

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **3RD SEPTEMBER 2014**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION – USE OF THE SITE AS A STORAGE AND TRANSHIPMENT DEPOT, REFURBISHMENT AND RECLADDING OF EXISTING WAREHOUSE BUILDING, ERECTION OF TRANSHIPMENT FACILITY AND CANOPY WITH PHOTOVOLTAIC PANELS ON ROOF, ERECTION OF A WAREHOUSE AND ANCILLARY OFFICES WITH ASSOCIATED CAR PARKING AND FORMATION OF A VEHICULAR ACCESS ONTO FOURTH AVENUE AT FOURTH AVENUE, SEALAND.**

APPLICATION NUMBER: **052337**

APPLICANT: **EDGE TRANSPORT LTD**

SITE: **LAND AT FOURTH AVENUE, SEALAND**

APPLICATION VALID DATE: **23/06/2014**

LOCAL MEMBERS: **COUNCILLOR C.M. JONES**

TOWN/COMMUNITY COUNCIL: **SEALAND COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 The proposed development is a full application for the use of a site for storage and shipment purposes with proposed works also including alterations to the existing building on the site, new buildings, car parking and access works. The issues for consideration are the

principle of development/planning policy context, visual/amenity, and drainage and highway impacts.

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

2.01 Conditions

1. Five year commencement
2. In accordance with approved plans
3. Landscaping scheme
4. Implementation of landscaping scheme
5. Samples of external materials to be used submitted for approval
6. No land drainage into the public sewerage system
7. No surface water into the public sewerage system unless otherwise approved
8. Foul and surface water discharges drained separately
9. No development within 3 metres of water main unless otherwise agreed
10. Further details relating to siting, design of the site exit to be submitted for approval
11. Forming and construction of the site exit to be submitted for approval
12. Proposed exit to have visibility splays of 2.4m by 43m in both directions
13. Proposed access gates to slide side wards or open inwards and set back a minimum of 5m from the edge of carriageway
14. Positive manes to prevent run-off of surface water to be submitted for approval
15. Full Travel Plan to be submitted for approval
16. Submission for approval of a Construction Management Plan
17. All parking/turning/circulation space exclusively retained for those purposes
18. Prior to development being brought into use a time frame for the implementation of the proposed one way access/egress arrangements to be submitted for approval
19. No outside storage of materials
20. All lighting illumination levels and positioning of lights on the site and any on the highway to be altered to be submitted for approval.
21. Any additional conditions as required by Natural Resources Wales

3.00 CONSULTATIONS

3.01 Local Member

Councillor C.M. Jones

Agrees to determination under delegated powers.

Sealand Community Council

Supports the application.

Highways Development Control Manager

No objections subject to conditions.

Rights of Way

Public footpath 3 abuts the site but is unaffected. The path must be protected and free from interference from construction.

Welsh Water/Dwr Cymru

Advises that standard drainage conditions be imposed and drainage information notes be drawn to the applicants attention.

Natural Resources Wales

Final response due to be reported on day of planning committee.

Airbus

No aerodrome safeguarding objection.

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

The proposed development has been advertised by way of neighbour letter and site notice. No responses have been received at the time of report writing.

5.00 SITE HISTORY

5.01 **043651**

Erection of eleven single and terrace mixed use industrial warehouse units for B1(c), B2 and B8 use classification including offices, service yards and car parking” - granted January 2008.

047213

For the “Creation of new crossover (vehicular) – granted April 2010.

047332

Change of use for the receipt, storage, bagging and distribution of bulk aggregates, landscaping and other products for the wholesale and ancillary retail markets comprising re-use of existing hardstandings and buildings, erection of 20 No. open bays, installation of weighbridge and siting of temporary portakabin, staff and customer parking and associated works - Granted June 2010.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN1 - General Development Control Requirements

Policy D1 – Design

Policy D2 – Location and Layout

Policy D3 – Building Design
Policy EM3 – Development Zones and Principal Employment Areas
Policy EPW16 – Flood Risk
Policy AC18 – Parking Provision and New Development

7.00 PLANNING APPRAISAL

7.01 The Proposed Development and Principle of Development

The proposed development is a full application for the use of the site for storage and shipment purposes with proposed works also including alterations to the existing building on the site, new buildings, car parking and access works. The existing building on the site will be re-clad/refurbished and substantially extended in size. It is also proposed to erect two new buildings, one primarily for the storage/shipment of goods, and the other for office accommodation. The layout of the site will be reconfigured to allow for HGV's to manoeuvre, whilst the access arrangements will change to allow for a one-way in/out system to operate. Parking will be provided to the site frontage. New landscaping is proposed along the site boundary with Fourth Avenue.

7.02 The proposed development is located within the Deeside Industrial Park and Enterprise Zone and within an allocated principal employment area of the adopted Flintshire Unitary Development Plan. The site is surrounded by industrial/commercial development. To the north west of the site are existing drainage lagoons. The site is currently vacant but has been used recently as a truck park and as for use by "Dandy's Topsoil".

7.03 Visual and General Impacts

The proposed development is set within an existing industrial/commercial park where similar buildings as that proposed by the application can be found and therefore it is considered acceptable from a visual amenity perspective and also would be no more detrimental to adjacent amenities than development that already existing in the locality.

7.04 Whilst the site is effectively a distribution depot and therefore will by its nature attract large volumes of HGV's, it is nonetheless located on a large industrial park where that type of traffic is typical. The Highways Development Control Manager has not raised any objections to the proposed development subject to conditions.

7.05 Drainage/Flood Issues

Welsh Water have not objected to the proposed development subject to standard drainage conditions as summarised at paragraph 2.01 of this report. Natural Resources Wales have requested additional information in regards to the submitted Flood Consequences Assessment and flood implications, however, bearing in mind the type of development proposed, the historical use of the site and its location

within DIP it is considered this issue can be resolved satisfactorily, and therefore Members are asked to allow officers to issue the planning permission subject to any conditions if required from Natural Resources Wales.

8.00 CONCLUSION

8.01 The proposed development is considered acceptable in principle/detail subject to the conditions detailed at paragraph 2.01 of this report (and any other condition (s) that may be required by Natural Resources Wales).

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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