

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **27TH SEPTEMBER 2023**

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

SUBJECT: **FULL APPLICATION – DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW INDUSTRIAL UNITS WITH ASSOCIATED WORKS**

APPLICATION NUMBER: **FUL/000519/23**

APPLICANT: **F.I. REAL ESTATE MANAGEMENT LTD**

SITE: **UNIT 102, TENTH AVENUE, SEALAND, DEESIDE**

APPLICATION VALID DATE: **30/5/23**

LOCAL MEMBERS: **COUNCILLOR C M JONES**
COUNCILLOR D SELVESTER

TOWN/COMMUNITY COUNCIL: **SEALAND COMMUNITY COUNCIL**

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

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full application for the proposed demolition of an existing building and construction of a new building accommodating 4 No industrial units for B2 (General Industrial) and B8 (Storage and Distribution) Uses, with associated works at Unit 102, Tenth Avenue, Sealand, Deeside.
- 1.02 This application is being reported to Planning Committee as the proposed floorspace of the building, exceeds that allowed to be determined by officers under the delegation scheme.

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 Site/Finished Floor Levels (FFL's) to be submitted and approved.
 - 5 Access to provide for the simultaneous passage of 16.5m articulated vehicles (HGV's)
 - 6 No work to commence on access until details have been submitted and approved.
 - 7 Access to provide for a visibility splay of 2.4m x 90m,
 - 8 Parking, loading, unloading, and turning facilities to be provided prior to bringing into use.
 - 9 Positive means to prevent surface water run off on highway to be provided.
 - 10 Construction Traffic Management Plan to be submitted and approved.
 - 11 Travel Plan and Transport Implementation Strategy to be submitted and approved.
 - 12 No surface or land drainage to connect directly or indirectly into the existing public sewerage system.

3.00 CONSULTATIONS

3.01 **Local Members**

Councillor C M Jones: No objection to determination under delegated powers.

Councillor D Selvester: No response received at time of preparing report.

Sealand Community Council: No objections

Highways Development Control: No objection subject to the imposition of conditions

Community and Business Protection: No objection

Welsh Water/Dwr Cymru: Request that any permission includes a condition in respect of surface water/land drainage.

Natural Resources Wales: No objection

Airbus: No aerodrome safeguarding objection

Welsh Government (Trunk Roads): Do not wish to issue a direction.

4.00 PUBLICITY

4.01 Press Notice, and 7 Neighbour Notification letters sent.

No responses received at time of preparing report.

5.00 SITE HISTORY

5.01 No history

6.00 PLANNING POLICIES

6.01 Flintshire Local Development Plan

Policy STR1: Strategic Growth

Policy STR2: The Location of Development

Policy STR4: Principles of Sustainable Development, Design and Placemaking

Policy STR5: Transport and Accessibility

Policy STR7: Economic Development, Enterprise, and Employment.

Policy STR8: Employment Land Provision

Policy PC1: The Relationship of Development to Settlement Boundaries

Policy PC2: General Requirements for Development

Policy PC5: Transport and Accessibility

Policy PE1: General Employment Land Allocations

Policy PE2: Principal Employment Areas

Policy EN14: Flood Risk

Policy EN15: Water Resources

Supplementary Planning Guidance Notes

SPGN No 11. Parking Standards

National Planning Policy

Planning Policy Wales Edition 11

Future Wales Plan 2020-2040

Technical Advice Note (TAN) 12: Design

Technical Advice Note (TAN) 15 Development and Flood Risk.

Technical Advice Note (TAN) 18: Transport

Technical Advice Note (TAN) 23: Economic Development

7.00 PLANNING APPRAISAL

7.01 Introduction

The site the subject of this application which amounts to approximately 1.5 hectares in area, is located between Tenth Avenue

and the A548 at Deeside Industrial Park, Sealand, the site being within a Principal Employment Area, as defined in the Flintshire Local Development Plan.

7.02 Proposed Development

The plans submitted as part of this application propose the demolition of an existing building on site, which measures approximately 48m x 48m x 8m (high) and redevelopment by the erection of a new building measuring approximately 121m x 57m x 16m (high). The new building would accommodate 4 No individual units which have a combined total footprint area of 6897m².

7.03 The proposal is being referred to Planning Committee as the proposed floorspace to be created, exceeds the threshold limit of 5000m² that could be determined as officer level, as allowed by the scheme of delegation for development on established industrial estates/business parks, or land allocated for such purposes in the development plan.

Main Planning Considerations

7.04 The main planning considerations to be addressed in determination of this application include:

- i) Principle of development
- ii) Scale/ form/design
- iii) Adequacy of access and parking
- iv) Flood risk.

These issues are addressed in further detail below.

Principle of Development

7.05 The site lies within the Deeside Industrial Park and DARA Principal Employment Area, where proposals for B1, B2 and B8 uses are supported by Policy PE2 of the Flintshire Local Development Plan, subject to the safeguarding of relevant development management considerations.

Scale / Form / Design

7.06 The scale form and design of the proposed building whilst larger than that currently in -situ, can be satisfactorily accommodated on site, and is characteristic in design terms with other existing units within the wider industrial estate. This is considered acceptable having regard to Policies PC2, PC3 and PE2 of the Flintshire Local Development Plan

Adequacy of Access / Parking

7.07 Consultation on the application has been undertaken with Highways Development Control, who confirm given the sites existing usage, that there is no objection to the development subject to the imposition of conditions in respect of access, visibility, surface water run-off, and

submission of a Construction Traffic Management Plan, Transport Plan and Transport Implementation Strategy.

Flood Risk

- 7.08 It is noted that the site is located within a C1 Flood Zone as defined in the Development Advice Maps in Technical Advice Note 15 – Development and Flood Risk (TAN15) This is defined as an area of the floodplain which is developed and served by significant infrastructure including flood defences.
- 7.09 The proposed use of the buildings fall within the definition of Less Vulnerable Development and the redevelopment of this brownfield site, would meet the tests set out in para 6.2 of TAN15, particularly as the proposal is necessary to contribute to employment objectives.
- 7.10 A Flood Consequences Assessment (FCA) has been submitted as part of the application which has been assessed by Natural Resources (Wales) it being confirmed that the risks associated with potential flooding of the site can be acceptably managed subject to the imposition of a condition controlling site /finished floor levels.

8.00 CONCLUSION

It is considered that the nature /scale of the proposed development is acceptable both in visual terms and from a functional perspective representing a high-quality development that provides for a range of units with the industrial estate. It is considered that the proposal is acceptable having regard to both national and local planning policies and guidance. It is therefore recommended that the application is approved subject to the conditions referenced in paragraph 2.01 of this report.

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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