

Planning Committee

30 May 2013

Reference:
DLS/13/00209

Area Team:
South Team

Case Officer:
Ms J Storey

Ward:
Bromborough

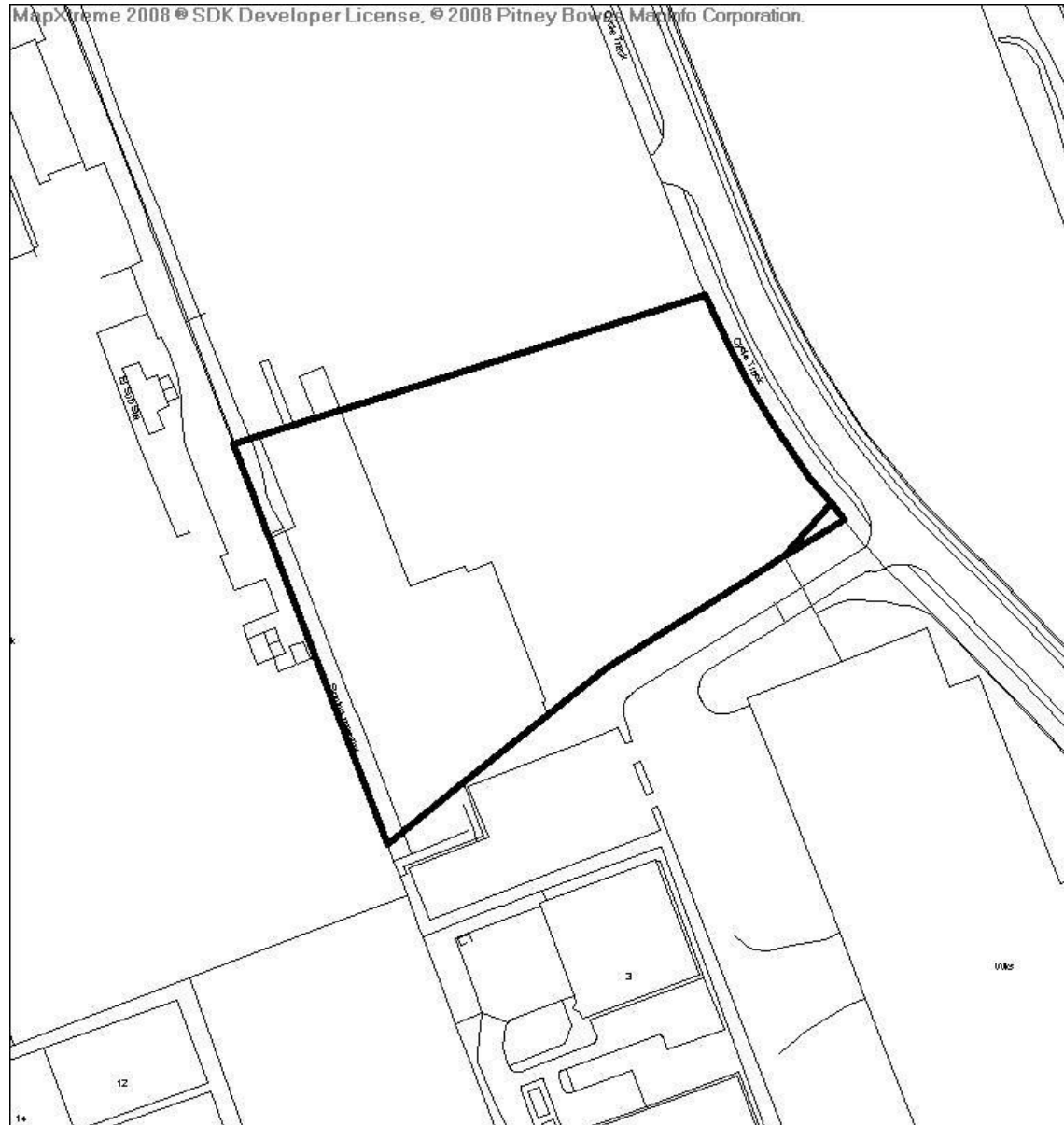
Location:
Proposal:

Land at Riverview Road Bromborough, Wirral CH62 3NU
Reserved matters application for the scale, materials landscaping and layout of the development approved under outline Planning permission ref OUT/12/01062

Applicant:
Agent :

Redsun Developments Limited
C4 Consulting

Site Plan:



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Development Plan allocation and policies:
Primarily Industrial Area

Employment Development Site

Planning History:

The most relevant application related to this proposal relates to OUT/12/01062 Outline Planning permission to for the development of an existing vacant plot of land incorporating a new access Road and up to and up to 46000sq ft B1, B2, B8. APP 23/11/2012

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Applications A site notice was displayed . At the time of writing this report there have been no representations received.

CONSULTATIONS

Head of Environment and Regulation (Pollution Control Division) - No objections

Head of Environment and Regulation (Traffic and Transport Division) - No objections subject to conditions applied to outline application.

Liverpool John Lennon Airport - No Objections

Green Infrastructure potential. Within an area that can benefit from enhanced Green space. We would expect the LPA to assess and consider the other possible impacts resulting from this proposal local site - biodiversity and geodiversity, local landscape character and biodiversity priority habitats and species.

MEAS – The site provides habitat for breeding birds, which are protected under the provisions of the Wildlife and Countryside Act 1981, as amended. In line with section 4.3.1 of the report, no scrub clearance or vegetation works should take place between March and August. Alternatively, if works are required during this period then the site must be checked by a suitably qualified and experienced ecologist for breeding birds before works are started. Any nest that is found must be left undisturbed until the young have fledged. (This can be secured by a suitably worded planning condition). There is more scope to plant trees within this proposal. For example within the development area, such as within the car parking areas. Also, around the development, particularly along Riverview Road, behind units 6 and 7, and to the north west of unit 8. The area of grass to the west and south of unit 8 should be left as species rich grassland as commented upon above. Details of the long term management of the landscaping, including resourcing should be amended include the aforementioned details (this can be secured by a suitably worded planning condition).

Environment Agency - No objections subject to the conditions set out at the outline stage.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is defined as Major Development within the Councils Scheme of delegation for determining Planning Applications and is therefore required to be determined by the Planning Committee.

INTRODUCTION

Planning permission was granted in 2011 for the use of the land to the immediate north of the application site for five industrial units (B1,B2 and B8), together with an access road and associated infrastructure. (ref APP/10/01277). Outline Planning permission was granted last year for the second phase of that earlier permission. This application is for Reserved Matters for those elements not considered at the Outline stage, appearance, landscaping, layout and scale of development.

PRINCIPLE OF DEVELOPMENT

The land is allocated as an employment development site by Policy EM3 of Wirrals Unitary Development Plan and Outline planning permission has been granted, therefore subject to policy EM6 and EM7 and the principle of the development is therefore acceptable.

SITE AND SURROUNDINGS

The area contains a variety of units including the smaller scale properties clustered around Bassendale Road, Plantation Road and Commercial Road together with large scale properties to the south and west. The application site has a gross floor area of 1,27 hectares and is located approximately 600m from the River Mersey. The area is designated as an employment development site, and there are similar uses on the surrounding sites. The site is currently brownfield with a number trees that bound the southern boundary. The site is generally level with access of Riverview Road.

POLICY CONTEXT

National Planning Policy Framework

The Government places great emphasis to ensure that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Unitary Development Plan

The site is located within an Employment Development Site and is therefore subject to the following Policies

Policy EM6 General Criteria for New Employment Development advises that any proposed development should not lead to a loss of amenity, the provision of a satisfactory access is assured before the development comes into use, and additional traffic can be accommodated within the existing network, there is adequate off-street car and cycle parking, the siting, scale, design and choice of materials including any boundary treatment is of a satisfactory standard.

Policy EM7 Environmental Criteria for New Employment Development New proposals will be assessed against any increase in the volume of traffic, especially heavy goods vehicles, the extent to which natural features and vegetation have been incorporated into the scheme, the extent to which the proposal is accessible by a choice and a mode of transport.

Policy EM8 Development within Primarily Industrial Areas Within Primarily Industrial Areas, proposals for uses falling within B1, B2 or B8 and those proposals for the reconstruction, extension or expansion of existing businesses will be acceptable.

Core Strategy

Strategic Objective 1 - Economic Revitalisation - To secure a higher density of jobs and business within the existing employment areas in east and the Borough's existing town, district and local centres.

Strategic Objective 7 - Sustainable Development - To promote sustainable approaches to the location, design, construction, operation and impact of new development, to mitigate and adapt to the impacts of environmental change.

One of the overall aims of policy CS6 Priorities for Bebington, Bromborough and East ham is to maximise the overall economic contribution of Wirral International Business Park for large and medium scale business, manufacturing, advances technology, bio-medical and research and development.

It is considered that the proposal will not lead to an unacceptable loss of amenity, have an adverse effect on operations of neighbouring uses or compromise the future development of land in the vicinity for employment uses.

The site is surrounded by a number of similar industrial units, in terms of the visual impact of the proposal, the design and scale are appropriate to the area and will be designed to achieve a BREEM rating of excellent. It is considered that the proposal will not impinge on the visual character of the area.

The proposed development will provide modern industrial units with the prospect of creating jobs in an

area of high unemployment Furthermore, the application will not lead to an unacceptable loss of amenity, have an adverse impact on the operations of neighbouring uses and will not compromise the future development of the land.

APPEARANCE AND AMENITY ISSUES

This Reserved Matters application is for the erection of three commercial units of varying sizes which will complement the five permitted units forming the first phase of the development.

Outline planning permission was granted last year and as part of that proposal, an illustrative layout was submitted. The detailed layout, differs little from what was originally submitted. The development proposal is for three new units of varying sizes that will be occupied for B1/B2/B8 use. The layout and design will incorporate areas for delivery, together with separate parking provision. The elevational treatment will comprise of Horizontal built up profile cladding which will incorporate a colour variation between the upper and lower cladding. The applicants have advised that the roofs will be designed as a shallow dual pitch at approximately 6 degrees which will help maintain a reduction in building mass.

The scale, height, design and materials proposed are considered to be satisfactory, and will be in keeping with the character of the surrounding buildings and industrial area.

A landscaping scheme has been submitted to soften the visual perspective of the site as well as enhancing the green infrastructure .

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

Access to the site will be from Riverview Road. In respect of parking and servicing, the illustrative layout identifies parking provision for 58 vehicles, with servicing at the front of the building. Subject to conditions relating tot the submission of details of the access, cycle parking provision and a travel plan there are no objections to the proposal from a highways perspective. The applicant has advised that secure cycle storage will be provided for the units.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Merseyside Environmental Advisory Service (MEAS) have reviewed the proposal submitted by the applicant and considered the possibility of likely significant effects under the Habitats Regulations using the source-pathway-receptor model. They have advised that there is no pathway that could give rise to likely significant effects on the Natura 2000 sites and it **does not warrant a detailed Habitats Regulations Assessment** for the following reasons:

- The proposals are approximately 200 m west of the Natura 2000 sites;
- The proposed development is located within an existing industrial landscape;
- The proposed development is separated from the Natura 2000 sites by a wooded area which screens it from the Natura 2000 sites;
- The proposed development is further separated from the designated sites by the oil refinery which is directly adjacent to the Natura 2000 sites. The oil refinery is visually and audibly conspicuous in this section of the Natura 2000 site. The continued use of the area by the bird qualifying features of the Natura 2000 sites indicates that they are habituated to this level of noise and visual impact to a certain degree. It is unlikely that the proposals will result in a significant change to the visual or audible characteristics of the area; and
- The proposals are for use classes that are unlikely to lead to significant operational effects on the Natura 2000 sites.

The ecological report submitted with the application (*Phase 1 Habitat Survey, Land at Ferry View, Riverwood Road, Bromborough, ADK Environmental Management Ltd, undated*) states that the survey was undertaken during 2010. MEAS would usually advise that this was now out of date, being over 2 years old. The applicants have undertaken an updated survey, the results of which indicate that the report does not raise any significant concerns.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The construction of modern industrial units with the prospects of creating jobs in an area of high unemployment, together with the assessment of the effects of the development on the environment and proposed measures to reduce any negative impact are deemed acceptable. The proposed development is acceptable in terms of the criteria set out in The National Planning Policy Framework and Policies EM6, EM7 and EM8 of Wirrals Unitary Development, Strategic objectives 1 and 7 and policy CS6 of the Core Strategy and is therefore recommended for approval.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Reserved Matters Approval has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The construction of modern industrial units with the prospects of creating jobs in an area of high unemployment, together with the assessment of the effects of the development on the environment and proposed measures to reduce any negative impact are deemed acceptable. The proposed development is acceptable in terms of the criteria set out in The National Planning Policy Framework and Policies EM6, EM7 and EM8 of Wirrals Unitary Development, Strategic objectives 1 and 7 and policy CS6 of the Core Strategy and is therefore recommended for approval.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

A) The expiration of three years from the date of this permission.

OR

B) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive. If works are required during this period then the site must be checked by a suitably qualified and experienced ecologist for breeding birds before works are started. Any nest that are found must be left undisturbed until the young have fledged.

Reason: To protect birds during their breeding season and to comply with Policy [S] in the Wirral Unitary Development Plan.

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a new scheme of landscaping, which will include details of both hard and soft landscaping works and earthwork's, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season

following the completion of the development. Any trees, shrubs or plants that die within a period of five years from completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure that satisfactory landscape treatment of the site which will protect the character and appearance of the site and to ensure that the proposed development enhances the visual amenity of the locality, having regard to Policies GR5 and GR7 of the Wirral Unitary Development Plan.

Last Comments By: 18/04/2013 11:48:44
Expiry Date: 06/06/2013