

Application No: **10/4757N**

Location: **PLOTS 5 AND 11, ORION WAY, CREWE, CHESHIRE**

Proposal: **Extension to Time Limit on Application P08/0562**

Applicant: **Hxrux (KP Dev) Ltd**

Expiry Date: **06-Feb-2011**

Ward **Crewe East**

Date Report Prepared : 13 January 2011

SUMMARY RECOMMENDATION:

Approve with conditions

MAIN ISSUES:

- **Principle of development**
- **Whether there have been any material changes in circumstances since the previous permission was issued which would warrant a different decision.**
- **Drainage.**

REASON FOR REFERRAL

This application is referred to the Southern Planning Committee because the proposal is for major development exceeding 1,000 sq m in floor area.

DESCRIPTION OF SITE AND CONTEXT

Orion Park is located on the east side of University Way, Crewe and was formerly known as Area B. The land is generally level although the north end is slightly higher than the remaining areas on the site. A number of employment units have already been constructed under previous permissions and this application relates to two further units (units 5 and 11) at the development. Unit 5 would be located between Parcelnet (Hermes) and the estate road at its southern end, on the site frontage. Unit 11 would be located at the northern end of the site, fronting University Way and would be immediately to the north of Parcelnet. There is currently a large soil mound stored on the site of Unit 11.

Orion Park is located in the settlement boundary of Crewe and the land is allocated for employment uses under allocation E.2.1 of the Replacement Local Plan 2011. To the rear of Orion Park is the Historic Park and Garden of Crewe Hall. Land to the north of Unit 11 is allocated for employment purposes or uses associated with Manchester Metropolitan

University in the Borough of Crewe and Nantwich Replacement Local Plan and has the benefit of outline permission for office development.

This application is submitted with application 10/4760N which is also reported on this agenda.

DETAILS OF PROPOSAL

The application seeks permission for 2,950 sq m of B8 and 302 sq m of offices with 36 car parking spaces in total, two of which are for disabled drivers, at Unit 5. Unit 11 is for 4,645 sq m of B8 use with 400 sq m of related office floor space and 52 car parking spaces of which two are for disabled drivers. Six cycle parking spaces are proposed for unit 5 and eight cycle parking spaces are proposed for unit 11.

Through the negotiations relating to the original permission for this development amended plans were submitted which adjusted the position of unit 5 on the site to open up views of the existing Parcelnet building on the adjoining plot and improved the elevational treatment to both buildings by the introduction of more glazed features with gull wing detailing which would be visible from public view points. At unit 11 the central sections of cladding between the glazed elements to University Way were subdivided to two horizontal sections to reduce the mass further.

Access to both sites is off the internal estate road.

RELEVANT HISTORY

10/3023N 2 New Windows at unit 16. Approved 30th September 2010.

10/3020N Temporary Permission for Operational & Site-based Staff Vehicle Parking Associated with the Occupation of Unit 16. Approved 30th September 2010.

P08/0951 Creation of first floor space and conversion of part of ground floor warehouse and use of building for B8 or B2 Unit 4. Approved 2nd October 2008.

P08/0562 Two Industrial Warehouses. Approved 29th July 2008.

P08/0561 Four industrial units. Approved 31st July 2008.

P08/0364 Additional office space and warehouse space below at unit 16. Approved 6th May 2008.

P08/0219 Additional windows at unit 14. Approved 11th April 2008.

P07/01263 Additional facilities at unit 12. Approved 22nd October 2007.

P07/0017 Outline permission for 5 office units. Approved 4th April 2007.

P06/1416 B8 Unit. Approved 9th March 2007.

P06/1260 B8 unit. Approved 12th January 2007.

P05/1463 Four B2/B8 units. Approved 7th February 2006.

P04/0489 part outline part full permission for general employment and warehousing. Approved 19th October 2004.

POLICIES

The development plan for this area includes the North West of England Plan Regional Spatial Strategy 2021 (RSS) and the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP3 Promote Sustainable Economic Development

DP4 Make the Best use of Existing Resources and Infrastructure

MCR4 South Cheshire

Local Plan policy

E.2 .1 New Employment Allocations

BE.1 Amenity

BE.2 Design

BE.3 Access and Parking

TRAN.3 Pedestrians

TRAN.5 Provision for Cyclists

TRAN.9 Car Parking

National policy

PPS1: Delivering Sustainable Development

PPS4: Planning for Sustainable Economic Development

PPS5: Planning for the Historic Environment

CONSULTATIONS

Highways: No response at the time of writing this report.

Environment Agency: It is noted that no objections were lodged or comments offered when the original application was determined. However the site area exceeds one hectare and no flood risk assessment has been submitted. The site lies in Flood Zone 1 (minimal risk). Given that there has been no change in policy since the last application was determined it would be unreasonable for the Agency to request a Flood Risk Assessment at this point in time. It is noted that the applicant's intention is to dispose of the surface water via sustainable drainage systems which ultimately discharge into the Englesea Brook. To ensure surface water is effectively managed and that flood risk downstream is not increased it is requested that conditions be attached to any permission (1) for the submission of a scheme of surface water regulation and its implementation and (2) for a scheme for the management of overland flow from surcharging of the site's surface water drainage system. The scheme shall include details of finished floor levels and ground level and be implemented in accordance with the approved details.

United Utilities: No response at the time of writing this report.

VIEWS OF THE PARISH COUNCIL:

None received at the time of writing this report.

OTHER REPRESENTATIONS:

None received at the time of writing this report.

APPLICANT'S SUPPORTING INFORMATION:

A Design and Access Statement was submitted with the original application.

OFFICER APPRAISAL

Principle of Development

The site is within the settlement boundary for Crewe. The principle of the use of this site for warehousing and distribution uses has been established through the allocation in the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the previous planning permissions issued at this site. The pattern of development has now been established on the ground by the completion of a number of units.

Material Changes in Circumstances since the Previous Planning Permission was Granted

This is an application for an extension in time introduced to make it easier for developers to keep planning permissions alive during the economic downturn. Government advice states that in determining such applications, Local Authorities' should only look at issues which have changed significantly since the original planning permission was previously granted.

The changes in circumstance since the permission was granted in July 2008 relating to this development are changes in National Planning Policy. PPS4 "Delivering Sustainable Development" was in draft consultation form when the original application was prepared. The PPS has now been adopted. It supports the provision of employment development in sustainable locations. The development of this site will be in accordance with the principles of PPS4.

PPS5 "Planning for the Historic Environment" has also replaced the former PPG15. That document, similarly to its predecessor, seeks to protect heritage assets. The woodland around Orion Park is part of the Historic Park and Garden at Crewe Hall. That woodland does provide a good buffer between the inner areas of the Historic Park and Garden closer to Crewe Hall, a grade I listed building. However the sites for units 5 and 11 are on the road frontage away from the boundaries of Orion Park which adjoin the Historic Park and Garden and in that context with other employment units closer to the protected areas it is not considered that the development on the road frontage would adversely impact on it.

Drainage

The response from the Environment Agency notes that they raised no objections at the time the original application was determined. However the site in total exceeds one hectare and should be subject to a Flood Risk Assessment. Nevertheless a Flood Risk Assessment was not submitted with the original application but this may be because drainage work in association with the development of earlier plots at Orion Park took account of the need to

ensure that the whole site did not adversely impact on the Englesea Brook which lies to the east of Orion Park.

The two conditions requested by the Environment Agency can be included in any permission. The only drainage conditions on the current permission relate to a requirement for drainage from car parks to be passed through oil interceptors. This condition can also be retained on any permission granted.

Other matters

The design of the buildings was accepted in 2008 and there have been no changes in circumstance which would require a re-examination of the size, scale, layout and design of the development. There are no close dwellings to be adversely affected by the proposals. The land has previously been cleared of vegetation. In the formation of University Way a wildlife corridor was planted to the north of Orion Park and this is now established. This forms a link between the woodland around Orion Park and the frontage planting on University Way. Wildlife tunnels constructed under the road provide further links to woodland on the west side of University Way.

The Strategic Highways Manager has not commented on this application for an extension of time. However University Way was designed and constructed to carry traffic from employment land which was allocated to come forward with the construction of the highway. Car parking and access conditions attached to the previous permission should be repeated on this permission.

Conditions

The original permission included 15 conditions. A requirement for a Travel Plan required that this be drafted with reference to Cheshire County Council guidance and this should now refer to the Department of Transport "Essential Guide to Travel Planning". Similarly the access into each development should be constructed in accordance with Cheshire East standards rather than those of the former Cheshire County Council.

CONCLUSIONS

There have been no material changes in circumstances since the original permission was issued for this development which would warrant a refusal of this application. The development of two warehouse units will provide employment opportunities within the settlement boundary of Crewe, in a sustainable location. The extension of time would be in accordance with policies in the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Government guidance.

RECOMMENDATIONS

APPROVE subject to the following conditions:-

- 1. Standard**
- 2. Plans as per permission P08/0562.**
- 3. Materials as specified in the original application unless otherwise agreed in writing.**
- 4. Car Parking to be provided at each unit before it is occupied.**
- 5. Cycle Parking and linkages to University Way.**
- 6. Travel Plan to be submitted and occupiers required to participate in the Green Travel Plan.**
- 7. Landscaping scheme submitted originally for unit 5 to be modified to take account of position agreed under application P08/0562.**
- 8. Implementation and maintenance of landscaping at both plots.**
- 9. Showers to be provided in both units and available for all staff using that building**
- 10. Boundary treatment to match that used elsewhere on the development.**
- 11. Oil interceptors to car parks**
- 12. Lighting scheme to be submitted approved and implemented.**
- 13. No outside storage.**
- 14. Offices not to be occupied separate to the warehouse.**
- 15. Access to be constructed to CEC specification.**
- 16. Scheme of surface water regulation to be submitted approved and implemented.**
- 17. Scheme for the management of overland flow from surcharging of the site's surface water drainage system to be submitted approved and implemented. The scheme shall include details of finished floor levels and ground level and be implemented in accordance with the approved details.**

LOCATION PLAN:

