

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **30TH SEPTEMBER 2020**

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

SUBJECT: **FULL APPLICATION FOR THE CONSTRUCTION OF A TWO STOREY UTILITY BUILDING AND ASSOCIATED WORKS INCLUDING TWO EXHAUST STACKS.**

APPLICATION NUMBER: **061171**

APPLICANT: **VALSPAR**

SITE: **VALSPAR, PARKWAY, DEESIDE INDUSTRIAL PARK.**

APPLICATION VALID DATE: **29th MARCH 2020**

LOCAL MEMBERS: **COUNCILLOR MRS C JONES**

TOWN/COMMUNITY COUNCIL: **SEALAND**

REASON FOR COMMITTEE: **HEIGHT OF THE PROPOSED DEVELOPMENT IS OUTSIDE THE SCOPE OF DELEGATED POWERS**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This full application relates to a proposal for a new utility building with associated exhaust stacks and formation of a new internal roadway at an existing industrial premises Valspar, Parkway, Deeside Industrial Park. Progression of the application has been delayed pending the submission of a Flood Consequences Assessment (FCA) .

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 Materials to be submitted and approved
 - 4 Landscaping Scheme to be submitted and approved.
 - 5 Implementation of landscaping scheme
 - 6 No surface water to connect to public sewerage network

3.0 CONSULTATIONS

- 3.01 Local Member
Councillor C Jones
No response received at time of preparing report

Sealand Community Council:
No objections

Highway Development Control
No objection. The proposed development is remote from the adopted highway, it will be served via an existing access off Second Avenue and is unlikely to have a significant highway impact

Community and Business Protection
No adverse comments

Dwr Cymru /Welsh Water
No objection – attention drawn to advisory notes

Natural Resources Wales:-
Following submission of a Flood Consequences Assessment (FCA) raise no objection to the development

Economic Development:
Supportive of the proposal as development of a new utility building will ensure Valspar a large multinational employer, will continue to operate on Deeside Industrial Park.

Airbus:-
No aerodrome safeguarding objection..

4.0 PUBLICITY

- 4.0 Press Notice, Neighbour Notification

No responses received at time of writing report

5.0 SITE HISTORY

5.01 056574- Application for a Hazardous Substances Consent – consent granted 8th November 2018

056454- Tank farm expansion including temporary car parking and construction contractors compound, new access to rear of site- Approved 3rd April 2017.

047098- Vertical expansion of resin building and MCC building, new utility building, expansion of tank farm and additional pipe racks, additional car parking, additional road area and new entrance gate (no change of use).-Approved 15th February 2015.

041223- Erection of new development building comprising of paint mixing facility and warehouse storage-Approved 26th June 2006.

030138- Erection of an organic peroxide store-Approved 5th August 1999

023541-Erection of a storage unit-Approved 6th December 1994.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy STR3 - Employment.

GEN1- General Requirements for Development.

Policy D1 – Design Quality, Location and Layout.

Policy D2 – Design.

Policy AC13 – Access and Traffic Impact.

Policy EM3 – Development Zones and Principal Employment Areas.

Policy EM5 – Expansion of Existing Concerns

Policy EWP17 – Flood Risk.

Additional Guidance

Planning Policy Wales (PPW) – Edition 10

Technical Advice Note 15 – Development and Flood Risk

Technical Advice Note 23 – Economic Development

7.00 PLANNING APPRAISAL

7.01 Introduction

This application has been submitted by Valspar a packaging and resin coating manufacturer who occupy a total site area of approximately 3.2 ha. The site is located on a key focal point at the junction of Second Avenue and Parkway within Zone 2 on Deeside Industrial Park (DIP), a Development Zone as defined by Policy EM3 of the Flintshire Unitary Development Plan. It is also within a C1 Flood Zone as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15 – Development and Flood Risk.

- 7.02 For Members information there are a range of existing buildings on the site including offices, a laboratory, warehousing, workshops and an external tank farm

Proposed Development

- 7.03 The plans submitted as part of this application proposes :-
- a) the erection of a new 2 storey utility building measuring approximately 28m x 20m x 10.7 m (high). The building would be constructed having colour profiled external sheeting to match existing buildings within the site
 - b) the erection of two exhaust stacks 27m in height adjacent to the proposed building from proposed steam generators
 - c) the formation of a new internal roadway to connect the utilities building to the existing gate on Second Avenue at Deeside Industrial Park.

Main Planning Considerations

- 7.04 It is considered that the main planning considerations to be taken into account in relation to this application are:-
- a) The principle of development
 - b) The scale /form/design and impact on character
 - c) Adequacy of access
 - d) Flood risk

Principle of Development

- 7.05 The site is located within a Development Zone as defined in the Flintshire Unitary Development Plan. The proposal forms an extension to an existing operational industrial use, and the principle of development is therefore acceptable having regard to Policies EM3 and EM5 subject to the safeguarding of relevant amenity considerations.

Character and appearance

- 7.06 The scale and form of the proposed building is in my view similar and reflective of existing development within the site and wider Industrial Park. Whilst acknowledging that the proposal involves the proposed erection of 27m high exhaust stacks, these are features which are required on many premises within such locations and can be assimilated into the site and surroundings given the nature of existing development at this location.

Adequacy of access

- 7.07 Consultation on the application has been undertaken with the Highway Development Control Manager who raises no objection to the development on this well - established industrial estate

Flood Risk

- 7.08 A Flood Consequences Assessment (FCA) subsequently submitted as part of this application has been assessed by Natural Resources Wales given the sites location with a C1 Flood Zone. It has been confirmed by NRW that there is no objection to the development in this respect.

8.00 CONCLUSION

In summary, it is considered that the proposed extension to the existing industrial unit is acceptable. There are no objections from a highway /flood risk perspective following the submission of an FCA. Subject to the imposition of conditions as referenced in paragraph 2.00 of this report it is recommended that the development be approved.as the total cumulative development would be in keeping with existing operations within the site and wider employment development on Deeside Industrial Park.

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

Contact Officer:

Telephone:
Email: