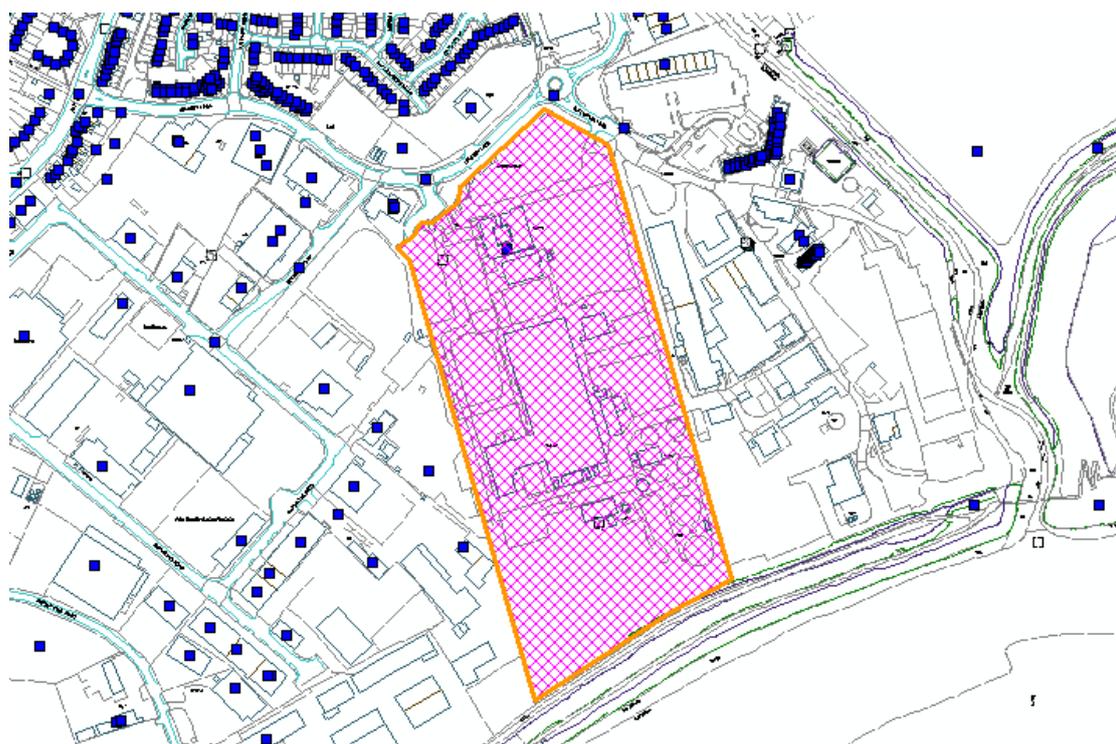


APPLICATION NO:	22/00548/FUL
LOCATION:	Croda Europe Ltd Foundry Lane Widnes Cheshire WA8 8UB
PROPOSAL:	Proposed erection of single storey warehouse
WARD:	Ditton, Hale Village and Westbank
PARISH:	None
APPLICANT:	Mr Mark Weston at Croda Europe Ltd
AGENT:	Mr David Bailey at NJSR Chartered Architects LLP
DEVELOPMENT PLAN:	ALLOCATIONS:
The Halton Delivery and Allocations Local Plan	Primarily Employment area
Joint Merseyside and Halton Waste Local Plan (2013)	
DEPARTURE	No
REPRESENTATIONS:	No representations received from the publicity given to the application.
KEY ISSUES:	Principle of Development, Design and Layout, Highways and Access, Habitat Protection.
RECOMMENDATION:	Approve subject to conditions.

SITE MAP



1. APPLICATION SITE

1.1 The Site

The application site consists of a grassed area within the Croda Colloids industrial unit. The wider site is made up of a metal / brick built industrial buildings along with car parks / yards / modular buildings and landscaped areas.

The site is located within a predominantly Industrial area which largely consists of large commercial buildings.

The site is located in a Primary Employment area as allocated by the Halton Delivery and Allocations Local Plan Policies Map

The site is approximately 2km south west of Widnes town centre, and is accessed via Foundry Lane. To the south is the Mersey Estuary

1.2 Planning History

The site has an extensive planning history with the more recent relevant applications listed below.

Croda are currently undertaking a number of improvements at the site, the applications below have all been recently approved with the exception of 22/00496 which is pending.

22/00068/FUL- (PER) -Retrospective application for erection of temporary office / welfare cabins

22/00219/FUL- (PER) -Proposed installation of 2 no. prefabricated buildings to the rear aspect of the site, each building having a footprint of 6m x 4m, one building will be fitted out for wash rooms and changing room, whilst the other building will be used as a canteen area

22/00496/FUL- (PCO) -Proposed development comprising new site parking area segregated from the site goods entrance and heavy goods vehicles, together with new gatehouse

22/00364/FUL- (PER) -Proposed erection of temporary office/welfare cabins

22/00372/FUL- (PER) -Proposed construction of substation, gantry, access steps and hard standing a

22/00516/FUL- (PER) -Proposed erection of new temporary storage building over a vacant concrete hard-standing surface

22/00552/FUL- (PER) -Proposed erection of temporary modular building over a vacant concrete hard-standing surface

2. THE APPLICATION

2.1 The Proposal

Proposed erection of grey, powder coated, metal panelled warehouse building. The building will provide 1330 m² of internal floor space and will feature a pitched roof measuring 11 m to the ridge.

The building would not create additional employment but will enhance operational functionality.

Documentation

The application is accompanied by the associated plans in addition to a Design and Access Statement, Drainage Statement, Transport Statement, Ground Investigation Report and an Ecological Appraisal.

3. POLICY CONTEXT

Members are reminded that planning law requires that development proposals are determined in accordance with the development plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

3.1 Joint Merseyside and Halton Waste Local Plan 2013 (WLP)

The following policies, contained within the Joint Merseyside and Halton Waste Local Plan are of relevance:

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

3.2 Halton Delivery and Allocations Local Plan

- C1 Transport Network and Accessibility - Delivery & Allocations Plan (Mar) 2022
- C2 - Parking Standards - Delivery & Allocations Plan (Mar) 2022
- GR1 - Design of Development - Delivery & Allocations Plan (Mar) 2022
- GR2 - Amenity - Delivery & Allocations Plan (Mar) 2022

- ED2 - Employment Development - Delivery & Allocations Plan (Mar) 2022
- HE1 – Natural Environment and Nature Conservation - Delivery & Allocations Plan (Mar) 2022
- HE8 - Land Contamination - Delivery & Allocations Plan (Mar) 2022
- HE9 - Water Management and Flood Risk - Delivery & Allocations Plan (Mar) 2022

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.3 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in February 2019 to set out the Government's planning policies for England and how these should be applied.

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

4. CONSULTATIONS

Highways and Transportation Development Control (Highways)

No objection to the proposed development.

Contaminated Land Officer

No objection to the proposed development, subject to conditions relating to a contaminated land investigation / remediation strategy.

Lead Local Flood Authority (LLFA)

No comments received, comments to be reported orally at Committee meeting.

Merseyside Environmental Advisory Service (MEAS) – Ecology and Waste Advisor

No objection, subject to conditions.

The Environment Agency

No objection to the proposed development, subject to conditions relating to a contaminated land remediation strategy.

United Utilities

No objection subject to conditions relating to a surface water drainage scheme, and that foul and surface water be drained on separate systems.

John Lennon Airport

No objection subject to informative relating to construction methods.

5. REPRESENTATIONS

5.1 No representations have been received following the issue of 168 neighbour notification letters sent on 27/10/2022 expiring on 17/11/2022. A site notice was also posted.

6. ASSESSMENT

6.1 Principle of Development

The site is brownfield land, and located within an existing manufacturing site.

The site is located within an allocated employment area and as such the proposal is both policy compliant and acceptable in principle. The proposal will allow for operational improvements to be made to the existing facility.

The proposed unit is acceptable in principle and will improve the functionality of an existing employment use

6.2 Design and Layout

The application site consists of a grassed area within the existing Croda site. The proposed warehouse will be bounded by existing industrial / commercial buildings to the east and south and by parking areas / hedges / trees to the north and west.

The metal cladded building will be powder coated with a grey finish. The grey finish will reduce the visual impact of the building while the design is

typical of buildings in the locale and very much in keeping with the local vernacular.

The proposed unit which is industrial / commercial in character will harmonise with its surrounds which are characterised by functional employment buildings.

The unit is apposite in this location which is characterised by large commercial buildings. The proposed warehouse is screened by existing buildings limiting views from public areas minimizing any impacts of the appearance of the proposed building.

The unit does not cause harm to the visual amenities and will accord with Policy GR1 of the Halton DALP.

A condition is recommended that the buildings be implemented in accordance with the approved plans and details.

6.3 Highways and Access

The proposed development will utilise the existing vehicular access points with no changes to access arrangements proposed.

Although no additional jobs will be created there is sufficient parking provision within the site should the proposed warehouse generate additional parking demand.

The proposal warehouse will not give rise to a significant nor detrimental increase in traffic generation or trips associated with the site.

The modest increase in HGV movements within the site are accommodated in landscaping, and other amendments, to the internal layout.

The proposals are considered acceptable with regard to Highways matters with the development complying with Policies C1 and C2 of the Halton DALP. Given that the proposed use will not generate additional jobs improved cycle storage facilities are not required.

6.4 Flood Risk and Drainage

The application site is located in Flood Zones 1 (lowest risk) and proposes a Less Vulnerable use as categorised by the NPPF. As such flood prevention / mitigation measures are not required.

Comments from the LLFA are awaited and will be reported orally.

6.5 Contamination and Pollution

The Environment Agency has not objected to the proposals but has recommended that conditions are attached to any planning permission

requiring investigations and if necessary remediation to deal with any contamination.

Halton's Contaminated Land Officer has not objected to the proposals but has again requested that conditions are attached to identify and rectify any contamination and ground gas protection.

6.6 Ecology and Habitats

The development site is near to the following national and international sites. These sites are protected under the Conservation of Habitats & Species Regulations 2017 (as amended) and Halton DALP policy E1 applies.

- Mersey Estuary SPA
- Mersey Estuary Ramsar

MEAS have advised that the proposals will not result in likely significant effects on the national and international sites and the proposals do not warrant a Habitats Regulations Assessment

The site and trees within it are potential habitats for birds, bats and protected mammals. Therefore it is recommended that conditions are attached to any planning permission controlling the timing and methodology of tree removal.

The installation of bird nesting boxes to compensate for lost habitat should also be conditioned.

Before construction begins checks should be undertaken to determine the presence of protected mammals such as hedgehogs. Measures should be put in place to protect mammals during the construction process and it is recommended that a condition is attached securing such measures.

The attachment of conditions outlined above would ensure that the proposal from an Ecology perspective is compliant with Policy HE1 of The Halton DALP.

6.7 Climate Change

There are no significant climate change implications due to the nature and proposed use of the building.

6.8 Waste Management

The proposals comprise development which is unlikely to generate significant volumes of waste. The Merseyside and Halton Joint Waste Local Plan (WLP) Policy WM8 Waste Prevention and Resource Management, National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49) require the use of construction and demolition methods that minimise

waste production and maximise re-use, recycling of materials on-site and minimise offsite disposal where practicable.

As a discretionary requirement, MEAS have advised that waste audits or a similar mechanism such as a site waste management plan should be used to monitor waste minimisation, recycling, management and disposal. It is recommended that an advisory note be attached as an informative on the decision notice. It is considered that sufficient space exists within the site to allow for commercial waste storage and collection.

7. CONCLUSIONS

The proposed development maintains and enhances the existing employment use, and the investment will ensure the future viability of the site and future employment opportunities. The proposal would not have a significant impact on the highways, and any potential effects relating to contamination, flood risk and habitat protection can be mitigated by the use of planning conditions.

The proposal is considered to comply with Halton DALP Policies C1 C2,GR1,GR2,ED2,HE1,HE8 and HE9.

8. RECOMMENDATION

That the application is approved subject to the following conditions:

1. Standard time limits condition (GR1)
2. Plans condition listing approved drawings (GR1)
3. Submission and agreement of a construction method statement including HRA avoidance measures and timing of development (GR1/GR2/HE1)
4. External facing materials (GR1)
5. Submission and agreement of ground investigation report, and remediation strategy (HE8)
6. Submission of validation report (HE8)
7. Foundation design (GR1)
8. Submission and agreement of drainage scheme (HE9)
9. Foul and surface water on a separate system (HE9)
10. Provision of Bird Nesting boxes (HE1)
11. Trees – methodology and timing of tree removal (HE1)
12. Protected Mammals – pre construction investigation / protective construction techniques (HE1)

9. BACKGROUND PAPERS

- 9.1 The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building,

Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972

10. SUSTAINABILITY STATEMENT

As required by:

- The National Planning Policy Framework (2019);
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

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.