

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**
DATE: **15TH MAY 2013**
REPORT BY: **HEAD OF PLANNING**
SUBJECT: **FULL APPLICATION – CONSTRUCTION AND OPERATION OF THE BELUGA LINE STATION AND ASSOCIATED DEVELOPMENT (INCLUDING PREPARATORY EARTHWORKS) AT BRITISH AEROSPACE LTD., CHESTER ROAD, BROUGHTON.**

APPLICATION NUMBER: **50597**
APPLICANT: **AIRBUS UK**
SITE: **BRITISH AEROSPACE LTD., CHESTER ROAD, BROUGHTON**
APPLICATION VALID DATE: **11TH MARCH 2013**
LOCAL MEMBERS: **COUNCILLOR B. MULLIN**
TOWN/COMMUNITY COUNCIL: **BROUGHTON & BRETTON COMMUNITY COUNCIL**
REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT**
SITE VISIT: **NO**

1.00 SUMMARY

1.01 The proposal is a full planning application for a total of 5,160 m2 of gross external floorspace comprising a single building with an attached three storey office/welfare block and ancillary development. The proposed development is located adjacent to the complex of existing buildings on the overall site. The primary consideration in determining the proposal is the principle of development, impact on highway safety, residential/visual amenities, drainage and ecology.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. Five year commencement.
2. In accordance with the approved plans.
3. Implementation of a landscaping scheme.
4. BREEAM compliant to "Very Good" rating.
5. Finished floor levels set no lower than 5.15 AOD.
6. Scheme to be submitted and approved for the provision of surface water drainage.
7. Submission and approval of scheme to deal with contamination.
8. No occupation until submission of a contamination verification report.
9. No development until long term monitoring and maintenance plan for contamination has been submitted and approved.
10. If any further contamination not previously identified is found to be present then no further development be carried out until the developer has carried out a remediation strategy and had it approved.
11. Adequate parking facilities shall be provided and retained within the site edged in blue on the submitted plans and as detailed on planning application ref. 050157. Such parking facilities shall be completed prior to the development hereby permitted being brought into use.

3.00 CONSULTATIONS

3.01 Local Member

Councillor B. Mullin

Requests a delegated determination however declares an interest as he is an employee of Airbus.

Broughton & Bretton Community Council

No objection.

Welsh Water/Dwr Cymru

Advises applicant to contact the Environment Agency as a private treatment method is to be used for drainage disposal.

Natural Resources Wales

No objection subject to conditions.

Network Rail

No objections/comments.

Aerodrome Safeguarding Engineer

No response at time of report writing.

Wales & West Utilities

Note to applicant regarding apparatus in locality.

Clwyd-Powys Archaeological Trust

No archaeological implications.

Coal Authority

Informative note to be included with any decision to grant planning permission.

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

The proposed development has been subject to publication by means of a press and site notices. No letters have been received at the time of report writing.

5.00 SITE HISTORY

5.01 The overall Airbus site itself has had significant number of planning applications over the years with the most recent/relevant detailed as follows:-

044758

Full application for the extension of two existing hangar buildings (91 & 92) together with additional car parking facilities, modified access road and ancillary infrastructures – Granted planning permission on 25th May 2008.

043181

Full application for the construction and operational two fully automated surface water pumping stations, ancillary infrastructure and an attenuation lagoon - Granted planning permission on 23rd August 2007.

040601

Full application for the construction and operation of new facilities for the manufacture of aircraft wing products, plus associated infrastructure (A2350 development and associated works package) – Granted planning permission on 21st November 2005.

048785

Full application for new traffic signal controlled access at gate 3 of the Airbus factory with changes to the “R1” roundabout/highway and associated works – Granted planning permission on 3rd November 2011.

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
Policy GEN1 – General Requirements for Development
Policy EM3 – Development Zones & Principal Employment Areas
Policy EM5 – Expansions of Existing Concerns
EWP17 – Flood Risk

PPW 2012
TAN5 – Nature Conservation & Planning
TAN15 – Development & Flood Risk

7.00 PLANNING APPRAISAL

7.01 Proposed Development & Site Description

The proposed development is summarised as follows:-

- A total development of 5,160 m² of gross external floorspace.
- A Beluga Line Station building broadly “T” shaped with an integral three storey office/welfare building (over 3 floors) and a store/utility room.
- Beluga Line Station building to be externally clad in Kingspan goosewing grey panels to walls and roof.
- Hours of operation would be
Monday – Friday 0600 – 2400
Saturday 0600 – 2100
Sunday 0800 – 1800
- Ancillary development including site surfacing (racking slabs), electricity substation, boundary treatment, new access arrangements and lighting, fencing and drainage.

7.02 The applicant has submitted a comprehensive set of planning/technical drawings in support of their proposal which in summary includes:-

- A planning statement which includes reference to such issues and flooding, ecology.
- A Flood Consequences Assessment.
- A Breeam Industrial 2011 Pre-Assessment Report.

7.03 The proposed site at 5.28 hectares currently comprises an asphalt car park serving the adjacent “Site 5” (assembly and painting facilities), with access roads, apron and some open grassland. The application site is located relatively central to the overall Airbus site and would be adjacent to existing large industrial buildings associated with the

development. The overall Airbus site extends to approximately 13.1 hectares where there is a major complex of aero structure assembly and manufacturing facilities and which also includes Hawarden Airport. The Airbus business at Broughton manufactures the wings for all Airbus aircraft, together with the wings and fuselages for Hawker Business Jets.

7.04 Principle of Development

The site is identified with the development plan under Policy EM3 – Development Zones and Principal Employment Areas. Within Policy EM3 employment development is permitted subject to certain criteria being met e.g., impacts of amenity, highways etc, therefore in broad policy terms the proposal is acceptable in principle subject to the site specific impacts being acceptable (and discussed later in the report).

7.05 Impacts on Visual/Residential Amenities

The proposal is centrally located within the existing overall site and would be sandwiched by two existing large industrial buildings. In visual terms the proposed development would be seen against the existing backdrop of industrial development on the site and therefore would not look out of character in visual terms with the general locality. The proposed materials and colours are considered acceptable. Also due to the development's position within the overall site adjacent to existing industrial development, located at some distance from residential properties it is not considered detrimental to residential amenities. It should be noted the Council's Head of Public Protection has not objected to the proposal.

7.06 Highways

The proposed site at 5.28 hectares currently comprises an asphalt car park serving the adjacent "Site 5" using assembly and painting facilities, with access roads, apron and some open grassland. The Council's Head of Assets & Transportation has raised no objections to the proposed development.

7.07 Drainage

The site is located within Zone C1 as defined on the flood maps and therefore is at risk from flooding. The applicant has submitted a Flood Consequences Assessment with the proposal. Natural Resources Wales has not raised any objection to the proposed development on flooding grounds subject to conditions relating to finished floor levels, surface water drainage, and contamination.

7.08 Ecology

The applicant has submitted an Extended Phase I Habitat Survey of the site which aimed to provide an initial appraisal of the ecological value of the site. The site is not located within any known statutory designated site. Neither the Council's Ecologist nor Natural Resources Wales have raised any objections to the proposed development.

8.00 CONCLUSION

- 8.01 The proposed development subject is considered acceptable in principle and detail subject to conditions and would consolidate and safeguard growth of the site.
- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

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