

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **11<sup>th</sup> JANUARY 2023**

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

**SUBJECT:** **FULL APPLICATION- ERECTION OF A NEW HIGH-BAY INDUSTRIAL BUILDING**

**APPLICATION NUMBER:** **FUL/000473/22**

**APPLICANT:** **ELECTROIMPACT UK LTD**

**SITE:** **ELECTROIMPACT UK LTD, MANOR LANE, HAWARDEN**

**APPLICATION VALID DATE:** **7<sup>TH</sup> OCTOBER 2022**

**LOCAL MEMBERS:** **COUNCILLOR W MULLIN**

**TOWN/COMMUNITY COUNCIL:** **BROUGHTON & BRETTON COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **SCALE OF DEVELOPMENT (HEIGHT) RELATIVE TO SCHEME OF DELEGATION**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

1.01 This full application proposes the erection of a new high-bay industrial building, as an expansion to an existing industrial operation undertaken by Electroimpact UK Ltd at Manor Lane, Hawarden.

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

- 2.01
1. Time limit on commencement.
  2. In accordance with approved plans.
  3. Details of materials to be submitted and approved.
  4. No development to commence until a noise survey has been undertaken.
  5. Attenuation to be incorporated into scheme if

6. appropriate.
7. Site/building levels to be submitted and approved.
8. Parking/turning facilities to be provided and retained.

### **3.00 CONSULTATIONS**

3.01 **Local Member: Councillor W Mullin:** No response at time of writing

**Broughton and Bretton Community Council:** No response at time of writing

**Community & Business Protection:** Has queried Noise attenuation and mitigation requirements.

**Highways:** Suggests condition

**Airbus:** Hawarden Aerodrome Safeguarding has assessed against the safeguarding criteria as required by DfT/ODPM Circular 1 / 2003: Safeguarding of Aerodromes and the Commission Regulation (EU) No 139/2014 and has identified that the proposed development does not conflict with safeguarding criteria.

Accordingly, they have no aerodrome safeguarding objection to the proposal.

### **4.00 PUBLICITY**

4.01 30 Neighbour Notifications were sent to adjacent/nearby properties. The application was also publicised by way of a Site Notice posted at the site and a Press Notice in a local newspaper. No responses were received following publicity.

### **5.00 SITE HISTORY**

5.01 054887- Erection of a new high-bay industrial building, including the formation of a new vehicular access and hardstanding - Approved 28<sup>th</sup> June 2016

### **6.00 PLANNING POLICIES**

6.01 **Flintshire Unitary Development Plan**

Policy STR1 – New Development.

Policy STR3 – Employment.

Policy STR8 – Built Environment.

Policy GEN1 – General Requirements for Development.

Policy D1 – Design Quality.

Policy D2 – Location & Layout.  
Policy D3 – Design.  
Policy AC13 – Access & Traffic Impact.  
Policy EM3 – Development Zones & Principal Employment Areas.

**National Planning Policies:**

Planning Policy Wales Edition 11 (February 2021)  
Future Wales 2020 – 2040

**Additional Guidance**

Technical Advice Note 11 – Noise.  
Technical Advice Note 12 – Design.  
Technical Advice Note 23 – Economic Development.

It is noted and acknowledged that the national planning framework as set out within Planning Policy Wales Edition 11 and Future Wales: The National Plan 2040 sets out the most up to date planning principles against which to consider development proposals. The Development Plan and associated supplementary planning guidance remain broadly consistent with these changes to legislation

**7.00 PLANNING APPRAISAL**

**7.01 Site**

The proposed building would be located within the Electroimpact site on Manor Lane, which is within a Development Zone, and Principal Employment Area as defined in the Flintshire Unitary Development Plan. The site is located to the east of the existing Electroimpact buildings, between the existing buildings and the airfield.

7.02 It is also worth noting that the site is located within an Enterprise Zone. This is not a policy or designation in the adopted development plan. It is an economic development designation by Welsh Government where a range of support and incentives is provided by WG for businesses.

**7.03 Proposed Development**

The application proposes the erection of a detached building measuring approximately 64 m x 30 m x 20 m (height). It is proposed that the building is used for the assembly of various aircraft manufacturing equipment including tooling and jigs. The application is being brought before the Planning Committee as its height exceeds the relevant threshold for height under the scheme of delegation.

- 7.04 The height of the building is required to facilitate the provision of an internal crane which would be used for the movement of larger items of equipment.

Internationally, Electroimpact is a company of over 750 professionals dedicated to the design and manufacture of state-of-the-art aircraft assembly equipment. Electroimpact's main campus and head office is in Washington, USA. However, Electroimpact has established a large satellite office in the UK which is based at Hawarden where 86 people are directly employed in total. 71 of which are Engineers, demonstrating the highly skilled nature of the workforce.

7.05 **Principle of Development**

The site is located within a Development Zone, and Principal Employment Area as defined in the Flintshire Unitary Development Plan. In such locations employment related development is considered acceptable in principle, subject to development being of an appropriate scale/form/design relative to its surroundings and other considerations including for e.g., adequacy of access/parking.

- 7.06 Development at this location which is aimed at supplementing and supporting the Airbus, avionics and engineering industries around Manor Lane Industrial Estate, is generally supported and acceptable, given that this was the primary reason for which the estate was initially developed.

7.07 **Impact on Character and amenity of Surrounding Area**

For Members information there is a mix of development at this location, which is primarily characterised by employment development on the eastern side of Manor Lane, with residential development on the western side.

- 7.08 The economic benefits associated with the development in particular the job creation case advanced by the applicant are duly noted and recognised as being of particular importance to the County. It is however considered that the issue of job creation needs to be carefully balanced against the impact of development on the character of the locality and the amenity of the occupiers of nearby residential properties.

- 7.09 Planning permission was previously granted for a similarly scaled building elsewhere on the Electroimpact site, sited closer to Manor Lane itself. The building proposed in this application is located over 150 metres away from the nearest residential property, and has intervening buildings, including the 20 m high bay building already located on site. The proposed building would be viewed in the context of the surrounding industrial buildings in this location, as well as the

large Airbus factory and ancillary buildings which provides a backdrop to this application site.

7.10 I consider that notwithstanding the height of the proposed building the scale of the proposal is acceptable and does not give rise to any adverse impacts upon any neighbouring residential amenity or the character of the area. Indeed, the proposal is in keeping with the prevailing character of development on this side of Manor Lane and is to be constructed from the same materials as the High bay building already constructed to the front of the site.

7.11 Given the nature of the business, including the need for abnormal load HGVs to visit the site, and to safeguard against possible nuisance arising from noise as a result of the expansion of the site I propose a condition requiring a noise impact assessment, and if any possible source of noise nuisance is identified, adequate mitigation measures incorporated into the building.

7.12 **Impact upon Aerodrome Safety**

Airbus were consulted by the developer during the pre-application consultation, and again by the Local Planning Authority through the statutory application consultation process. The application is supported by an Assessment of Instrument Flight Procedures Safeguarding report which demonstrates that the building would not affect the safe use of the airfield. Airbus have confirmed that they have no objection to the proposal.

7.13 **Other Matters**

The proposal utilises existing access arrangements and no alterations to these are proposed. No objections have been received to the proposal from the Highways Authority but they have suggested condition to ensure that sufficient parking and turning is available on site and this is included in the recommendation. There is plenty of available space on site to achieve this.

**8.00 CONCLUSION**

In conclusion, the general principle of employment development is supported within the Development Zone, Enterprise Zone and Principal Employment Area. It is not considered that the proposal would unacceptably harm any neighbouring residential amenity. It is also acknowledged that from an economic development perspective, that a number of highly skilled jobs would be supported by this development which is welcomed, and this is a significant factor in support of the application.

## 8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

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.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents  
National & Local Planning Policy  
Responses to Consultation  
Responses to Publicity

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