

SOUTHERN PLANNING COMMITTEE – 6th March 2024

UPDATE TO AGENDA

APPLICATION NO.

23/4130N

LOCATION

MORNFLAKE, THIRD AVENUE, CREWE

UPDATE PREPARED

Highway Comments

Site description and current application proposal

The application is to extend the existing B2/B8 warehouse and increase the floor area by approximately 9,000sqm, improve parking for cars and HGVs, and maintain the existing access points.

Sustainable access

The site is within the urban area of Crewe with footway access available to the surrounding area including to nearby bus stops providing sustainable connections to the wider area.

Safe and suitable access

The southernmost existing access off Third Avenue will remain and the northernmost existing one, at the location of the turning head, will be closed. An additional vehicle access point at the most northern end of Third Avenue is proposed which will provide HGV access to loading/unloading area, which does not raise a highway safety concern.

The existing access points off Fourth Avenue will remain as existing.

There is an opportunity to improve pedestrian connection from the bus stop on the south side of Weston Road across to the service road. This is wholly within the highway and can be conditioned.

Parking

There is a minimal amount of existing on-site parking provision and apart from the small amount to the west elevation of the building it appears informal. The marked-out parking spaces will increase from 15 spaces to 83, resulting in a significant uplift in the number of car parking spaces per unit of floor area, and is considered acceptable.

There will also be an additional 40 covered cycle parking bays which is also sufficient.

Highway Impact

The applicant has carried out a survey of the existing site which indicated an average of 380 vehicle trips per day, including a mixture of HGV and car movements. Whilst in planning terms it could be argued that the development will result in an increase in floor area and therefore an increase in vehicle trips, the impact upon the highway in this case is considered acceptable. The site is within an established industrial area which can accommodate the vehicle trips, and the site previously had an industrial building prior to it being demolished.

Conclusion

The proposal is acceptable, and no objection is raised with the following condition and informative:

Condition: Prior to commencement of development a plan showing an improved informal crossing point across Weston Road/Weston Road Service Road, together with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved crossing point shall be implemented in accordance with the approved timetable.

Informative: A S184 licence to create the new vehicle crossing will be required, https://www.cheshireeast.gov.uk/highways_and_roads/highways-licences-and-permits/dropped-kerb.aspx

Appraisal

Comments of the Highway Engineer are noted and the condition requested can be added should permission be granted.

Recommendation

As recommended in the main report but with the following additional condition:

10. Prior to commencement of development a plan showing an improved informal crossing point across Weston Road/Weston Road Service Road, together with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved crossing point shall be implemented in accordance with the approved timetable.