, WA8 0GW.

Note:- Background Papers

With respect to all applications to be determined by the Committee, the submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection by contacting Dev.control@halton.gov.uk in accordance with Section 100D of the Local Government Act 1972.