19 April 2016

Development Management Committee

Wednesday, 27 April 2016 at 6.30pm

The Gateway, Sankey Street, Warrington

Agenda prepared by Julie Pickles, Democratic and Member Services Officer – Telephone: (01925) 443212 E-mail: jpickles@warrington.gov.uk

A G E N D A

Part 1

Items during the consideration of which the meeting is expected to be open to members of the public (including the press) subject to any statutory right of exclusion.

Item

1. **Apologies for Absence**

   To record any apologies received.

2. **Code of Conduct - Declarations of Interest Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012**

   Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>3.</td>
<td><strong>Minutes</strong></td>
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<tr>
<td></td>
<td>To confirm the minutes of the meeting held on 6 April 2016 as a correct record.</td>
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<tr>
<td>4.</td>
<td><strong>Planning Applications (Main Plans List)</strong></td>
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<tr>
<td>5.</td>
<td><strong>Planning Appeal Decisions for period between 7 March and 8 April 2016</strong></td>
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<tr>
<td>5.1</td>
<td>15 Knightsbridge Avenue, Grapenhall – Appeal Dismissed</td>
</tr>
</tbody>
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Attached as a separate document
Part 2

Items of a “confidential or other special nature” during which it is likely that the meeting will not be open to the public and press as there would be a disclosure of exempt information as defined in Section 100I of the Local Government Act 1972.

Nil
DEVELOPMENT MANAGEMENT COMMITTEE

6 April 2016

Present:  Councillor T McCarthy (Chairman)
Councillors J Richards, B Barr, P Carey, A Heaver, D Keane,
L Morgan, L Murphy, J Wheeler, S Woodyatt, S Wright

DM147  Apologies for Absence

Apologies were received from Councillor F Rashid.

DM148  Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
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<tbody>
<tr>
<td>J Richards</td>
<td>DM151</td>
<td>Cllr Richards was objecting to the application and is the Ward Member and a local resident.</td>
<td>Cllr Richards stood down from the meeting, spoke against the application and took no part in the discussion and vote</td>
</tr>
<tr>
<td>S Wright</td>
<td>DM151</td>
<td>Cllr Wright’s wife works at the hospital.</td>
<td>Cllr Parish stood down from the meeting, spoke against the application and took no part in the discussion and vote</td>
</tr>
<tr>
<td>T McCarthy</td>
<td>DM154</td>
<td>Cllr McCarthy is the Ward Councillor for Rixton and Woolston. Cllr McCarthy had not previously discussed the application with residents or the Parish Council.</td>
<td>Cllr McCarthy remained in the meeting and took part in the discussion and vote</td>
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DM149  Minutes

Resolved,

That the minutes of the meeting held on 16 March 2016 were agreed as a correct record and signed by the Chairman.

DM150  Planning Applications

Resolved,

That Pursuant to the Town and Country Planning Act 1990 (As Amended) the applications for permission to develop land be considered and dealt with in the manner agreed.
DM151 2015/27135 - Hard Surface Site, Wellfield Street, Warrington, Cheshire, WA5 1PU - Proposed Temporary permission for 5 years for 58 car parking spaces for NHS Staff only

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Members visited the site on 1 April 2016.

Members considered the information as set out in the update report.

Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2015/27135 be approved as per the officer recommendation but subject to an additional condition as set out in the officer update report.

DM152 2015/26811- Diggle Green Farm, Wilton Lane, Culcheth And Glazebury, Warrington, WA3 4BD - Proposed erection of a single storey building to provide farm office and employee welfare facilities

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Members considered the information as set out in the update report.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2015/26811 be approved as per the officer recommendation but subject to deletion of unnecessary conditions as stated in the update report.

DM153 2015/27160 - 19B & 19C, Common Lane, Culcheth & Glazebury, Warrington, WA3 4EW - Proposed change of use to convert, first floor office accommodation (A2) to form a cocktail bar (A4) and light refreshments establishment (non cooked food)

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in support of and against the officer recommendation.
Resolved,

That application 2015/27160 be approved as per the officer recommendation but subject to additional conditions.
(1) Restrict use to cocktail bar only
(2) Hours / days of goods deliveries and refuse collection to be agreed

DM154 2016/27294 - King's Leadership Academy, Hillock Lane, Warrington, WA1 4PF - Proposed 2.4m high security fencing around the perimeter of the new school building

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27294 be approved subject to conditions as per the officer recommendation.

DM155 2016/27363 - 2A, Birchall Avenue, Culcheth And Glazebury, Warrington, WA3 4DG - Proposed boundary treatment

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Resolved,

That application 2016/27363 be deferred to allow for a site visit to take place on Friday 20 May 2016.

DM156 2016/27401 - St Philip Westbrook C E Aided Primary School, Westbrook Centre, Warrington, WA5 8UE - Proposed nursery learning facility

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Resolved,

That application 2016/27401 be approved as per the officer recommendation.

DM157 2016/27425 - 7, Elm Tree Avenue, Lymm, Warrington, WA13 0NL - Proposed 2 Storey side extension with single storey rear extension
The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Members visited the site on 1 April 2016.

Members considered the information as set out in the update report.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27425 be approved as per the officer report, but subject to revision of condition 4, to require details of parking provision.

DM158 2016/27448 - Kings Leadership Academy, Seymour Drive, Poulton-With-Fearnhead, Warrington, WA1 3TT - Proposed variation of Condition 5 - (The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission before 30th April 2016) to extend the condition date to 30th September 2016 on previously approved application 2014/23978 

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Resolved,

That application 2016/27448 be approved as per the officer recommendation.

DM159 2015/26995 - Chapel House Inn Car Park, Chapel Lane, Burtonwood and Westbrook, Warrington, WA5 4PT - Proposed construction of 1 No pair of single storey A1 retail units, re-modelling of the car parking area to form 14 No car parking spaces (service vehicles accessible) including the construction a 1.8m acoustic fence to the rear of the site

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of refusal.

Representations were heard in support of the officer recommendation of refusal.

Resolved,

That application 2016/27448 be refused as per the officer recommendation.

Signed………………………

Dated ..………………….
## DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 27th April 2016**

**Start 18:30**

### Table

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2015/27123</td>
<td>Land Within Warrington Town Centre Bounded By, Academy Street, Academy Way, And Bank Street, Warrington Full Planning (Major) - Proposed demolition of all existing on-site buildings and structures: proposed construction of a leisure and restaurant block building, comprising of a cinema (D2): ground floor units and mezzanine space for use for retail (Class A1), financial and profession services (Class A2) and restaurants/cafes (Class A3): together with Landscaping and public realm improvements: outdoor seating areas: public car parking: new vehicular access roads and servicing areas; and other associated works.</td>
<td>Approve</td>
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<td>2</td>
<td>37</td>
<td>2015/27159</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington Reserved Matters (Major) - Proposed approval for Landscaping and public realm works associated with the redevelopment proposals for the Bridge Street Quarter area, including the creation of a new public square together with new hardworks, soft works, lighting, planting ad street furniture following previously approved application 2014/24473</td>
<td>Approve</td>
</tr>
</tbody>
</table>
Land within Warrington Town Centre located to the north of Academy Way, to the east of Bridge Street and to the south of Dolmans Lane, Within the Bridge Street Quarter Development

Full Planning (Major) – Proposed Bridge Street Quarter market building; Demolition of the Grade 2 listed Building (45 Bridge Street & 39-43 Bridge Street) with the structural retention of the Bridge Street front Facade and its incorporation into the construction of a permanent market building as part of the Bridge Street Quarter development for use for retail (Class A1); together with the reinstatement of original features to the front facade, including lost chimney stacks and dormer windows at roof level and the reinstatement of the lion statues and blocked second floor windows. associated landscaping and public realm improvements; a servicing area; and other associated works.

Land within Warrington Town Centre, Bounded by 51 - 73 Bridge Street, Academy Way and Bank Street. Full Planning (Major) - Proposed New Council Offices. Demolition of all existing on-site buildings and structures; the construction of a four-storey Class B1 Council Office building as part of the Bridge Street Quarter development; together with landscaping and public realm improvements, servicing and other associated works.

Land within Warrington Town Centre located to the north of Academy Way, to the east of Bridge Street and to the south of Dolmans Lane, Within the Bridge Street Quarter Development

Listed Building Consent – Proposed Bridge Street Quarter market building; Demolition of the Grade 2 listed Building (45 Bridge Street & 39-43 Bridge Street) with the structural retention of the Bridge Street front Facade and its incorporation into the construction of a permanent market building as part of the Bridge Street Quarter development for use for retail (Class A1); together with the reinstatement of original features to the front facade, including lost chimney stacks and dormer windows at roof level and the reinstatement of the lion statues and blocked second floor windows. associated landscaping and public realm improvements; a servicing area; and other associated works.
ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Land Within Warrington Town Centre Bounded By, Academy Street, Academy Way, And Bank Street, Warrington</td>
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<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
</tr>
<tr>
<td>Development:</td>
<td>Full Planning (Major) - Proposed demolition of all existing on-site buildings and structures: proposed construction of a leisure and restaurant block building, comprising of a cinema (D2): ground floor units and mezzanine space for use for retail (Class A1), financial and profession services (Class A2) and restaurants/cafes (Class A3): together with Landscaping and public realm improvements: outdoor seating areas: public car parking: new vehicular access roads and servicing areas; and other associated works.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>16-Dec-2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Warrington Borough Council &amp; Muse Developments</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>15-Mar-2016</td>
</tr>
</tbody>
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Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8 - The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.
Reason for Referral to Committee

It is considered expedient to refer this application to development Management Committee due to the scale and nature of the proposal and the Council has an interest in the scheme.

Site and Proposals

Site

The application site is bounded to the south by Academy Way, to the east by Academy Street, to the west by the existing market hall and to the north by the temporary market hall development site. The site was formerly occupied by the Times Square development which has now been demolished. The site lies within an area of Archaeological Importance and partially within the Buttermarket Street Conservation Area. There are a number of listed buildings in the vicinity of the site, including the Friends Meeting House on Academy Street and a number of properties on Bridge Street, including the former Boots building.

Proposals

Full Planning (Major) - Proposed demolition of all existing on-site buildings and structures: proposed construction of a leisure and restaurant block building, comprising of;
- a cinema (D2),
- ground floor units and mezzanine space for use for retail (Class A1),
- financial and profession services (Class A2) and,
- restaurants/cafes (Class A3) – 7 Restaurants on ground floor and would include an ancillary takeaway service if required.
- landscaping and public realm improvement; outdoor seating areas, public car parking, new vehicular access roads and servicing areas and other associated works.

Cinema [ Class D2] – Gross Internal Area – 7,887 square metres
Ground Floor Units beneath Cinema [Use Classes A1, A2 and A3] – Gross Internal Area 2,777 + Mezzanine 2,852 square metres.

The proposed outdoor seating areas will be located on private land and not on the adopted highway. The area will be maintained and controlled by a management company. Operators would be granted a right, through their leases to use the outside seating areas.
The following hours of operation have been discussed with the licensing group;
- 8am to 1am for the hours of operation for all the restaurants (ground and mezzanine)
- 12 noon to 12.30pm for the licensable activities for all the restaurants (ground and mezzanine)
- 8am to 11pm external area hours of operation. 12 noon to 11 pm for the licensable activities in external areas.
All moveable furniture will be relocated inside the building when the restaurants are closed.

The cinema foyer would be located on the western elevation of the building, and would be accessed off the newly created public square. The foyer would give access to the cinema at the upper level of the building. The operation of the cinema may also include the following ancillary uses which are normally associated with a cinema e.g. sales of ice cream, confectionery and drinks. Other ancillary uses proposed would include use for conferences and meetings. Provided such uses remain ancillary to the principal approved use as a cinema a separate consent would not be required.

The principal elevation of the new restaurants, are also on the west elevation, facing onto the new public square. These would be integrated into the public realm by external seating areas and would provide an active frontage which would add to the vitality of the area.

A new surface car park and service yard will be located where the existing temporary car park is currently located, with access being retained off Academy Street. The service yard at the rear of the leisure block will be enclosed and will serve both the new restaurants and the cinema.

The current scheme does not include the provision of a central energy centre, which formed part of the earlier outline planning permission, although the submitted drawings indicate where the energy centre may be located. Further work is required before detailed proposals for the centre can be brought forward. The current scheme does however make provision for a flue to be incorporated into the design of the leisure building [at the rear] and land which is identified as landscaping in the current scheme, could be brought forward as and when the energy centre receives formal approval.

The principal pedestrian routes into the site are from Buttermarket Street in the north and Academy Way in the south. There will also be pedestrian links through from Bridge Street / Dolmans Lane and Bridge Street New Halls Yard, both of which have been enlarged to create a visual connection between Bridge Street and the regeneration area to the east.

The submitted scheme for the leisure building should be considered in the context of the wider developments within the Bridge Street Quarter, the principles of which were established at the Outline stage.

The Masterplan identifies the following phases of development;

**Phase 1 – Demolition**
This phase does not include the existing market building, but does include; Properties on Bank Street, including the public house, the vacant former B&M building, the pods at the side of the market, 35 Bridge Street and the building to the rear.

This phase will also include the remediation of contaminated material; the
removal of remnants of infrastructure; installation of a clean cover system; reinstatement works to the retained buildings and sites following demolition.

**Phase 2** – Construction of temporary Market Hall, retail / commercial units, public realm [Bank Street to Dolmans lane], and the redevelopment of Union Street.

**Phase 3** – Demolition and reconstruction of Multi-storey car park.

**Phase 4** – Construction of Time Square leisure element including a cinema, restaurant, surface car park and public realm – connect Buttermarket Street with Academy way.

Demolition and remediation of existing Market Hall. Partial demolition and remediation of former ‘Boots’ building [numbers 39-43, 45, 37, 47-49 and 51 Bridge Street]. [Separate Listed Building consent will be required for this part of the development]. Construction of new Council offices, new Market Hall and adjacent public realm, including Academy Way improvements. Temporary Market Hall to be sub-divided to create a series of units including A1, A2, A3, D1 [Library] and D2 Leisure. The implementation of the first phase of the scheme has already commenced on site, and includes the demolition of Times Square, remediation of the contaminants within the site and works associated with the erection of the building to house, on a temporary basis, the Market.

**Planning History**

Outline Planning permission [2014/24473] was granted in 2014 for the redevelopment of the Bridge Street Quarter site. Consent was granted for the following;

“Outline permission with details of access [all other details reserved for future applications] – Proposed demolition of existing on-site buildings and structures and the construction of mixed use development, comprising of a new market hall and other Class A1 retail uses; Class A2 financial and professional services uses; Class A3 restaurants and cafes; Class B1 office uses including a new council office building; Class D1 non-residential uses including a library; Class D2 leisure uses including a cinema; Refurbishment of the Academy Way Multi-Storey Car Park; new landscaping and public realm; new vehicular access roads and servicing area; accommodation and reinstatement works to retained buildings; site remediation and other associated works.”

The above Outline planning permission approved the construction of a leisure block building, which included a cinema, restaurant and retail units. Following receipt of consent, further discussions took place with the proposed cinema operator. The operator of the cinema requires a larger unit. The proposed increase in size means that the building would exceed the parameters that were agreed as part of the original outline consent. It is for this reason that a
new Full Planning application has been submitted for the revised leisure block scheme.

The increase in size relates solely to the height of the building. The building footprint would remain the same as that previously approved under the outline consent.

The original parameters plan identified the maximum height of the plant [on top of the building] at +38.10 and the maximum height of the parapet at +35.20. The current proposal is for the parapet height on the cinema to be +36.92 and +38.825 for the plant level.

Planning Policies

National Planning Policy Framework
The main thrust of the NPPF is the presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved without delay.

Para 7 – identifies the three dimensions to sustainable development, they are economic, social and environmental. The economic role – the planning system should contribute to building a strong, responsive and competitive economy. The social role – by creating a high quality built environment with accessible local services and reflect the communities, needs and support its health, social and cultural well-being. The environmental role – protecting and enhancing the natural, built and historic environment. The roles are mutually dependent.

Para 9 – promotes the creation of jobs in towns; replacing poor design with better design; improve the conditions in which people live, work, travel and take leisure.

Para 17 – establishes a set of core use planning principles including, the need to pro-actively support sustainable economic development. In so doing it is important to secure high quality design, take account of the character of different areas, take full account of flood risk, encourage the effective use of previously developed land; promote mixed use developments; manage patterns of growth to sustain public transport, walking and cycling; conserve heritage assets in a manner appropriate to their significance and to deliver community and cultural facilities.

Para 23 supports the promotion and growth of competitive town centres including the retention and enhancements of existing markets. It is also important to ensure the provision of a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.
Local Plan Core Strategy
CS1 – Overall Spatial Strategy- Delivering Sustainable
CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
CS7 – Strategic Location - The Town Centre.
PV3 – Strengthening the Borough’s Workforce
PV4 – Retail development within the Town Centre and Primary Shopping Area.
PV5 – Enhancing the Town Centre Economy.
QE6 – Environment and Amenity Protection.
QE7 – Ensuring a High Quality Place
QE8 – Historic Environment
MP1 – General Transport Principles
MP4 – Public Transport
MP7 – Transport Assessments and Travel Plans.
TC1 – Key Development Sites in the Town Centre

Supplementary Planning Documents

Construction and Design
Environmental Protection
Bridge Street Conservation Area Appraisal
Sustainable Community Strategy
Regeneration Framework for Warrington.
Bridge Street SPD.
Parking Standards

Notification Responses

Neighbours – No comments to date
Parish Council – Unparished
MP’s – no comments to date

The applicant has produced a Statement of Community Involvement in respect of the detailed planning applications for the redevelopment of the Bridge Street Quarter in accordance with local and national planning policy. Consultation has included the following;
• Pre application meetings with Council Officers
• Letters were sent to key stakeholders including market traders, local businesses, Council Members, local MP’s and other interested parties inviting them to a stakeholder preview event.
• Flyers were sent to adjacent residents and businesses inviting them to attend a public exhibition.
The majority of comments received were supportive of the proposals. Concerns raised relate to;
• Provision of a central swimming pool
• Restaurants should be family restaurants and not fast food.
• Safe parking for bikes and mobility scooters etc., needs to be designed into the system.
• Good connection between the existing town and new development.
• Appropriate shop signage.
• More greenery around the Council building.
• Design, materials etc., should stand the test of time.
• Good access to the market and continuity of access
• Access to electrical points and storage
• Incorporation of cycle paths into public realm areas.

In response the agent has commented;
• Consultation has led to the current proposed mix of uses, which includes a cinema.
• The area is designed to be family friendly including the proposed uses
• Cycle parking will be provided within the public realm. The MSCP as will electrical vehicle charging points and motorcycle spaces.
• Continuity of market trading is ensured with the provision of a building to temporarily house the market, whilst new market building is constructed.
• Taxi rank will be provided on Academy Way close to the access to BSQ.
• There are no segregated cycle paths, the space is large enough to accommodate all users.
• The design and layout would be fully accessible and safe.
• The materials / levels will help to integrate the development into the existing town centre.
• Shop signage will, where required, be assessed under normal planning / advertisement legislation.
• The area around the Council offices will be ‘greened’ by the provision of trees on Academy Way and tree planting in the main square. A small park area will be created in the area which is currently occupied by Crown Chambers [to the west of the office building].

Parish Council – Un-parished Area.

Consultation Responses

Environmental Protection

No objections to the proposed scheme subject to conditions / informatives relating to;
• Contaminated Land
• External Lighting – detailed specification.
• Construction Environmental Management Plan including details of site compound areas; routing of delivery vehicles; delivery hours to site; construction hours, acoustic mitigation measures; control of dust and air quality and vibration.
• Commercial Kitchens – A3 Uses – details of extraction and filtration systems.
• Service Yard – submission of a management plan.
• Pile Foundations – submission of a method statement and restriction on hours of working.
• Noise from Building Services Plant
• Noise from Cinema [breakout noise]
• Licensing for ancillary bar uses.

**Highways**

The development already benefits from outline planning permission and therefore there is no trip generation and distribution analysis undertaken as part of this application.

To meet the Councils car parking standards the provision of 250 car parking spaces should be provided for the 2500 seat cinema and approximately 287 car parking spaces for the restaurants. It is accepted that there will be some linked trips across the development and the wider Bridge Street proposals include a multi storey car park with approximately 1169 car parking spaces which is deemed acceptable to support the development. Car parking accumulation data indicates that the car parking proposed will be sufficient for the development.

To meet the cycle parking standards set out in the Councils standards 125 cycle parking spaces should be provided for the cinema use and 117 spaces for the restaurant and other leisure uses. To meet the Councils standards for motorcycle parking the provision of 50 motorcycle parking spaces should be provided for the cinema and an additional 47 spaces for the leisure uses and restaurants. The applicants Transport Consultant has submitted a technical note that discusses cycle and motorcycle parking provision for the site overall and that details that the Councils parking standards are for standalone developments and that there will be some cyclists that visit more than one element of the scheme, therefore a methodology has been applied that calculates the percentage of primary trips for each development type, these figures have been adjusted for both weekday and weekend times for both cycle and motorcycle parking.

The analysis indicates that 170 cycle parking spaces are required for the Bridge Street Development overall on a weekend which is the highest of the two values and 70 motorcycle parking spaces are required overall on a weekend which again is the highest, of the two values. For the specific leisure building usage, the applicants’ calculations indicate a requirement for 121 cycle parking spaces on a weekend and 48 motorcycle parking spaces on a weekend.

No specific motorcycle parking is provided as part of the leisure scheme within the building. However, the applicant has proposed 35 motorcycle parking spaces with lockable points within the public realm outside the MSCP and the applicant has committed to deliver a further 35 motorcycle parking spaces across the Town Centre as part of the wider Bridge Street redevelopment. This provision should be secured by condition.

As part of the public realm proposals there is the provision of short stay cycle parking in the form of Sheffield stands that are covered by CCTV and this is deemed acceptable for visitors of the site, 118 spaces are located within the main public realm area. Furthermore there is an area of 20 cycle parking spaces proposed within the car park to the east of the site, which will offer
more stands in a covered cycle parking facility for more medium stay use.

A secure cycle store is provided within the main building for staff, providing 34 long stay cycle parking spaces that are covered and secure. The cycle parking provision as a whole is deemed acceptable and should be conditioned to be provided and retained.

No details are provided in relation to showers and changing facilities for staff. No drying room is noted on the plans, either. Adequate facilities should be provided to ensure that there is storage, washing and changing facilities for staff who wish to cycle to work.

As part of the development there is land that will be required to be stopped up and the applicant will be required to apply to DfT’s National Casework team to undertake these works.

As part of the TA addendum, revised swept paths have been submitted that demonstrate HGV’s can access and egress the service area acceptably, albeit the number of spaces for HGV’s to service within the rear service yard is proposed to reduce from three to two as part of the proposals. Swept paths have also been submitted that demonstrate that two large cars can pass each other on the access road to the car park which is acceptable.

The applicant has stated that the retail operators that will be in the retail units north of the leisure block will not be able to use the service yard for the leisure block and will only be able to service via the access road to the rear of the site. Swept paths were not submitted as part of the temporary market building and therefore the LHA has requested swept paths for the access road as part of this application. The swept paths provided have demonstrated that the access road can only cater for service vehicles such as a 7.5t Box Van and a 9m refuse vehicle. The LHA is concerned that there is no facility for the Councils standard refuse vehicle (which is in excess of 11m length), HGV’s or 10/12m Rigid vehicles to service the retail units which could lead to large vehicles reversing onto Academy Street which is not acceptable on highways grounds. Therefore the LHA would request that this is addressed through a suitable waste management and servicing management strategy for the site as a whole.

The service yard accommodates two 16.5m articulated vehicles only which will service 7 restaurants and the cinema and its concessions. To ensure that there are no conflicts within the service bay there is a requirement for a service management strategy.

The Councils car parking standards require a coach drop off to be provided. The applicant has stated that this can be undertaken on Academy Way and it is considered that this is an acceptable arrangement.

A Travel plan for the site will be required by condition.

On this basis the proposals are acceptable on highways grounds subject to
the conditions to address the following;

- Motorcycle parking provision
- Cycle Parking Provision
- Service Yard management Plan
- Construction management Plan
- Operational MSCP
- Green Travel Plan

**Street Lighting**
Further technical information has been requested in respect of technical issues relating to the proposed lighting scheme. It would therefore be advisable to request a condition relating to the submission of further detailed information in respect of the proposed lighting scheme.

**United Utilities**
Drainage conditions recommended.

**Archaeology**
The scheme forms one element of the wider Warrington town centre redevelopment.

We have now been through a logical process of desk-based assessment in order to identify areas of archaeological potential within the development area and were then able to take advantage of the opportunities offered by the geotechnical work to observe and investigate some of these areas of interest and, in some cases, confirm that they had no further archaeological potential. This scenario applied to the gas works area and the footprint of the former Boots building and environs. In both these cases it was clear the later 19th and 20th century activity had destroyed any archaeological potential. This left the area in the north-east corner of the development where we were able to subject selected locations to a strip and record exercise. This revealed traces of the 18th-century Academy, post-medieval drains, and pits dating to the later medieval and post-medieval periods. Reports on all this work, have been received and I have been assured that significant disturbance will not occur in the Friarsgate area. In these circumstances, further archaeological mitigation would not be worthwhile.

**Environment Agency**
No objections in principle. The EA are happy with the Council’s proposed condition regarding unsuspected contamination from the site and have agreed not to recommend a separate condition of their own.

**Landscape**
The Planting Plans provided (M4864 400 PH4 to 403 PH4 and M4864 400 PH3) are satisfactory in their size, quantities and species of new plantings
Historic England
Do not wish to offer any comments.

Ecology
No objections on nature conservation grounds.
I would recommend that similar conditions and advisory notices be applied to any approval granted to this scheme as that applied to permission 2014/24473, in order to protect the natural environment.

In particular Condition 7 (requirement for the preparation and implementation of a Construction Environmental Management Plan) and Condition 23 (Landscaping) applied to permission 2014/24473 remain relevant to the current application, as does the advisory note relating to the need to cease work in the unlikely event that bats are found at any time during demolition and site clearance works.

No comments have been received from the following consultees:
Health and Wellbeing
Building Control
Estates and Valuation
Planning Policy
Public Realm
Social Regeneration
Town Centre Manager
Fire Officer
Cheshire Police
Historic England
Howley Residents Association
Amenity Societies
Warrington Disability Partnership
Warrington Chamber of Commerce and Industry
Warrington Arts Council
Warrington Cycle Campaign
Warrington Community Transport
Warrington Borough Transport
Warrington Archaeological and Historical Society
Taxi Licensing
Network Warrington
Warrington Gateway
Warrington Collegiate
Cockhedge Centre Manager
Neighbourhoods in Warrington
Livewire
Warrington Traders Association
Public Health Warrington
Golden Gated Housing
Golden Gates Housing Association
St. Vincents Housing Association
HSE
National Planning Casework Unit
Chair – Town Centre Board
Warrington Pub Watch
Rev. Kingsnorth
Lendlease

Observations
Principle of Development

Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and policies of relevance within the LPCS are considered to constitute the most appropriate framework against which to assess this proposal.

Para 17 of the NPPF establishes overarching principles that should underpin both plan-making and decision-taking. The most relevant in this instance being:
- Pro-actively drive and support sustainable economic development to deliver homes, businesses etc. in order to meet the development needs of the area.
- Always seek to secure high quality design and good standards of amenity.
- Take account of different roles and characters of different areas
- Encourage the use of previously developed land.
- Promote mixed use developments.
- Conserve heritage assets.
- Locate significant development in sustainable locations.
- Deliver sufficient community and cultural facilities and services to meet local needs.

Para’s 23-27 seek to promote the vitality and viability of town centres.

The Core Strategy [CS] embodies a strategic objective to strengthen the role of the town centre as an employment, retail, leisure and cultural destination. This echoes para. 17 and 23 of the NPPF which advocates the promotion and growth of the existing town centre.

Policies CS2 and PV5 of the CS identifies the town centre as being the focus for further retail and leisure development. Office development will also be promoted in order to re-establish the area as an employment location.

Policy CS7 states that development that supports the vitality and viability of the town center, by increasing the diversity of uses and contributes to the day or night time economy, will be supported. The policy also supports committed and planned public and private investment and development that supports the town in its role as a regional transport gateway.

Policy QE4 states that the Council will only support development proposals where the risk of flooding has been fully assessed and justified by an agreed Flood Risk Assessment.

Policy QE5 states that the Council will seek to protect and if possible, enhance sites of recognized nature and geological value.
Policy QE6 states that the Council will support development that would not have an adverse impact on the environment or the amenity of future occupiers or the surrounding area. This would include such matters as; quality, air quality, noise and vibration levels, the effect and timing of traffic movements etc.

Policy QE7 seeks to encourage proposals that are designed to reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. Proposals should also harmonise with the scale, proportions and materials of adjacent and/or existing buildings and be visually attractive as a result of good architecture and the inclusion of appropriate public space.

Policy QE8 seeks to ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

Policy TC1 states that the Council will support and promote comprehensive redevelopment and regeneration opportunities in the Bridge Street and Time Square area for mixed use development, including leisure, retail, cinema and office uses.

The proposed scheme would address the policy issues outlined above. It would add to the vitality and viability of the town center by virtue of;

- Generating job growth
- Introducing a broader mix of land uses, resulting in more diverse social groups using the town center, resulting in a positive contribution to the day and night time economy.
- Improvements to the public realm and its relationship with the built form which would allow greater interaction and pedestrian mobility through and around the town center.
- Proximity to sustainable modes of transport which would maintain the town center as the premiere retail / leisure and cultural destination.

This application, which forms part of the larger revitalization scheme for the area, would accord with Policy TC1 of the Core Strategy and the Bridge Street SPD which supports the regeneration of the Bridge Street Quarter. The scheme, when considered in the context of the wider master-plan for the area, would provide positive economic, social and environmental benefits and would therefore contribute to sustainable development in the town.

The principle of the leisure block was established by the outline planning permission in 2014. The current full application differs from the original Outline scheme in that it is proposed to erect a taller building. In addition, in determining the Full Planning application Members are being asked to consider other aspects of the proposal including its design, materials of construction, associated landscaping and highway issues.

It is recommended that a condition is attached to any approval restricting the hours of operation of the Restaurant/ café units to 08.00am to 1.00am, with a restriction of 8.00am to 23.00pm for the external seating areas, and a further requirement for any portable furniture to be removed to a secure location,
outside the working hours.

The applicant is also to be advised of the Council’s Pavement Café Policy which should be used to inform the setting up and management of the external seating areas.

The application proposes a possible element of take-away use in association with the operation of the restaurant/cafes. Restaurant and café uses would fall within Use Class A3 of the Use Classes Order 1987, take-away uses would fall within Class A5, the latter use is not formally being applied for as part of this planning application. It is considered that an element of takeaway use as part of the operation of a restaurant/ café, would be acceptable in this town center location, any such use that went beyond ancillary use would require the submission of a separate change of use application.

In addition, the application seeks to provide ancillary conference/meeting facilities as an ancillary part of the proposed cinema use. A cinema use would fall within Class D2 whereas conference facilities would fall within Class D1, the latter use is not formally being applied for as part of this planning application. Whilst ancillary use of the property for meetings and conferences etc., would be acceptable in this town centre location, any such use that went beyond ancillary use would require the submission of a separate change of use application.

Design, Impact, Scale and Massing.

This proposed leisure block is one part of a phased regeneration scheme relating to the Bridge Street Quarter. The ethos behind the regeneration of this area is to create a new leisure and restaurant destination within the existing environs of the town centre. The development, whilst having regard to its historic context, seeks to create a unique environment which has a clear and distinct identity.

The integration of a new cinema into the existing built form of the town centre has its challenges, particularly as the function of the building provides little opportunity for active frontages. In response to this issue, it was decided to place the cinema on the upper floors of the leisure block and place the restaurants and retail units at ground floor level. The provision of active frontages, including outdoor seating areas, adjacent to the public realm would enliven the street scene and would be beneficial to the vitality and viability of this part of the town centre. The cinema would be accessed from the public realm via a foyer and steps/lift to the upper floors. The entrance to the cinema has been designed as a focal point, to provide direction to users and to add further interest to the architectural detailing of the building.

Interest would be generated at the upper levels of the building by the introduction of a combination of materials which have been chose to break up the mass of the building, providing an element of fluidity and texture.

The stone colonnade which frames the shop fronts on the temporary market building will be continued across the lower levels of the leisure block. This allows for a consistency in design and materials which will unify the principal elevation overlooking Bank Street.
The central section of the leisure block façade is to be constructed from metal cladding which takes the form of pyramid shapes. The pyramids will be square in shape and will be butt jointed in order to avoid any visible fixing plates. The pyramids can either be anodised or powder coated, depending on the preferred colour range, but will have a reflective finish. It is proposed to use a range of colours, including terracotta, in order to enliven this section of the elevation and to compliment the palette of materials to be used elsewhere within the master plan area and the wider town centre.

At the upper level of the block, back painted glass will be used in a zig-zag “V” shaped pattern. This will provide a variable surface, resulting in light and shadowing, thereby creating a sense of movement an interest at the top of the building. This element would be further enhanced during the evening hours by the use of lighting. The lightweight glazed area would be proportionally shallower than either the shop fronts or pyramidal section. This will help to reduce the appearance of the scale and mass of the building.

The glazing will continue round to the side and rear of the building where it will be combined with red brick with additional darker coloured black bricks, to match the adjacent temporary market building. In addition a contrasting white masonry section will echo the light coloured stone which makes up the shop front colonnade.

The scale and massing of the new leisure building must be seen in context;
- Temporary market building – 2 to 3 storey block
- Council office building – 4 storey block
- MSCP – 8 storeys

All of the above buildings have substantial footprints and mass, commensurate with their town centre location.

The cinema footprint is essentially the same as that previously approved at Outline planning stage, however, the requirements of the cinema operator for full raked seating and access for the disabled to the upper levels, has necessitated an increase in the height of the building.

The building adapts to the change in levels across the site. The banding of the materials at the lower, mid and upper sections of the building, when viewed in elevation, step up and down creating interest to the façade. The banding also progressively decreases in size as it steps up the building, this reflects the hierarchical principle of ordering which is inherent in traditionally designed buildings and can, as in this case, be used to break down the components of a building.

The leisure building is located at the broadest point of the proposed new market square. This allows for some proportionality between the height of the building and the depth of space separating it from buildings on the opposite side of the square. The building provides a sense of enclosure without visually overpowering the space.
The provision of outdoor seating areas for patrons of the restaurants creates depth and activity at pedestrian level, and provides a visual and physical transition area between the building and the public realm.

The stone colonnade is continued around the corner of the building onto Academy Way. This will give the corner unit greater visual depth, resulting in a three dimensional rather than linear appearance to the frontage.

The Council Offices will be sited on the opposite corner of the square, with a flight of steps visually linking the two buildings. The scale and juxtaposition of the two buildings will heighten the sense of arrival into the new public square and will provide an indication of the character of the urban space which lies beyond.

The rear of the building, which faces onto Academy Street, will be set back from the road, separated by a surface car park. It is possible that the car park might, at some future date be occupied by a building which will complete the urban form. In the interim, it is important that although this rear elevation includes the service area for the leisure building, it should be appropriately designed and constructed to reflect its prominent location, particularly when viewed from the south.

The rear face of the building is articulated by stair towers and horizontal banding of materials to break up the linear nature of the elevation. Landscaping is also proposed to soften the elevation and to integrate the built form into the street scape.

Continuity with the principal elevation is achieved through the use of colour, materials and architectural detailing.

The roof plays an important part of the massing and form of the building and it reflects the nature of the use of the building. The raking of seats in the cinema will result in a variation in roof height and modelling. When viewed from ground level the roof scape will appear variable and will visually break up the massing of the roof.

When viewed at a distance, the variety in the roof line will help add interest to what could otherwise have been a featureless flat roof. The variation in roof planes will more closely reflect a traditional urban roof scape.

It is considered that the design and appearance of the building would represent a contemporary addition to the urban area. The leisure building has been designed to be viewed in three dimension, with care being taken to ensure that each element has regard to its relationship with adjacent buildings in terms of scale, massing and design. The use of modern materials and design will identify the building as a contemporary addition to the established urban form.
Heritage
The applicant has submitted a Supplementary Heritage Impact Assessment which seeks to assess the potential impact of the revised scheme for the leisure block on the designated and non-designated heritage assets in the immediate environs of the site.
Para 129 of the NPPF requires that LPA's take into account any assessment of significance when considering the impact of a proposal on a heritage asset in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The assessment identifies the existing negative features which are, or where associated with this part of the town centre, including poor areas of public realm around the existing Market Hall; poor late C20th buildings e.g. the Market Hall, the MSCP, the bridge over Academy Way and the buildings fronting Bank Street and Times Square [now demolished].

Listed Buildings
The assessment has established that the leisure block would not be visible from any viewpoint in which the front elevation of the former Boots building [Grade II listed] can be seen. The remaining listed properties on Bridge Street would be unaffected by the revised development proposals. The Lion Hotel and its rear courtyard will not have a direct relationship with the leisure block due to the position of the existing market hall and its proposed replacement building – the new Council Offices.

The site and immediately surrounding area, contains no buildings of architectural or historic merit apart from the Friends Meeting House and the group of buildings at Academy Place.

The Friends Meeting House [Grade II] is located to the north east of the proposed leisure block. The interface distance between the two buildings would be increased due to the introduction of a service road and landscaping and the setting back of the corner of the building where it meets the cinema emergency staircase.

The elevation treatment of this part of the building would provide a better backdrop to that which formerly existed. The use of traditional brickwork and glazing, to provide a contemporary urban development which replicates the materials to be used on the adjacent temporary market building and cinema would, in association with additional tree planting, have a neutral impact on the setting of the listed building.

The proposed development would have a positive effect on the locally listed buildings on Buttermarket Street, as it would be read in the context of the proposed public realm improvements and other new and more aesthetically pleasing structures, which form the Bridge Street Quarter regeneration Area.
Conservation Area
The leisure block would not fall within the existing conservation area boundaries but would be visible from the adjacent conservation areas, particularly in the interim, post demolition and pre reconstruction. This will have a temporary impact on the setting of the listed / locally listed buildings in Bridge Street. Any adverse impact on the adjacent conservation areas will be temporary and will be restricted to the phased construction period. The holistic approach to redevelopment of the Bridge Street Quarter will ensure that, following completion of all phases of development, any short term adverse impact on the setting of listed buildings and the Bridge Street and Buttermarket Street Conservation Area, will be negated.

The proposed scheme does not seek to reinstate the former historic layout of the area, much of which was obliterated in previous redevelopment schemes. Some historic streets will be retained linking Bridge Street with the new public square although in a modified form in order to improve connectivity between the surrounding historic streets [Buttermarket Street and Bridge Street] and the re-invigorated Bridge Street Quarter.

The leisure building will be visible from the junction of Academy Way with Bridge Street. This view of Academy Way will change significantly following the regeneration of the Bridge Street Quarter. The demolition of the market hall and footbridge, the construction of the new Council Offices and park area [which replaces the existing Crown Chambers building], will result in a more open, uncluttered view of the street. The new building would be significantly larger than the previous buildings on the site however, the materials of construction and design details would help the building to assimilate into the street scene, more satisfactorily than the previous Times square development.

The principal materials of construction in the vicinity of the site are predominantly red brick, light coloured stone, terracotta and faience to provide architectural detail. The proposed scheme seeks to replicate elements of the existing built form in the design of the leisure block. Stone faced pilasters frame large glazed areas which form the shop fronts, which echo the design of the shop fronts on Buttermarket Street. The upper levels which encompass the cinema are constructed from more contemporary materials, including anodised / powder coated panels, which will give the building a distinctive appearance. The colour tones of existing red brick and red sandstone [the latter to be used to provide architectural detailing in the new permanent market building], would be replicated in the decorative detail at the upper levels of the leisure building, thus providing a cohesive materials palette which would provide visual continuity between the existing buildings in the conservation areas and the regeneration area.

When viewed from Buttermarket Street, south down Bank Street, the leisure building would be seen in the context of the new council offices block and the new MSCP, the former being comparative in scale and massing, the latter being larger but partially obscured by the council office block. It is considered that the leisure block would make a positive contribution to the views into the redevelopment area, from the Buttermarket Street Conservation Area.
At present time the skyline is dominated by four spires/towers: St.Elphins, Holy Trinity, St.Mary's and the Cabinet Works all of which are either listed or locally listed, in addition, the BT building has a notable presence due to its scale, massing and materials of construction.

The scale of the leisure building will be substantially greater, than that of the previous building on the site however the bulk of the structure, when viewed from the south [Bridgefoot] would be screened by the new MSCP.

When viewed from Buttermarket Street, the proposed development would appear higher than that which was previously approved however, the variation in roofline and the bulk of the building is partially screened by number 50-54 Buttermarket Street and would appear more commensurate in scale to the taller buildings on Buttermarket Street.

The viewpoint from Academy Street, give the best indication of the scale and massing of the building in the context of the town centre. On approach to the site from the direction of Mersey Street, the view opens out across the DW Sports car park and the temporary car park to allow the full height of the building to be viewed. The proposed increase in scale would not be significantly dissimilar and the visual impact would not be materially greater, than that which was previously approved, particularly when viewed in the context of the larger MSCP car park on the south side of Academy Way.

It is considered that the visual impact of the building as revised, on the skyline of Warrington when viewed from Bridgefoot, would be negligible - see viewpoints below. It should be noted that the viewpoints do not take into account the new multi-storey car park. The effects of the

It is considered that the proposed development would have a neutral impact on the significance of the existing historic buildings as a result of its design and placement relative to the heritage assets. The building would not be located in close proximity to any of the aforementioned assets and it would not interrupt key views of these assets from within the town centre or outside the town centre. The relationship with the Friends Meeting House would be improved for the reasons outlined above.

The building would not compete with or distract from the assets as a result of its architectural design or materials of construction. It is considered that the benefits that would accrue from the development would outweigh any potential short term harm resulting from the phased development of the regeneration scheme.

**Archaeology**

It is clear that, based on the information received to date, archaeological mitigation with regard to the wider Bridge Street development is now complete and that any outstanding archaeological requirements for the site can be discharged.
Highways
Following discussions with the applicant and the receipt of amended
drawings, it is considered that sufficient levels of secure cycle and motorcycle
parking can be provided across the wider development site.

It is recommended that a condition is attached to any consent that requires
the applicant to submit a strategy for motorcycle parking in and around the
town centre. The strategy would need to be funded by the applicant to ensure
that following the identification of appropriate sites, any identified shortfall is
addressed.

It is considered expedient in this instance to require the applicant to provide
parking outside of the immediate master plan area to avoid an over
concentration of parking in one area. A more even spread across the town
centre would result in more convenient provision and encourage greater
usage of sustainable transport.

In order to ensure suitable levels of car parking are available to serve the
development it is recommended that the building is not occupied until such
time as the MSCP is operational.

The provision of cycle parking, associated facilities and access routes, for
staff wishing to cycle to work would also be controlled by condition which
would form part of a wider cycle strategy for the development.

Street Lighting
The applicant has submitted some details relating to the design and location
of the lighting fitments. Technical detail relating to the installation of the
lighting will be provided by the contractor and this information will be part of
the tender package.

The applicant has provided details in relation to the nature and design of the
lighting fitments within the public realm and these are considered to be
acceptable in principle subject to the necessary technical detail being agreed.
The lighting scheme submitted has been designed to provide ambient as well
as utility lighting within the new public realm area. The lighting specification
will be required to facilitate the operation of cctv cameras; high level lighting to
provide coverage of the multi-use area of the square and to provide low level
ambient lighting to encourage night time use.

Landscape
The public realm, including the landscaped areas will be maintained by a
Management Company. The landscape officer has confirmed that the planting
proposals as defined on the amended drawings are considered to be
acceptable in terms of their size, species and quantities.

It is recommended that consent is granted for the landscaping scheme on the
basis that any planting that dies or is removed or becomes dangerous within a
10 year period, is replaced.
The external works will include a high specification for hard surfacing in accordance with the remainder of the public realm/market square environs. It is proposed to erect 9 trees with under planting within bespoke planters, running parallel with the front of the leisure. This column of trees will provide a visual link between Buttermarket Street and Academy Way and will provide a demarcation between the multi-functional open space of the public realm and the more formal activities taking place around the edges of the square, such as the pavement cafes outside the leisure block.

Flood Risk
The Flood Risk Assessment remains unchanged from the previous planning application submitted, therefore there are no objections in principle to the proposed development.

Summary
The design of the building takes into account the scale and massing of existing and future development in the area and has regard to historic context.

The proposal is considered to be acceptable, subject to appropriate conditions, as it accords with Warrington Borough Council Local Plan Core Strategy Policies, principally CS1, CS2, QE4, QE6, QE7, QE8, TC1, PV3, PV4, PV5, CS7 and the National Planning Policy Framework. This is by reason of the development being appropriate in this town centre area, being of appropriate design, with no substantial detrimental impact upon the character/appearance of the conservation area and other heritage assets.

The scheme would deliver the Council’s aspirations for the town centre. It would make Warrington Town Centre more attractive for shoppers and visitors alike and ensure that it remains healthy, vibrant and competitive for years to come. The application is recommended for approval.

Recommendation
Approve subject to Conditions

Conditions & Reasons

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 16/12/2015, 16/3/2016
(b) Submitted drawing No's:

7013-L[00]549T – Illustrative Masterplan
Proposed Plans;
7461-L[00]
Leisure and Restaurant Block -
146H-Ground Floor Plan
147D – Mezzanine Floor Plan
148C – Foyer Plan
149C- Accessible 1 Floor Plan
150C- Accessible 2 Floor Plan
151C – Projection Level 2 Floor Plan
27N – Roof Plan

85G – Ground Floor Plan
86F – Cinema Lobby Floor Plan
108F – Mezz Floor Plan
109D – Accessible 1st Floor Plan
110D – Accessible 2nd Floor Plan
111D- Projection 2nd Floor Plan
112D – Roof Plan
28J – Sections Sheet
127B – Proposed Sections
135H – Planning Elevations Sheet 1
136H – Planning Elevations – Sheet 2
116H – Planning Elevations – Sheet 3
155C – Planning Elevations – Sheet 4
117G – Coloured Planning Elevations – Sheet 1
118F- Coloured Planning Elevations – Sheet 2
119G – Coloured Planning Elevations – Sheet 3
158B - Coloured Planning Elevations – Sheet 4
152E-Planning Context Elevations – Sheet 1
153E- Planning Context Elevations – Sheet 2
154E- Planning Context Elevations – Sheet 3
156E-Coloured Planning Context Elevations – Sheet 1
157D- Coloured Planning Context Elevations – Sheet 2
160E- Coloured Planning Context Elevations – Sheet 3
90B – Proposed Site Plan Identifying Redline Application Boundary
107D – Site Edged Red – Existing Site Plan Identifying Red Line Application Boundary
159C – Leisure and Restaurant Block External Seating Area Plan
141C – CGI View
142C- CGI View
143C- CGI View
144C- CGI View
145C- CGI View
121B- Design and Access Statement
191 – Design and Access Statement Addendum
3. This site must be drained on a separate foul and surface water drainage system, in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: To prevent pollution of the water environment and to comply with Policy QE6 of the Warrington Core Strategy and the NPPF

4. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be agreed with UU beforehand.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

5. No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:

- Preliminary Risk Assessment (PRA or Desk Study)
- Generic Quantitative Risk Assessment (GQRA) informed by an Intrusive Site Investigation
- Detailed Quantitative Risk Assessment (DQRA)
- Remedial Options Appraisal

Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY: If required (as determined by the findings of Section A above) a remediation and verification (validation) strategy shall be submitted in writing to and agreed
with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified.

The site shall not be taken into use until the investigations, remediation and verification are completed. The actions required in Sections A and B shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion.

In accordance with: Policy REP8 of the adopted Local Plan (23 January 2006); Policy QE6 of the Submitted Local Plan Core Strategy (September 2012); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

6. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

A: REMEDIATION & VERIFICATION: Remediation and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.

C: LONG-TERM MONITORING & MAINTENANCE: If required in the agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details.

The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).
Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion.

In accordance with: Policy REP8 of the adopted Local Plan (23 January 2006); Policy QE6 of the Submitted Local Plan Core Strategy (September 2012); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

7. Prior to the commencement of any works on site, the applicant shall provide in writing a Construction Environmental Management Plan (CEMP) to the LPA for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work identifying appropriate mitigation measures as necessary: Proposed locations of Site Compound Areas, Proposed Routing of deliveries to Site Compounds or deliveries direct to site, Proposed delivery hours to site, Proposed Construction Hours, Acoustic mitigation measures, Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme. The CEMP shall consider in each case issues relating to noise, dust, odour, hours of construction, control of waste materials, and vibration, including specific attention to the impacts of vibration on nearby Listed Buildings. Once approved in writing, All identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint. Any changes to the identified CEMP mitigation measures from either the regular review process or following receipt of a complaint shall be forwarded to the Local Planning Authority within 24hrs of a change being agreed or implemented.

Reason: To protect residential amenity from adverse impacts on amenity through noise, dust, air quality and general disturbance over a prolonged build and demolition process.

8. Any commercial kitchen and associated cooking equipment installed on retail food uses shall have an associated air extraction and filtration system; details of which shall be submitted to and approved by the LPA prior to the commencement of the use of the relevant part of the development hereby permitted. All odour mitigation measures shall be implemented in full prior to first opening of the use and shall be maintained, serviced and retained in full working order thereafter for the duration of that use on the individual plots.

Reason: To safeguard the local environment from odours and noise Policy QE6 of the Warrington Core Strategy and the Warrington SPD:
Environmental Protection.

9. A service yard management plan shall be submitted to the Local Planning Authority for approval prior to the commencement of use of the service yard. The management plan shall look at the potential for noise and disturbance from service yard activities to affect neighbouring sensitive uses. The plan shall review permitted access and operating hours for LGV and HGV vehicles (including both deliveries to the site and collections of waste from the site) in addition to noise from activities and equipment located in the area. Mitigation measures shall be identified where deemed necessary to control impacts on amenity. Once approved, all agreed mitigation measures shall be implemented prior to first use and shall be maintained thereafter. Periodic reviews of the effectiveness of the service yard management plan shall occur and where modifications to existing mitigation or operational changes are proposed, these shall be notified to the Local Planning Authority prior to their implementation.

Reason: To prevent an increase in noise levels and protect the amenity of any nearby residents.

10. All Piling operations shall be undertaken using best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties. All piling operations shall be restricted to between:
   • Monday – Friday 09:00 – 17:30 hrs
   • Saturday 09:00 – 13:00 hrs
   • Sunday and Public Holidays Nil

In addition to the above, prior to the commencement of any piling work the applicant shall submit a method statement, to be approved by the Local Planning Authority. The piling work shall be undertaken in accordance with the approved method statement:

The method statement shall include the following details:
1. Details of the method of piling
2. Duration of the pile driving operations (expected starting date and completion date)
3. Prior notification to the occupiers of potentially affected properties
4. Details of the responsible person (e.g. site manager / office) who could be contacted in the event of complaint

Reason: To safeguard the local environment from noise and vibration:
Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

11. The cumulative rated noise level from all Building Services Plant shall not exceed 48dB LAr, 1hr, as measured 1m from the façade of the nearest noise sensitive building between 07.00hrs and 23.00hrs on any day and shall not exceed 39dB LAr, 15mins at the same reference position at any other time.
Reason: - To safeguard the local environment from noise:
Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection

12. The applicant shall ensure that all necessary mitigation measures identified within the AEC Acoustics report ref P2942/R3C/DMT dated 03 December 2015 relating to Cinema Noise Breakout are achieved prior to the first use of the cinema and shall thereafter be maintained.
For reference, the target noise limits agreed are as follows:
• Noise Rating Curve NR25 in bedrooms (23.00hrs to 07.00hrs)
• Noise Rating Curve NR35 in all habitable rooms (07.00hrs to 23.00hrs)

Reason: - To safeguard the local environment from noise:
Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

13. Prior to the erection of any external facing materials written and photographic details (including manufacturer’s details) of the external facing materials, including details of any canopies to be erected over the external seating areas, shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

14. During the first planting season following occupation of the development hereby approved the landscaping details as indicated on the approved plans M4864 402 PH4 Rev T00 shall be carried out to the satisfaction of the local planning authority. Any trees, plants or shrubs so planted which die or are felled, uprooted, wilfully damaged or destroyed within five years of the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

15. Prior to the occupation of the development hereby approved a suitable mechanism (including timescales for implementation) shall been entered into, to deliver the agreed measures in relation to motorcycle parking in the town centre. Such details shall be approved by the Local Planning Authority. The development shall thereafter accord with approved details.

Reason: In order to reduce the number of car journeys to the site and to comply with the NPPF and Policy MP7 of the Warrington Core Strategy.

16. Prior to the first use of the development the motorcycle parking and lockable points to serve the development shall be provided in accordance with
the approved details on drawing M4864-001 PH2,3&4 Rev P04 and shall be retained as such thereafter.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.

17. Prior to the occupation of the development details of a scheme of cycle facilities, cycle parking and access routes to the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking and facilities have been implemented in accordance with the approved details and shall be retained as such thereafter.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.

18. Prior to occupation of the building a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details and timetable/timelines contained within it.

Reason: To ensure a transport choice is provided in order to comply with the NPPF and Policy MP7 of the Warrington Core Strategy.

19. Prior to the installation of any feature lighting on the building, the applicant shall submit a comprehensive assessment of the lighting details. The scheme shall show levels of illumination and shall show any overspill beyond the site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures. Once approved the scheme shall be implemented fully in accordance with the approved scheme.

Reason: These details have not been submitted as part of the application and in the interests of protecting residential and business/commercial amenity and to accord with policy QE6 of the Warrington Core Strategy.

20. Prior to the occupation of the leisure block building the details of the proposed lighting scheme as shown in the arrangement set out in drawing no’s: M4864-125 P01 and M4864-124 P01 shall be submitted for approval to the local planning authority. The details shall include lighting engineer drawings and lighting calculations for all the proposed exterior lighting along with the manufacturer’s technical data for all the chosen lighting equipment.

Reason: To secure a high quality lighting scheme and to protect residential amenity and the environment against the adverse impacts of overlighting and to accord with Policy QE6 of the Warrington Core Strategy.

21. Prior to the occupation of the development hereby approved details of
the maintenance and management of the communal areas of the site shall be submitted to and agreed in writing by the LPA. The approved management and maintenance plan shall be fully implemented and thereafter remain in place.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

22. The use of the restaurant / café units hereby permitted shall not be open to customers except between the hours of [8.00 am and 1:00 am]. The use of the external seating areas associated with the restaurant / café uses shall not be open to customers except between the hours of 8.00am to 23.00 hours. When the external seating areas are not in use that is, outside the hours of 8.00 to 23.00, the portable furniture must be removed and placed in a secure location.

Reason: In the interests of amenity and to comply with Policy QE6 of the Warrington Core Strategy, Warrington SPD: Environmental Protection and Warrington SPD: Design and Construction.'

Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

2. In many cases your proposal will also require consent under the Building Regulations 2010, for advice and guidance on the requirements of the Building Regulations, please contact our Building Control section on 01925 442554 or email building.control@warrington.gov.uk

3. A public sewer crosses this site and a diversion of the affected public sewer at the applicant's expense will be necessary. The client should enter into the necessary diversion agreement with United Utilities before consent is granted.

4. For further advice concerning Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements, please refer to the Environmental Protection Supplementary Planning Document for further detail (http://www.warrington.gov.uk/downloads/download/1212/spd_environmental_protection)
For further verbal advice please contact Mrs Angela Sykes regarding Contaminated Land on 01925 442557, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

5. A separate licensing application will have to be made for a new licence to operate any ancillary bar uses at the premises from the Licensing Authority. For further advice and guidance on this subject, please e-mail the licensing team at the following address: cexlicensing@warrington.gov.uk

6. Prior to the commencement of works at the site, the applicant is required to stop up the public highway. To action, the applicant should contact the DfT’s National Casework Team.

7. The applicant is advised to have regard to the Council’s Pavement Café Policy in respect of the setting up and management of the external seating areas approved under this planning application. The applicant is also advised that the grant of planning permission should not be deemed to give any approval or consent which may be needed under any byelaw, enactment or regulation.

8. The applicant is advised that if bats are found at any time then works must cease immediately and advice sought from a suitably qualified person about how best to proceed.
Appendix 1 – Drawings

Masterplan Layout- Leisure Building Yellow / Pink

Red Site Outline Plan
Viewpoints of the Development

Looking West on Academy Street
Existing View

Proposed View

View from Wilderspool Causeway Looking North
Existing

Proposed.
View from outside New Town House Looking South
Existing

Proposed

Cross Section
### DEVELOPMENT CONTROL COMMITTEE DATE 27th April 2016

#### ITEM 2

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2015/27159</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Land within Warrington Town Centre Bound by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
</tr>
<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
</tr>
<tr>
<td>Development Reserved Matters (Major) - Proposed approval for Landscaping and public realm works associated with the redevelopment proposals for the Bridge Street Quarter area, including the creation of a new public square together with new hardworks, soft works, lighting, planting ad street furniture following previously approved application 2014/24473</td>
<td></td>
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<tr>
<td>Date Registered:</td>
<td>21-Dec-2015</td>
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<tr>
<td>Applicant:</td>
<td>WBC &amp; Muse Developments</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>20-Mar-2016</td>
</tr>
</tbody>
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#### Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

- **Article 8** - The right to respect for private and family life, home and correspondence.

- **Article 1 of Protocol 1** - The right of peaceful enjoyment of possessions and protection of property.

#### Reason for Referral to Committee

It is considered expedient to refer this application to development Management Committee due to the scale and nature of the proposal and the Council has an interest in the scheme.
Site and Proposals

Reserved Matters (Major) application - Proposed approval for Landscaping and public realm works associated with the redevelopment proposals for the Bridge Street Quarter area, including the creation of a new public square together with new hardworks, soft works, lighting, planting ad street furniture following previously approved application 2014/24473.

The Masterplan identifies the following phases of development;

**Phase 1 – Demolition**
This phase does not include the existing market building, but does include; Properties on Bank Street, including the public house, the vacant former B&M building, the pods at the side of the market, 35 Bridge Street and the building to the rear.
This phase will also include the remediation of contaminated material; the removal of remnants of infrastructure; installation of a clean cover system; reinstatement works to the retained buildings and sites following demolition.

**Phase 2 – Construction of temporary Market Hall, retail / commercial units, public realm [Bank Street to Dolmans lane], and the redevelopment of Union Street.**

**Phase 3 – Demolition and reconstruction of Multi-storey car park.**

**Phase 4 – Construction of Time Square leisure element including a cinema, restaurant, surface car park and public realm – connect Buttermarket Street with Academy way.**

Demolition and remediation of existing Market Hall.
Partial demolition and remediation of former ‘Boots’ building [numbers 39-43, 45, 37, 47-49 and 51 Bridge Street. [Separate Listed Building consent will be required for this part of the development].
Construction of new Council offices, new Market Hall and adjacent public realm, including Academy Way improvements.

Temporary Market Hall to be sub-divided to create a series of units including A1, A2, A3, D1 [Library] and D2 Leisure.
The implementation of the first phase of the scheme has already commenced on site, and includes the demolition of Times Square, remediation of the contaminants within the site and works associated with the erection of the building to house, on a temporary basis, the Market.

**Planning History**
Outline Planning permission [2014/24473] was granted in 2014 for the redevelopment of the Bridge Street Quarter site.
Consent was granted for the following;

“Outline permission with details of access [all other details reserved for future applications] – Proposed demolition of existing on-site buildings and
structures and the construction of mixed use development, comprising of a new market hall and other Class A1 retail uses; Class A2 financial and professional services uses; Class A3 restaurants and cafes; Class B1 office uses including a new council office building; Class D1 non-residential uses including a library; Class D2 leisure uses including a cinema; Refurbishment of the Academy Way Multi-Storey Car Park; new landscaping and public realm; new vehicular access roads and servicing area; accommodation and reinstatement works to retained buildings; site remediation and other associated works.”

The Outline planning permission resulted in the approval in principle, of the new public realm works in the Bridge Street Quarter as part of the wider redevelopment proposals for the area.

Following receipt of Outline approval the applicant has submitted Full Planning and Reserved Matters applications for the main built elements of the site and the public realm. The applications for the individual buildings i.e. the leisure block, the Council Offices and the permanent market building also include details of public realm improvements in their immediate vicinity. This application for public realm, includes a section of the public realm that is not already covered by the applications relating to the individual buildings as specified above. This repeats the approach taken with the earlier temporary market application and reflects the phasing of the proposed development.

The area covered by this application includes Academy Way / Moulders Lane, Middle Bridge Street, Dolmans lane, Lower and Central Bank Street.

Planning Policies

National Planning Policy Framework
The main thrust of the NPPF is the presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved without delay.

Para 7 – identifies the three dimensions to sustainable development, they are economic, social and environmental.
The economic role – the planning system should contribute to building a strong, responsive and competitive economy.
The social role – by creating a high quality built environment with accessible local services and reflect the communities’ needs and support its health, social and cultural well-being.
The environmental role – protecting and enhancing the natural, built and historic environment.
The roles are mutually dependent.

Para 9 – promotes the creation of jobs in towns; replacing poor design with better design; improve the conditions in which people live, work, travel and take leisure.

Para 17 – establishes a set of core use planning principles including the need
to proactively support sustainable economic development. In so doing it is important to secure high quality design, take account of the character of different areas, take full account of flood risk, encourage the effective use of previously developed land; promote mixed use developments; manage patterns of growth to sustain public transport, walking and cycling; conserve heritage assets in a manner appropriate to their significance and to deliver community and cultural facilities.

Para 23 supports the promotion and growth of competitive town centres including the retention and enhancements of existing markets. It is also important to ensure the provision of a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.

**Local Plan Core Strategy**
- CS1 – Overall Spatial Strategy- Delivering Sustainable
- CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
- CS7 – Strategic Location- The Town Centre.
- PV3 – Strengthening the Borough’s Workforce
- PV4 – Retail development within the Town Centre and Primary Shopping Area.
- PV5 – Enhancing the Town Centre Economy.
- QE6 – Environment and Amenity Protection.
- QE7 – Ensuring a High Quality Place
- QE8 – Historic Environment
- MP1 – General Transport Principles
- MP4 – Public Transport
- MP7 – Transport Assessments and Travel Plans.
- TC1 – Key Development Sites in the Town Centre

**Supplementary Planning Documents**

- Construction and Design
- Environmental Protection
- Bridge Street Conservation Area Appraisal
- Sustainable Community Strategy
- Regeneration Framework for Warrington.
- Bridge Street SPD.
- Parking Standards

**Supplementary Planning Documents**

- Construction and Design

**Notification Responses**

The applicant has produced a Statement of Community Involvement in respect of the detailed planning applications for the redevelopment of the Bridge Street Quarter in accordance with local and national planning policy.
Consultation has included the following;
- Pre application meetings with Council Officers
- Letters were sent to key stakeholders including market traders, local businesses, Council Members, local MP’s and other interested parties inviting them to a stakeholder preview event.
- Flyers were sent to adjacent residents and businesses inviting them to attend a public exhibition.

The majority of comments received were supportive of the proposals. Concerns raised relate to;
- Provision of a central swimming pool
- Restaurants should be family restaurants and not fast food.
- Safe parking for bikes and mobility scooters etc. needs to be designed into the system.
- Good connection between the existing town and new development.
- Appropriate shop signage.
- More greenery around the Council building.
- Design, materials etc. should stand the test of time.
- Good access to the market and continuity of access
- Access to electrical points and storage
- Incorporation of cycle paths into public realm areas.

In response the agent has commented;
- Consultation has led to the current proposed mix of uses, which includes a cinema.
- The area is designed to be family friendly including the proposed uses
- Cycle parking will be provided within the public realm. The MSCP as will electrical vehicle charging points and motorcycle spaces.
- Continuity of market trading is ensured with the provision of a building to temporarily house the market, whilst new market building is constructed.
- Taxi rank will be provided on Academy Way close to the access to BSQ.
- There are no segregated cycle paths, the space is large enough to accommodate all users.
- The design and layout would be fully accessible and safe.
- The materials / levels will help to integrate the development into the existing town centre.
- Shop signage will, where required, be assessed under normal planning / advertisement legislation.
- The area around the Council offices will be ‘greened’ by the provision of trees on Academy Way and tree planting in the main square. A small park area will be created in the area which is currently occupied by Crown Chambers [to the west of the office building].

Neighbours – No comments to date
Parish Council – Unparished
MP’s – no comments to date
Consultation Responses

Environmental Protection

No objections subject to conditions relating to the submission of a noise management scheme for all external events within the public realm area.

The following conditions on the original Outline consent [2014/24473] are still relevant;

- Contaminated Land
- External Lighting – comprehensive assessment of lighting details and any mitigation required.
- Construction Environmental Management Plan - including details of site compound areas; routing of delivery vehicles; delivery hours to site; construction hours, acoustic mitigation measures; control of dust and air quality and vibration.
- Noise from fixed plant and equipment

Highways

It is the LHA’s understanding that the proposals are reserved matters for the proposed approval for landscaping and public realm works associated with the redevelopment proposals for the Bridge Street Quarter area, including the creation of a new public square together with new handworks, soft works, lighting, planting and street furniture following previously approved application 2014/24473.

The proposals detail accessible pedestrian routes from all directions through the public realm, from Academy Way there is a combination of steps and a ramp which has an acceptable ramp gradient. The steps from Academy Way are provided with a wheeling ramp to ensure that cyclists can dismount and wheel their bikes towards the cycle parking provided within the public realm. There are level access routes from other access routes through the public realm area.

The public realm scheme offers approximately 57 sheffield cycle stands spread across the area, with 8 stands provided between the office and market buildings, 8 stands north of the market building, 8 stands adjacent to the leisure block, 9 stands near to the Multi Storey Car park, 8 stands between the cinema block and market building, 8 stands infront of the office building and 8 stands north of the retail units (temporary market building). The proposed stands comply with the Councils dimension standards and will offer approximately 114 cycle parking spaces spread across the site which will be covered by CCTV. It is the LHA’s understanding that there will be further cycle and motorcycle parking installed as part of the wider Bridge Street Development.

Approximately 35 motorcycle parking spaces are proposed adjacent to the Multi Storey car park and these are to be provided with lockable points and a further 35 motorcycle parking spaces are proposed to be delivered across the

43
Town Centre as part of the wider Bridge Street improvements.

As part of the development there is land that will be required to be stopped up and the applicant will be required to apply to DfT's National Casework team to undertake these works.

In its current form the proposals are acceptable on highways grounds subject to conditions relating to motorcycle and cycle parking.

Street Lighting
The applicant needs to provide lighting engineer drawings and lighting calculations for all the proposed exterior lighting along with the manufacturer’s technical data for all the chosen lighting equipment. It is understood that this information is not yet available and it is therefore recommended that any consent is conditional on this information being submitted prior to the commencement of works on the site.

Landscape.
The Planting Plans provided (M4864 400 PH4 to 403 PH4 and M4864 400 PH3) are satisfactory in their size, quantities and species of new plantings.

Health
No comments to date

NHS
No comments to date

Observations

Principle of Development

Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and policies of relevance within the LPCS are considered to constitute the most appropriate framework against which to assess this proposal. Para17 of the NPPF establishes overarching principles that should underpin both plan-making and decision taking. The most relevant in this instance being;

• Always seek to secure high quality design and good standards of amenity.
• Take account of different roles and characters of different areas
• Encourage the use of previously developed land.
• Deliver sufficient community and cultural facilities and services to meet local needs.

Para’s 23-27 seek to promote the vitality and viability of town centres.

The submitted scheme for the public realm should be considered in the
context of the wider developments within the Bridge Street Quarter, the principles of which were established at the Outline stage. The Core Strategy [CS] embodies a strategic objective to strengthen the role of the town centre as an employment, retail, leisure and cultural destination. This echo’s para. 17 and 23 of the NPPF which advocates the promotion and growth of the existing town centre. Policies CS2 and PV5 of the CS identifies the town centre as being the focus for further retail and leisure development.

Policy CS7 states that development that supports the vitality and viability of the town center, by increasing the diversity of uses and contributes to the day or night time economy will be supported. The policy also supports committed and planned public and private investment and development that supports the town in its role as a regional transport gateway.

Policy QE6 states that the Council will support development that would not have an adverse impact on the environment or the amenity of future occupiers or the surrounding area. This would include such matters as; quality, air quality, noise and vibration levels, the effect and timing of traffic movements etc.

Policy QE7 seeks to encourage proposals that are designed to reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. Proposals should also harmonise with the scale, proportions and materials of adjacent and/or existing buildings and be visually attractive as a result of good architecture and the inclusion of appropriate public space.

Policy TC1 states that the Council will support and promote comprehensive redevelopment and regeneration opportunities in the Bridge Street and Time Square area for mixed use development, including leisure, retail, cinema and office uses.

The improvements to the public realm are considered to be an integral part of the regeneration of the Bridge Street Quarter and are designed to complement the proposed new development and to add to the vitality and viability of the area by virtue of creating;

- A distinctive town centre environment
- A high quality public open space and street scape through the use of appropriate materials, street furniture and planting.
- A dynamic public square that provides links with the existing public realm and which provides a focus for new activities and events.
- A scheme which integrates the new uses e.g. the restaurants, cinema and retail units, including the new market, into a revitalised town centre, making the most of the new public space that is created.
- A quality development through the use of robust and attractive materials, planting and street furniture, which complements existing public realm and surrounding buildings both new and old.
- An accessible and safe environment via the provision of appropriate
lighting, cctv and directional signage.

This application, which forms part of the larger revitalization scheme for the area, would accord with Policy TC1 of the Core Strategy and the Bridge Street SPD which supports the regeneration of the Bridge Street Quarter. The scheme, when considered in the context of the wider masterplan for the area, would provide positive environmental benefits and would therefore contribute to sustainable development in the town.

Landscape

The public realm can be broken down into different character areas. Middle Bridge Street – this area would be refurbished to improve the public realm and would include; a reduction of street clutter, resurfacing of footways, new lighting and the introduction of telescopic bollards on the bend [Rylands Street] to permit access, when necessary, for service / maintenance and events vehicular access.

Academy Way – at the western end, the carriageway will be split by a central reserve. This will allow the road to continue to function for taxis and buses. The reserve will link to a pedestrian crossing point which will provide a refuge for pedestrians. The reserve will be landscaped, including the provision of trees which will provide an appropriate foil for the new MSCP.

Academy Way to Market Square – due to the changes in levels across the site it is necessary to have a bank of steps and a ramp at the southern end of Bank Street. The steps would be constructed from high quality silver grey granite with contrasting tactile surfaces where necessary. The steps would traverse Bank Street, linking the new Council Offices and the new leisure block. This part of the public realm forms an important entry point into the new multi-functional space which has at its centre the new market building. The space is flanked on one side by trees which are located in parallel with the frontage of the leisure building and its associated pavement cafes / restaurants. The line of trees extends into the larger civic space creating a visual link between Buttermarket Street in the north and Academy Way to the south.

Market Square – this is located at the centre of the new public realm and will be the focal point for events and activities within the Bridge Street Quarter. The surface treatment will be buff granite paving slabs with feature dark grey granite sett bands. A feature band of dark grey setts also frame the market square. This surface treatment wraps around the new market building, to visually reinforce the concept of the market building sitting at the centre of the square.

Key to the integration of the market building into the public realm is the provision of flat usable space adjacent to the building. Remodelling of the existing surface levels would create a plateau outside the new market hall [Bank Street elevation]. This would result in the introduction of steps at certain points in order to rationalise the levels differences as you move through the
public realm. As well as the steps on Academy Street it is intended to introduce a set of wide shallow steps to mark the change in level between the market square and the office building, and to provide a suitable plinth for the market building. In addition, to the north of the square there is a levels difference which requires the installation of a set of wide steps and a sloped access route along the front of the temporary market building. The steps have been designed as an integral element of the scheme to encourage pedestrian flow through the space whilst maximising its use for events and activities.

A combination of sculptural seating, lighting, raised planting beds, tree planting and outdoor cafe areas will enliven this space.

There is a range of lighting proposed from the functional to atmospheric. The provision of down lighting and up lighting to the seating/planters and trees respectively will allow the public realm to be used for longer time periods during the evening hours. Additional lighting will be provided in the form of an avenue of lighting masts which are tilted into the public square. These will be clad in timber and will provide a strong architectural statement within the square. Additional lighting will be added to the masts to provide a range of colours and animation. Other amenity lighting will be provided from smaller lighting columns which are to a classic contemporary design to reflect the architecture of the surrounding buildings. There will also be a range of functional lighting on the main thoroughfares and in service yards. It is also proposed to install lights within the tree canopies in the market square. Appropriate functional lighting will be provided to support the use of CCTV cameras. This lighting and location of CCTV units will be designed to avoid conflict with landscaped areas.

The public realm areas will be controlled by a Management Company and a high specification planting schedule has been produced to add variety and interest to the town centre. A variety of trees will be used to add seasonal colour and provide architectural form. Evergreens will be used selectively to provide screening to protect sensitive views and create year round interest. The planting palette will include low maintenance, low growing hardy shrubs, chosen to withstand the vagaries of the urban environment. Seasonal interest will be added through spring and summer bulb planting.

The applicant has following discussion, submitted a detailed planting schedule which identifies species, density and size of planting. The proposed schedule is considered to be acceptable subject to a requirement that any planting that dies, becomes diseased or dangerous is replaced within a period of 10 years. The proposed street furniture is contemporary in its design again to reflect the surrounding built form. The principal material is brushed stainless steel with silver grey granite and timber being used for seating areas and planters. Colour will be added to litter bins and directional signage as part of the branding of the Bridge Street Quarter. This contemporary approach to street furniture is already evident in other parts of the town centre and the continuation of the theme will help to assimilate the Bridge Street Quarter into the wider area.
The materials strategy is based on the use of durable, robust and attractive materials which will complement the existing materials, replicating how similar colour toned materials, have been incorporated into the design and layout of Bridge Street.

Highways
Following discussions with the applicant and the receipt of amended drawings, it is considered that sufficient levels of secure cycle and motorcycle parking can be provided across the wider development site. It is recommended that a condition is attached to any consent that requires the applicant to submit a strategy for motorcycle parking in and around the town centre. The strategy would need to be funded by the applicant to ensure that following the identification of appropriate sites, any identified shortfall is addressed.

It is considered expedient in this instance to require the applicant to provide parking outside of the immediate master plan area to avoid an over concentration of parking in one area. A more even spread across the town centre would result in more convenient provision and encourage greater usage of sustainable transport.

Heritage
The new market square will have little direct interface with heritage assets. The rear of the former Boots building [Grade II] will be demolished and reconstructed in a contemporary manner and will form a landmark building within the public realm. Placing the former Boots building at the centre of the public realm and undertaking works to secure its reuse and restoration of the principal façade, will ensure its future retention as part of the historic character of Bridge Street.

The street pattern at Dolmans Lane and New Halls Yard will be modified to improve connectivity between Bridge Street and the market square. The materials palette will reflect the surface pattern and colour tones of the Bridge Street public realm, resulting in a subtle transition between the conservation area and the master plan area. It should be noted that the public realm in Bridge Street is itself a modern interpretation of an historic street layout which combines traditional and contemporary materials to preserve and enhance the character and appearance of the conservation area and the setting of the adjacent listed buildings.

Environmental Protection Issues
It is intended that the new square will be the location for a regular events programme, including outdoor markets, seasonal festivals, concerts and big screen events. The infrastructure required to enable such events to take place form an integral part of the design and layout of the public realm. This will include 'in ground' power supplies, feeder pillars and lighting columns to support LED screens, large stages, PA systems etc.
Given the nature of the proposed uses in the public realm and the potential for noise generation, it is recommended that any approval is subject to a condition that requires a strategy to be submitted that details the types of events along with mitigation measures appropriate to the size and scope of the event to ensure that residential amenity and business / commercial activity is not adversely affected. The strategy should consider the following:

- Noise from amplified music
- Crowd noise
- Permitted hours
- Permitted days
- Permitted activities, and shall include a mechanism for notifying the Environmental Health Section of upcoming events with an appropriate period of notice.

Summary
The proposed Public Realm scheme is an intrinsic element of the Master Plan for the revitalisation of the Bridge Street Quarter. The proposed redesign and renewal of the area will be fundamental in unifying the various retail, employment and leisure elements of the scheme, providing a holistic approach to the strengthening of the role of the town centre. The new public realm will allow for an expansion of the degree of community and cultural engagement within the town centre, providing the infrastructure and facilities for the delivery of a greater diversity of uses as part of the day and night time economies.

The high quality contemporary design of the public realm will complement the new built form of the Bridge Street Quarter whilst enhancing the historic qualities of the existing.

The proposal is considered to be acceptable, subject to appropriate conditions, as it accords with Warrington Borough Council Core Strategy Policies, principally CS2, CS7, QE6, QE7, TC1, QE8, PV3, PV4 and PV5, the National Planning Policy Framework and sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. This is by reason of the development being appropriate in the town centre area, being of appropriate design, with no detrimental impact upon the character and appearance of the conservation area and other heritage assets.

Recommendation

Approve subject to Conditions

Conditions & Reasons

1. This Reserved Matters consent shall not be implemented otherwise than in accordance with the following documents:

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 21/12/2015.
(b) Submitted drawing No's:
M4864 400 PH3 T00, M4864 401 PH4 T00 and M4864 403 PH4, received on 16/3/2016 and 18/3/2016
M4864-001 PH2, 3&4 Rev P05 received on 23/3/2016
M4864-105 Rev P00 received on 21/12/2015

Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

2. Prior to the commencement of any public entertainment, exhibition or other public event being staged or hosted in the Public Realm element of the proposal, the applicant shall appoint a management representative (person or company) who shall subsequently be responsible for creating and maintaining a noise management scheme for all external events within this public realm area. The noise management scheme shall detail types of events along with mitigation measures appropriate to the size and scope of the event to ensure that both residential amenity and business/commercial amenity is not adversely affected. The scheme shall consider mitigation measures such as noise from amplified music, crowd noise, permitted hours, permitted days, permitted activities and shall include a mechanism for notifying the Environmental Health section of upcoming events with appropriate period of notice. The scheme shall be submitted to the Local Planning Authority for initial approval and shall be reviewed at least annually for the first three years and then, at a period to be agreed with the Local Planning Authority thereafter. Once approved in writing, the scheme shall be implemented as agreed and any modifications to the mitigation requirements or scope of event types shall be submitted to the Local Planning Authority within 14 days of any review being held for subsequent written approval.

Reason: To control and minimise any impacts on amenity (residential, business and commercial) from events held within the public realm area. To ensure that business and residential interests are not adversely impacted by the promotion of a lively external event space.

3. Prior to the implementation of this reserved matters consent, the details of the proposed lighting scheme as shown in the arrangement set out in drawing no’s : M4864-001 PH2, 3&4 RevP05 shall be submitted for approval to the local planning authority. The details shall include lighting engineer drawings and lighting calculations for all the proposed exterior lighting along with the manufacturer’s technical data for all the chosen lighting equipment.

Reason: To secure a high quality lighting scheme and to protect residential amenity and the environment against the adverse impacts of overlighting and to accord with Policy QE6 of the Warrington Core Strategy.

4. Prior to the commencement of development hereby approved by this Reserved Matters consent, details of the maintenance and management of
the communal areas of the site shall be submitted to and agreed in writing by the LPA. The approved management and maintenance plan shall be fully implemented and thereafter remain in place.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

5. A suitable mechanism (including timescales for implementation) shall be entered into, to deliver the agreed measures in relation to motorcycle parking in the town centre. Such details shall be approved by the Local Planning Authority prior to the first use of the public realm hereby approved. The development shall thereafter accord with approved details.

Reason: In order to reduce the number of car journeys to the site and to comply with the NPPF and Policy MP7 of the Warrington Core Strategy.

6. Prior to the first use of the development approved by this Reserved Matters consent, the motorcycle parking and lockable points to serve the development shall be provided in accordance with the approved details on drawing M4864-001 PH2,3&4 Rev P04 and shall be retained as such thereafter.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.

7. Prior to the first use of the development approved by this Reserved Matters consent, the cycle parking to serve the development shall be provided in accordance with the approved details on drawing M4864-001 PH2,3&4 Rev P05 and shall be retained as such thereafter.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.

8. Prior to the commencement of the public realm works approved by this Reserved Matters application, details of the phasing / timescales for the implementation of the planting hereby approved by this Reserved matters consent - drawing no's: M4864-400-PH3 T00, M4864-401-PH4 T00, M4864 403 PH4 T00, received on the 16/3/2016 and 18/3/2016, M4864-001PH2, 3&4 Rev P05 which was received on 23/3/2016 and M4864-105 Rev P00 received on 21/12/2015, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented in accordance with the agreed phasing / timescale details. Any trees, plants or shrubs so planted which die or are felled, uprooted, wilfully damaged or destroyed within ten years of the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and to comply with Policy QE7 of the
Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

2. In many cases your proposal will also require consent under the Building Regulations 2010, for advice and guidance on the requirements of the Building Regulations, please contact our Building Control section on 01925 442554 or email building.control@warrington.gov.uk

3. Prior to the commencement of works at the site, the applicant is required to stop up the public highway. To action, the applicant should contact the DfT’s National Casework Team.

4. The development approved by this Reserved matters consent, shall be carried out in accordance with the outline approval 2014/24473 and the conditions imposed therein unless such conditions have been formally discharged by the Local Planning Authority, and so far as they are still subsisting and capable of taking effect.
Appendix 1 – Drawings

Red Site Outline Plan

Masterplan- Site Layout
Public Realm – Academy Way - Details
## Application Number:
2015/27175

<table>
<thead>
<tr>
<th>Location:</th>
<th>Land within Warrington Town Centre located to the north of Academy Way, to the east of Bridge Street and to the south of Dolmans Lane, Within the Bridge Street Quarter Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning (Major) – Proposed Bridge Street Quarter market building; Demolition of the Grade 2 listed Building (45 Bridge Street &amp; 39-43 Bridge Street) with the structural retention of the Bridge Street front Facade and its incorporation into the construction of a permanent market building as part of the Bridge Street Quarter development for use for retail (Class A1); together with the reinstatement of original features to the front facade, including lost chimney stacks and dormer windows at roof level and the reinstatement of the lion statues and blocked second floor windows. associated landscaping and public realm improvements; a servicing area; and other associated works</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>22-Dec-2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Muse Developments</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>21-Mar-2016</td>
</tr>
</tbody>
</table>

### Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

- **Article 8** - The right to respect for private and family life, home and correspondence.
Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Reason for Referral to Committee

It is considered expedient to refer this application to development Management Committee due to the scale and nature of the proposal and the Council has an interest in the scheme.

Site

The application site forms part of the wider Masterplan Area which is bounded to the south by Academy Way, to the east by Academy Street, to the east by the existing market hall and to the north by the temporary market hall development site. The site was formerly occupied by the Times Square development which has now been demolished.

The application site boundary includes numbers 37 to 51[odd] Bridge Street.

The site lies within an area of Archaeological Importance and within the Bridge Street Conservation Area. There are a number of listed and locally listed buildings in the vicinity of the site. Numbers 39 to 45 are statutorily listed.

Proposals

Full Planning – Proposed Bridge Street Quarter new permanent market building.

Demolition of the Grade 2 listed Building (45 Bridge Street & 39-43 Bridge Street) with the structural retention of the Bridge Street front facade and its incorporation into the construction of a permanent market building.

The scheme also includes the reinstatement of original features to the front facade, including lost chimney stacks and dormer windows at roof level and the reinstatement of the lion statues and blocked second floor windows.

The proposed use would be A1 – Retail 4,649 square metres gross internal area.

The scheme would also include associated landscaping and public realm improvements; a servicing area; and other associated works. The new market building will be serviced at basement level, via a tunnel running from the proposed new Council Office block. The remainder of the basement will be infilled.

The scheme would require the demolition of the following buildings in order to implement the scheme;

- 37 Bridge Street
- 51 Bridge Street
- 47-49 Bridge Street
- Rear of 39 to 45 Bridge Street.

The loss of number 37 Bridge Street, which is located on the corner of Dolmans Lane and Bridge Street, would result in the widening of Dolmans
Lane. The loss of number 51 Bridge Street, which is located at the junction of Bridge Street and Halls Yard, would result in a widening of the Halls Yard thoroughfare.

The demolished properties at 47-49 Bridge Street would be replaced by a new building designed to complement the retained façade of the adjacent Boots building [39 to 45 Bridge Street – Grade II listed] and would form part of the new permanent market building.
Number 45 Bridge Street is technically a listed building however the building was demolished and reconstructed in the 1970’s and is of little architectural merit.

The submitted scheme for the permanent market building should be considered in the context of the wider developments within the Bridge Street Quarter, the principles of which were established at the Outline stage.

The Masterplan identifies the following phases of development;

**Phase 1 – Demolition**
This phase does not include the existing market building, but does include; Properties on Bank Street, including the public house, the vacant former B&M building, the pods at the side of the market, 35 Bridge Street and the building to the rear.
This phase will also include the remediation of contaminated material; the removal of remnants of infrastructure; installation of a clean cover system; reinstatement works to the retained buildings and sites following demolition.

**Phase 2 – Construction of temporary Market Hall, retail / commercial units, public realm [Bank Street to Dolmans lane], and the redevelopment of Union Street.**

**Phase 3 – Demolition and reconstruction of the Multi-storey car park.**

**Phase 4 – Construction of Time Square leisure element including a cinema, restaurant, surface car park and public realm – connect Buttermarket Street with Academy way.**
Demolition and remediation of existing Market Hall.
Partial demolition and remediation of former ‘Boots’ building [numbers 39-43, 45, 37, 47-49 and 51 Bridge Street. [Separate Listed Building consent will be required for this part of the development].
Construction of new Council offices, new Market Hall and adjacent public realm, including Academy Way improvements.

Temporary Market Hall to be sub-divided to create a series of units including A1, A2, A3, D1 [Library] and D2 Leisure.
The implementation of the first phase of the scheme has already commenced on site, and includes the demolition of Times Square, remediation of the contaminants within the site and works associated with the erection of the building to house, on a temporary basis, the Market.
Planning History

Outline Planning permission [2014/24473] was granted in 2014 for the redevelopment of the Bridge Street Quarter site. Consent was granted for the following;

“Outline permission with details of access [all other details reserved for future applications] – Proposed demolition of existing on-site buildings and structures and the construction of mixed use development, comprising of a new market hall and other Class A1 retail uses; Class A2 financial and professional services uses; Class A3 restaurants and cafes; Class B1 office uses including a new council office building; Class D1 non-residential uses including a library; Class D2 leisure uses including a cinema; Refurbishment of the Academy Way Multi-Storey Car Park; new landscaping and public realm; new vehicular access roads and servicing area; accommodation and reinstatement works to retained buildings; site remediation and other associated works.”

2015/26975 – Non-Material Amendment – introduction of roof lantern in the centre of the building and a change to the height parameter on the building as previously approved as part of the outline planning approval. The application was approved.

As a result of design modifications which have been proposed at the detailed design stage the original parameters which were agreed as part of the outline planning permission, would be exceeded. It is therefore necessary to apply for full planning permission for the amended scheme in order to obtain detailed approval. The nature of the submission will however require the submission of further condition discharge applications, to address those elements of the scheme which are currently subject to further design specifications.

Planning Policies

National Planning Policy Framework

The main thrust of the NPPF is the presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved without delay.

Para 7 – identifies the three dimensions to sustainable development, they are economic, social and environmental.

The economic role – the planning system should contribute to building a strong, responsive and competitive economy.

The social role – by creating a high quality built environment with accessible local services and reflect the communities needs and support its health, social and cultural well-being.

The environmental role – protecting and enhancing the natural, built and historic environment.

The roles are mutually dependent.

Para 9 – promotes the creation of jobs in towns; replacing poor design with
better design; improve the conditions in which people live, work, travel and take leisure.

Para 17 – establishes a set of core use planning principles including the need to proactively support sustainable economic development. In so doing it is important to secure high quality design, take account of the character of different areas, take full account of flood risk, encourage the effective use of previously developed land; promote mixed use developments; manage patterns of growth to sustain public transport, walking and cycling; conserve heritage assets in a manner appropriate to their significance and to deliver community and cultural facilities.

Para 23 supports the promotion and growth of competitive town centres including the retention and enhancements of existing markets. It is also important to ensure the provision of a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.

Para. 126 supports the conservation of historic assets in a manner which is appropriate to their significance, including the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring and the desirability of new development making a positive contribution to local character and distinctiveness.

Local Plan Core Strategy
CS1 – Overall Spatial Strategy- Delivering Sustainable
CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
CS7 – Strategic Location- The Town Centre.
PV3 – Strengthening the Borough’s Workforce
PV4 – Retail development within the Town Centre and Primary Shopping Area.
PV5 – Enhancing the Town Centre Economy.
QE6 – Environment and Amenity Protection.
QE7 – Ensuring a High Quality Place
QE8 – Historic Environment
MP1 – General Transport Principles
MP4 – Public Transport
MP7 – Transport Assessments and Travel Plans.
TC1 – Key Development Sites in the Town Centre

Supplementary Planning Documents

Construction and Design
Environmental Protection
Bridge Street Conservation Area Appraisal
Sustainable Community Strategy
Regeneration Framework for Warrington.
Bridge Street SPD.
Parking Standards
Supplementary Planning Documents
Construction and Design

Notification Responses

Neighbours – No comments received to date.
The applicant has produced a Statement of Community Involvement in respect of the detailed planning applications for the redevelopment of the Bridge Street Quarter in accordance with local and national planning policy. Consultation has included the following;

- Pre application meetings with Council Officers
- Letters were sent to key stakeholders including market traders, local businesses, Council Members, local MP’s and other interested parties inviting them to a stakeholder preview event.
- Flyers were sent to adjacent residents and businesses inviting them to attend a public exhibition.

The majority of comments received were supportive of the proposals. Concerns raised relate to;

- Provision of a central swimming pool
- Restaurants should be family restaurants and not fast food.
- Safe parking for bikes and mobility scooters etc. needs to be designed into the system.
- Good connection between the existing town and new development.
- Appropriate shop signage.
- More greenery around the Council building.
- Design, materials etc. should stand the test of time.
- Good access to the market and continuity of access
- Access to electrical points and storage
- Incorporation of cycle paths into public realm areas.

In response the agent has commented;

- Consultation has led to the current proposed mix of uses, which includes a cinema.
- The area is designed to be family friendly including the proposed uses
- Cycle parking will be provided within the public realm, the MSCP as will electrical vehicle charging points and motorcycle spaces.
- Continuity of market trading is ensured with the provision of a building to temporarily house the market, whilst new market building is constructed.
- Taxi rank will be provided on Academy Way close to the access to BSQ.
- There are no segregated cycle paths. The space is large enough to accommodate all users.
- The design and layout would be fully accessible and safe.
- The materials / levels will help to integrate the development into the existing town centre.
- Shop signage will, where required, be assessed under normal planning / advertisement legislation.
- The area around the Council offices will be ‘greened’ by the provision
of trees on Academy Way and tree planting in the main square. A small park area will be created in the area which is currently occupied by Crown Chambers [to the west of the office building].

Parish Council – Unparished

Consultation Responses

Environmental Protection
No objections subject to conditions relating to the following;
- Contaminated land
- Service Yard Management plan
- Flood light Illumination
- Construction Environmental Management Plan
- Pile Foundations
- Noise from Building Services Plant
- Hot Food Extraction Systems

Recommended Informatives;
- Working Hours for Construction Sites
- Lighting Information.

Flood Risk
The Flood Risk Assessment remains unchanged from the previous planning application submitted. Therefore there are no objections in principle to the proposed development.

Environment Agency
No objections in principle but would recommend the imposition of the following conditions;
- Contaminated land
- Piling

United Utilities
No objection but would recommend condition relating to the drainage provision for the site being carried out in accordance with principles set out in the submitted Flood Risk assessment, dated August 2015 which was prepared by WSP.

Archaeology
The scheme forms one element of the wider Warrington town centre redevelopment.

We have now been through a logical process of desk-based assessment in order to identify areas of archaeological potential within the development area and were then able to take advantage of the opportunities offered by the geotechnical work to observe and investigate some of these areas of interest and, in some cases, confirm that they had no further archaeological potential.
This scenario applied to the gas works area and the footprint of the former Boots building and environs. In both these cases it was clear the later 19th and 20th century activity had destroyed any archaeological potential. This left the area in the north-east corner of the development where we were able to subject selected locations to a strip and record exercise. This revealed traces of the 18th-century Academy, post-medieval drains, and pits dating to the later medieval and post-medieval periods. Reports on all of this work have been received and I have been assured that significant disturbance will not occur in the Friarsgate area. In these circumstances, further archaeological mitigation would not be worthwhile.

**Trees / Landscape**

The Planting Plans provided (M4864 400 PH4 to 403 PH4 and M4864 400 PH3) are satisfactory in their size, quantities and species of new plantings.

**Street Lighting**

The lighting engineer has advised that further technical information is required to allow an assessment to be made of the proposed outdoor lighting. The engineer has recommended that a condition is attached to any consent that requires such information to be submitted prior to the implementation of any consent.

**Highways**

The proposed market is 4649 sq. m. To meet the Councils parking standards the provision of 273 car parking spaces comprising 16 disabled spaces, 11 enlarged spaces and 14 electric vehicle charging spaces should be provided in addition to 33 cycle parking spaces and 13 motorcycle parking spaces.

The LHA is aware that this application is part of a wider Bridge Street development which also provides a MSCP which has 1169 car parking spaces within it. In the new MSCP a total of 1169 car parking spaces were proposed and Section 3.5 of the TA submitted for the MSCP application details that this parking meets the requirements of the Bridge Street development including for the market.

The floorspaces included in the report for the MSCP and for the office development are Gross Indoor Area when the Councils car parking standards are based on Gross Floor Area (External). However, it is considered that there will be a considerable number of linked trips from those using the MSCP and that the car parking accumulation data indicates that the car parking proposed will be sufficient for the development.

33 cycle parking spaces should be provided on the basis of the floorspace proposed for the market, therefore there is a requirement for 16 cycle parking stands for the building. 7 number Sheffield cycle parking stands are proposed which will provide 14 cycle parking spaces within the service area of the building within a lockable compound which can be accessed through the market building and via a service lift for staff use. The access route requires
power assisted doors to be installed and for push buttons to be located sensitively to ensure that cyclists can access and egress easily. This should be secured by condition.

As part of the public realm proposals there is the provision of short stay cycle parking in the form of Sheffield stands that are covered by CCTV and this is deemed acceptable for visitors of the site. No details are provided in relation to showers and changing facilities for market staff. No drying room is noted on the plans, either. Adequate facilities should be provided to ensure that there is storage, washing and changing facilities for staff.

No specific motorcycle parking is provided as part of the market scheme, 13 spaces are required to be provided with lockable points. However, 35 motorcycle parking spaces with lockable points are to be provided outside the MSCP and the applicant has committed to deliver a further 35 motorcycle parking spaces across the Town Centre as part of the wider Bridge Street redevelopment. This should be secured by condition.

As part of the development there is land that will be required to be stopped up and the applicant will be required to apply to DfT’s National Casework team to undertake these works.

In terms of servicing, there is an access proposed off Academy Way with both pedestrian and vehicular access with a ramp gradient of 1:20, this is acceptable on access grounds.

The service access will service both vehicles for the market and the office building and it is considered that as such a service management strategy is required to ensure that deliveries are scheduled and that there is adequate space within the service yard to accommodate the vehicles requiring to service at any one time. The applicant has stated that there would be a service management plan which would include a booking in system and time spreading of deliveries. This should be secured by condition.

The applicants transport consultant WSP has provided swept paths which indicate that HGV, Rigid and van access and egress works acceptably within the site.

The visibility requirements are required to meet Manual for Streets standards for a 20mph road for highway visibility requires 25m in from a point 2.4m back from the give way line. The LHA is concerned that the visibility to the right when exiting the service yard will be obscured by vehicles that could be in the on-street loading bay. Whilst this may not be an issue for HGV’s accessing who will have a higher viewing perspective, the market may be serviced by smaller vans which would experience reduced visibility. Amendments are required to ensure the required unobstructed visibility splay can be provided and this should be secured by condition.

The wider Bridge Street works include highway works which were detailed in
the TA for the MSCP. The proposals look to reverse the existing one way stretch at the south of Bank Street that connects to Mersey Street and to install a mini roundabout at the junction with Moulders Lane, furthermore the existing one way operation of Moulders Lane is proposed to be reversed to allow access from Mersey Street up to Academy Way to the east of the MSCP and for the accesses to the existing car parks accessed off this road to remain as is. A new public realm scheme with revised traffic management is proposed on the Academy Way frontage which restricts access to buses only westbound but allows general traffic and buses to pass in front of the MSCP east bound to allow vehicles to exit from the car parks accessed off Moulders Lane.

The existing bus lanes northbound on Academy Street from Academy Way are proposed to be maintained. It is proposed that Academy Street between Academy Way and Mersey Street will remain two-way but there will be two lanes approaching a new signalised junction at the junction with Mersey Street.

Subject to the Multi Storey Car Park, cycle and motorcycle infrastructure and highway works proposed being delivered prior to opening and the issues raised above being addressed fully there are no objections to the proposals on highways grounds subject to the following conditions:

**Historic England**

The current application is for the complete demolition of 45 Bridge Street, Warrington and the partial demolition of 39-43 Bridge Street, Warrington with façade retention of the building being proposed. It is then intended to construct a new market building on the land to the rear, which has been cleared by the loss of the structures. The proposals fall within Historic England’s remit for considered due to the extent of the demolition proposed to two grade II listed buildings. The proposals have been previously considered by ourselves, in 2014 and the principle of the development already benefits from outline consent. Having reviewed the proposals, we are supportive of the works to the listed buildings, but believe the market development could respond more sensitively to the character of the surrounding conservation area.

Bridge Street is one of the principle historic streets in Warrington Town Centre, rising up from the River Mersey at its southern end to join with Church Street and Buttermarket Street, both of which form part of the earliest settlement of the town. The majority of the historic buildings on Bridge Street date to the late 19th century and create a high quality, urban landscape which benefits from designation as a conservation area. Number 45 Bridge Street and No. 39-41 Bridge Street are both grade II listed, however, it has been established within a Heritage Statement that No. 45 is a complete rebuild, a 1970’s replica of the listed building previously on the site. It has also been established that only the front façade of No. 39-41 is original, the remainder having been rebuilt.

The current application seeks to demolish in its entirety No.45 and retain only
the front façade of No. 39-41, with a new market building constructed to the rear of the structures. As has been stated in our comments of 2014, it is clear that the significance of the originally listed No.45 has been wholly removed and as such the demolition of the remaining structure does not constitute harm from a heritage perspective and we raise no object to it. The rear section of no. 39-41 is also a modern intervention and its removal again is not believed to have any heritage implications. The retention of the front façade of 39-41 Bridge is, however, welcomed, as to is the intention to reinstate a number of features which have been previously removed.

Bearing in mind our support for the demolition of the modern interventions, should this application to be determined favourably, the local planning authority ought to ensure that reasonable steps occur to guarantee the new development will proceed after the loss of the structures has occurred, in line with paragraph 136 of the National Planning Policy Framework (NPPF).

With regard to the principle of redeveloping to the rear of the retained façade. Concerns have been previously stated by ourselves, regarding the manner in which the proposed new development would sit within the Bridge Street street scene. The impact the creation of two substantial new routes alongside the market building would have on the continuity of the built frontages and the hierarchy of routes along Bridge Street, remains a concern; particularly as the current application does not provide any greater level of enclosure to Bridge Street, as suggested in our previous advice and in light of paragraphs 131 and 132 of the NPPF.

In conclusion, we are supportive of the proposals to remove the later additions to 39-41 Bridge Street and the complete loss of No.45, however we remain concerned with the relationship the new market building would have with existing character of the conservation area.

We would recommend that further consideration is given to providing a greater level of enclosure to Bridge Street; however the demolition of the modern interventions to the listed buildings is supported.

No comments have been received from the following consultees; Health and Wellbeing Building Control Estates and Valuation Planning Policy Public Realm Social Regeneration Town Centre Manager Fire Officer Amenity Societies Cheshire Police Howley Residents Association Amenity Societies Warrington Disability Partnership Warrington Chamber of Commerce and Industry
Observations

Principle of Development

Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and policies of relevance within the LPCS are considered to constitute the most appropriate framework against which to assess this proposal. Para 17 of the NPPF establishes over-arching principles that should underpin both plan-making and decision taking. The most relevant in this instance being:

- Proactively drive and support sustainable economic development to deliver homes, businesses etc. in order to meet the development needs of the area.
- Always seek to secure high quality design and good standards of amenity.
- Take account of different roles and characters of different areas
- Encourage the use of previously developed land.
- Promote mixed use developments.
- Conserve heritage assets.
- Locate significant development in sustainable locations.
- Deliver sufficient community and cultural facilities and services to meet local needs.

Para’s 23-27 seek to promote the vitality and viability of town centres.
The Core Strategy [CS] embodies a strategic objective to strengthen the role of the town centre as an employment, retail, leisure and cultural destination. This echoes para. 17 and 23 of the NPPF which advocates the promotion and growth of the existing town centre. Policies CS2 and PV5 of the CS identifies the town centre as being the focus for further retail and leisure development. Office development will also be promoted in order to re-establish the area as an employment location.

Policy CS7 states that development that supports the vitality and viability of the town center, by increasing the diversity of uses and contributes to the day or night time economy, will be supported. The policy also supports committed and planned public and private investment and development that supports the town in its role as a regional transport gateway.

Policy QE4 states that the Council will only support development proposals where the risk of flooding has been fully assessed and justified by an agreed Flood Risk Assessment.

Policy QE5 states that the Council will seek to protect and if possible, enhance sites of recognized nature and geological value.

Policy QE6 states that the Council will support development that would not have an adverse impact on the environment or the amenity of future occupiers or the surrounding area. This would include such matters as; quality, air quality, noise and vibration levels, the effect and timing of traffic movements etc.

Policy QE7 seeks to encourage proposals that are designed to reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. Proposals should also harmonise with the scale, proportions and materials of adjacent and/or existing buildings and be visually attractive as a result of good architecture and the inclusion of appropriate public space.

Policy QE8 seeks to ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

Policy TC1 states that the Council will support and promote comprehensive redevelopment and regeneration opportunities in the Bridge Street and Time Square area for mixed use development, including leisure, retail, cinema and office uses.

The proposed scheme, in association with the other development proposals within the Master Plan area, would address the policy issues outlined above. It would add to the vitality and viability of the town center by virtue of;

- Generating job growth
- Introducing a broader mix of land uses, resulting in more diverse social groups using the town center, resulting in a positive contribution to the
day and night time economy.
• Improvements to the public realm and its relationship with the built form which would allow greater interaction and pedestrian mobility through and around the town center.
• Proximity to sustainable modes of transport which would maintain the town center as the premiere retail/leisure and cultural destination.
• The re-use of vacant buildings.

This application, which forms part of the larger revitalization scheme for the area, would accord with Policy TC1 of the Core Strategy and the Bridge Street SPD which supports the regeneration of the Bridge Street Quarter. The scheme, when considered in the context of the wider masterplan for the area, would provide positive economic, social and environmental benefits and would therefore contribute to sustainable development in the town.

The principle of the new Market building was established by the outline planning permission in 2014. The current full application differs from the original outline scheme in that it is proposed to erect a taller building. In addition, in determining the Full Planning application Members are being asked to consider other aspects of the proposal including its design, materials of construction, associated landscaping and highway issues.

Public Realm

The public realm improvements relevant to this part of the scheme include part of the new market square and the adjacent alleyways of Dolmans Lane and New Halls Yard.

The market square is designed as a large multi-functional space for events, markets and gatherings etc. The market square elevation of the building has a large glazed façade with large openings that will allow interaction between the market traders/uses and the newly created public realm beyond. This area has high quality surface treatment consisting of buff granite paving slabs and feature dark grey granite sett bands. These will reflect the surface pattern and colour tone on Bridge Street. The surface treatment will wrap all the way around the market building which will reinforce its importance as a landmark building dominating the center of the square.

It is important that a level surface is provided adjacent to the market building in order to facilitate the maximum use of this space for events, pavement cafes, market stalls etc. In order to achieve maximum flexibility of the space, infrastructure will be provided in a discreet manner as part of the feature cross banding which forms part of the hard landscaping design.

In New Halls Yard the ground slopes up from Bridge Street and then would plateau along the length of the Council Office building. The levels will be adjusted to provide part of the plinth to the market building. This will be accomplished by the introduction of a wide shallow set of steps between the Council office building and the permanent market building. The Dolmans Lane and New Halls Yard alleyways will be widened following the removal of
buildings. Street furniture will be limited in New Halls Yard due to the restriction on width. This area will have an avenue of lighting columns for improved security and the area has been potentially identified as an access route/ storage area to support events and activities in the market square.

In Dolmans Lane, new tree planting in moveable tree tubs [to avoid underground utilities], cycle stands, bespoke sculptural seating and atmospheric as well as functional lighting will be introduced as well as orientation signage at the junctions of Dolmans Lane and New Halls Yard with Bridge Street.

The improved public realm will support the use of the market and will ensure the future retention of the listed building albeit in an altered form.

The public realm improvements as outlined under planning application 2015/27159, will have a positive impact on the setting of the listed building and the Bridge Street Conservation Area. The use of good quality materials and contemporary street furniture would result in a scheme which is sympathetic to the historic context but which is not seeking to reproduce a pastiche of the traditional. The juxtaposition of old and new will retain the integrity of the heritage assets within a contemporary setting.

Highways

This application relates to one of a number of schemes that make up the Bridge Street Masterplan area. There are elements of the application that are relevant to other development proposals e.g. motorcycle parking provision, service management strategies and highway works for the wider area. It is considered that a holistic approach is required to ensure that the necessary provision is made across the development plan area in a manner which is most efficient and effective.

A number of conditions have been recommended relating to:

- Cycle / motorcycle strategy for the town centre
- Service management plan for the operation of the market.
- A construction management plan
- Provision of visibility splays
- Submission of a Green Travel Plan
- A requirement for the MSCP to be operational prior to the use of the building.

Heritage

The application site is located within the Bridge Street Conservation Area which was designated in 1980 and subsequently updated in 1995 & 1996. The Conservation Area encompasses the whole of the Bridge Street area and includes examples of 18th, 19th and 20th century commercial and ecclesiastical buildings.

Bridge Street has historically provided a physical and visual connection between the town centre and the River Mersey. Bridge Street was formerly the centre of the towns shopping / commercial area but in recent years has
experienced a decline in occupancy of its commercial units, accompanied by an under investment in the historic building stock, which has resulted in a diminution of its ability to attract footfall to the degree previously achieved.

Much of the historic layout of the 18th and 19th centuries has been removed as a result of the construction of the inner circulatory road system, slum clearance and civic improvements. These interventions have resulted in the creation of views of buildings which were never intended to be seen and the creation of large gaps in the built frontage which reveal views of poor quality buildings.

Part of the historic character and quality of the conservation area can be found in the materials of construction and the design detail of the buildings. The buildings are principally of red brick construction with stone, faience and moulded terracotta used for architectural detailing.

The public realm area of Bridge Street has been subject to recent intervention, including the ‘River of Life’ sculpture and new hard landscaping, designed to give a contemporary reworking of a traditional street layout. Some of the historic street pattern, rear courtyards are still evident in the alleyways of Halls Yard, the Lions Inn and Ship Yard.

The former Boots building, which is also known as the Howard building was constructed in 1906. The building is named after the prison reformer John Howard. Apart from the principal façade, the remainder of the original building was demolished in 1974 and replaced by a simple, red brick, utilitarian building of no significant architectural quality.

Listing Description of former Boots Building;
The whole called Howard Buildings, now shop fronts on ground floor. Red sandstone above in 2 storeys with 7 segmental arched windows on 1st floor with carved arches, and 2 with carved relief panels over. Top floor has 2 windows to each bay. Top frieze of shell pattern, and egg and dart cornice. 2 dormers on roof (one with curved, one with triangular pediment] 4 lions segeant on supporters of chimneys. Victorian.

This building has been further modified since the listing description, and it is some of these modifications that the current proposal seeks to reverse e.g. reinstatement of dormers and chimneys.

The significance of the building is contained within its principal elevation which is no more than a facade. The remainder of the building shares no characteristics with the principal elevation and is of no architectural merit. The rear element of the building has a negative impact on the conservation area.

Number 45 Bridge Street is not the same building that appears in the original listing description. That building has been demolished and replaced with a building which is a poor representation of that which has been lost. This is not a building of architectural or historic merit.

The main positive qualities of the conservation area are outlined above. The proposed wider redevelopment of the Bridge Street Quarter is intended to
address the more negative features such as the existing market building, the bridge over Academy Way and the incongruous additions to the former Boots building.

Bridge Street contains a number of listed and locally listed building which can be viewed in the context of the former Boots building. It is considered that the retention of the historic façade and the reintroduction of architectural detailing on the former Boots building will have a positive impact on the setting of these buildings and, as a result of the wider scheme of regeneration, the retention, occupation and maintenance of these buildings, will be assured.

The partially redeveloped Boots building will have trading at ground floor with a partial mezzanine at first floor at the front of the building [retained façade frontage], this will allow the new building to have a refurbished shopfront that relates to the internal floor levels and which when occupied, will add to the vitality and viability of this part of Bridge Street.

Notwithstanding the fact that further design detail will be required to ensure that the original architectural detailing is replicated as part of any redevelopment scheme, it is clear from the information provided to date, that the retention of the façade, the reinstatement of original features and the re-occupation of the building, will have a beneficial impact on the building and the surrounding heritage assets.

In order to ensure that appropriate measures are put in place to retain the façade of the Boots building, further information is required regarding the requirement for the stabilisation of structures during the demolition phase. In addition, the potential impact of piling activities on this and adjacent sites will also be addressed. A condition is recommended that would require details of the measures that will be undertaken to ensure that the façade of the former Boots building will made secure/structurally stable during the demolition/construction works.

An initial survey by Arup have recommended a possible methodology for the works that would include;

- Dismantling the lion statues and their piers [at roof top level] and storing on site for future re-use.
- Needle and prop the whole façade to provide lateral restraint.
- Preserve the existing wall in the basement, on Bridge Street to maintain support to the street and façade.
- Prop the basement retaining wall prior to demolition of the ground floor slab
- Disconnect the façade from the existing building and demolish the frame
- Create a new façade support structure.
- Tie the façade to the new frame, remove temporary works and make good any damage to the façade
- Reconstruct the lion piers and reinstate chimneys and dormers on the new pitched slate roof.

A detailed method statement will be required, by condition, once further information is available.
The removal of number 45 Bridge Street [which is technically listed although of modern construction] should not cause physical damage to the retained façade of the Boots building. It is advised that any making good that may be required following demolition of this building is controlled via a condition. The demolition of number 37 Bridge Street will be preceded by further intrusive investigations in order to determine the nature of its connection with the former Boots building. From an external inspection, it appears that there is a movement joint between the two structures which should enable demolition to be undertaken to number 37 without detriment to the former Boots building. It is recommended that a condition is attached to any consent which would require the submission of a method statement to be submitted prior to the commencement of development. The method statement would detail the appropriate techniques, to be used to ensure that the demolition is carried out in an appropriate manner to ensure the retention of the listed façade.

The scheme also includes the loss of number 51 Bridge Street, which is located at the junction of Bridge Street and Halls Yard, this is required in order to provide the widening of the Halls Yard thoroughfare. An intrusive survey exercise to establish the construction of the retained boundary wall at 51-55 Bridge Street is still to be undertaken. It is recommended that a condition is attached to any consent that would require details of remedial works to the retained boundary wall at 51-55 Bridge Street, should be submitted to the LPA for approval.

Response to Historic England Comments

Policy QE8 states that the Council will ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

English Heritage, have raised concerns in relation to the demolition of properties on Bridge Street. The creation of the market building within a space, which has been achieved as a result of the demolition of numbers 47 to 51 Bridge Street is considered to have a negative impact on the desirability of sustaining and enhancing the characteristic continuity of building frontages on to Bridge Street. In addition the widening of Dolmans Lane and Halls Yard would affect the hierarchy of street routes in the area.

It is acknowledged that the loss of buildings in Bridge Street will create an uncharacteristic break in the continuity of the frontage. The proposed widening of these historic thoroughfares will have an adverse impact on the historic grain of the area.

A bridging over the accesses at first floor level has been suggested to the applicant, however the applicant is reluctant to do this, as one of the principle aims of the scheme is to create a space around the new market building to ensure that the new Bridge Street Quarter is fully integrated into the town centre both visually and physically.

An alternative option has been suggested which involves the erection of a decorative metal arch piece to bridge over the widened Halls Yard pedestrian
access. This would create a greater sense of continuity on Bridge Street and there is historical precedent as it would replace the existing metal arch ‘Halls Yard Warrington Market’ sign which would be removed. The applicant has agreed to this compromise.

The widening of Dolman’s Lane will provide the principal gateway into the scheme and is considered to be an essential part of the urban design strategy i.e. to strengthen the links between Bridge Street and the new development. The new market building straddles the historic and new built form/public realm and it is considered to be pivotal to the regeneration of Bridge Street. The widening of the access will increase footfall and make the area more viable for commercial uses.

It should also be noted that the historic grain of the Bridge Street Quarter was substantially altered in the 1960’s and 1970’s when redevelopment took place and street patterns were altered. The current masterplan seeks to address the poor public realm associated with Times Square and the Market which has resulted from earlier redevelopment schemes.

The current scheme does not seek to reintroduce the previous, historic grain of development although the routes of Dolmans Land, New Halls Yard and Union street have been retained, the two former routes being increased in size to improve the physical and visual links between Bridge Street and the new development.

The proposed scheme is likely to have some adverse impacts on the setting of listed buildings adjacent to the site, particularly in the short term, prior to the full implementation of the redevelopment of the area. It will also have some impacts on the character and appearance of the conservation area, most notably by the loss of continuity of frontage onto Bridge Street. However, it is considered that the harm caused to the significance of these heritage assets would be “less than substantial”. The NPPF requires a Local Planning Authority to weigh any such harm to heritage assets against the public benefits of the proposal, including securing its optimum viable use.

The Bridge Street area has suffered economic and physical decline over a number of years, this is evident not only in the number of vacancies in the area but also in the degradation of the public realm and building fabric, including that of listed and locally listed buildings. It is imperative that economic decline is reversed and this requires a fundamental intervention into the urban fabric.

It is considered that the degree and nature of that intervention, would provide public benefit and enhancement of the built and historic environment by way of:

- Increased connectivity with other parts of the town
- Provision of high quality public spaces
• Increased diversity of uses
• Re use of a listed building and investment in other listed and locally listed buildings in the vicinity.
• The provision of an improved market
• More effective use of previously developed land
• Improve the vitality and viability of the principal shopping centre in the Borough.

The proposal would represent sustainable development in terms of supporting economic growth, in creating a high quality built environment which provides for the communities social and cultural well-being, and there will be an enhancement of the natural, built and historic environment in the longer term and is therefore considered that the public benefits of the proposal, would outweigh any harm to heritage assets, and in the case of the former Boots building, secure its optimum viable use.

Design
The design of the new build element of the new market will reflect the scale and massing of the retained façade. The reinstatement of architectural details at roof level and the reinstatement of original shop front proportions will complete the restoration of the façade.

The retained façade and roofline will obscure views of plant on the roof of the new build element. The blocked second floor windows will be reinstated. The new elevations to Dolmans Lane and New Halls Yard will complement but not compete with the retained façade in terms of the level of architectural detailing provided. The new elevation to Market Square will comprise a glazed façade with brise soleil to reduce heat gain within the building. This elevation, which will not be read in the same plane as the historic front façade, is of contemporary design and will be a focal point of the new public realm.

The new building that replaces no. 45 Bridge Street will be similarly proportioned, with matching eaves, roofline and shop fascia level. The architectural treatment of the new 45 Bridge Street will be understated, but will maintain similar proportions, good detailing and quality materials, to complement the retained façade.

The principle materials of construction are slate, stone, granite plinth and glazing, all of which can be found elsewhere in the immediate environs. The design includes a glazed roof lantern which will add interest to the interior of the market hall as well as providing light to the core of the building. Internally the building is predominantly a double height space with a partial mezzanine adjacent to the Bridge Street façade. Large bi-fold doors, as well as automatic doors, will be incorporated into the elevation facing onto the public square. When appropriate, the doors can be opened to link the new public realm, and events / activities taking place therein, with the facilities available within the
market hall.

It is proposed to remove number 37 Bridge Street to create a wider pedestrian entrance into the scheme. This will open up the side view of the new market hall and give the Howard building greater presence in the street-scene. The sympathetic treatment of this elevation is of paramount importance in order to ensure a good transition between old and new in terms of design and use of materials. The elevation will be modelled to create interest. Columns will create regular bays, with a generous plinth evoking the rhythm and design of the shop frontages on the adjacent streets. The columns and other architectural modelling will create shadow lines and the introduction of glazing at ground and higher levels, dependent on the internal layout, and the positioning of entrance doors, will make a positive contribution to the vitality of Dolmans Lane.

The New Halls Yard elevation will receive similar treatment to Dolmans Lane however its visual impact when viewed from Bridge Street will be less significant due to New Halls Yard being narrower that Dolmans Lane.

Landscape
The public realm, including the landscaped areas will be maintained by a Management Company. The landscape officer has confirmed that the planting proposals as defined on the amended drawings are considered to be acceptable in terms of their size, species and quantities. The landscaping details take into account the physical restrictions relating to the location of infrastructure. It is proposed to plant 4 trees in planters along Dolmans Lane. The trees will be under-planted with appropriate species. It is not intended to place soft landscaping in that part of the public realm immediately adjacent to the rear of the new market building. Planting in this area would be likely to compromise the use of the specially designed flat plinth which is to be used for events and activities to compliment the market hall and the wider, improved public realm.

The high standard of hard landscaping provided within the wider public realm would be continued around the market hall. It is recommended that consent is granted for the landscaping scheme on the basis that any planting that dies or is removed or becomes dangerous within a 10 year period, is replaced.

Summary
The proposal is considered to be acceptable, subject to appropriate conditions, as it accords with Warrington Borough Council Local Plan Core Strategy Policies, principally CS1, CS2, QE4, QE6, QE7, QE8, TC1, PV3, PV4, PV5, CS7 and the National Planning Policy Framework. This is by reason of the development being appropriate in this town centre area, being of appropriate design, with no substantial detrimental impact upon the character/appearance of the conservation area and other heritage assets. The scheme would deliver the Council's aspirations for the town centre. It would make Warrington Town Centre more attractive for shoppers and visitors alike and ensure that it remains healthy, vibrant and competitive for years to
come. The application is recommended for approval.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

   Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on
   (b) Submitted drawing No's:

   Proposed; 7460 L [ 00] -
   111 A Basement Floor Plan
   112 B Ground Floor Plan
   113 A Mezzanine Plan
   114 A Roof Plan
   22B Contextual Elevations A + B
   23B Contextual Elevations C+D
   11C Building Elevations - Bridge Street and Public Square
   12D Building Elevations - Dolmans Lane and Halls Yard
   14E Section A-A & B-B
   26A Section C-C & D-D
   118 Section E-E
   119 A Basement Floor Plan
   120 B Ground Floor Plan
   121A Mezzanine Plan
   122 A Roof Plan
   105 Contextual Elevations A+B
   106 Contextual Elevations C+D
   54C Building Elevations - Bridge Street and Public Square
   55B Building Elevations - Dolmans Lane and Halls Yard.
   102 Section A-A & B-B
   103 Section C-C & D-D
   123 Proposed Section E-E
   94 Design Intent Details - Sheet 1
   95 Design Intent Details - Sheet 2
   96 Design Intent Details- Sheet 3
   97 Design Intent Details- Sheet 4
   M4864-401-PH4 Rev T00 - Landscape Plan
   M4864-001-PH2,3&4 Rev P05
Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

3. No demolition works shall commence until a contract for the subsequent redevelopment of the site, as permitted by Planning Permission 2015/27175 has been signed.

Reason: To preserve the setting and special architectural and historic integrity of the Listed Building and to preserve the character and appearance of the Bridge Street Conservation Area, in accordance with Policy QE8 of the Warrington Core Strategy and the NPPF.

4. Salvaged Materials shall remain on site for reuse/reinstatement in a secure environment, unless their removal for security reasons has been agreed by the LPA, including the place of secure storage, details of their repair if required and an anticipated date to return to site.

Reason: To preserve the historic features of this Grade II listed building and to preserve the character and appearance of the Bridge Street Conservation Area, in accordance with Policy QE8 of the Warrington Core Strategy and the NPPF.

5. Prior to the commencement of development, a Method Statement shall be submitted to and approved by the Local Planning Authority. The Statement shall address the following issues:
   • The requirement for the stabilisation of any structures, particularly during the demolition phase.
   • The potential impacts of piling activities on this and adjacent development sites.
   • Details of the measures that will be undertaken to ensure that the façade of the former Boots building will made secure/structurally stable during
the demolition/construction works.
• Demolition phasing strategy.

Reason: In order to ensure a satisfactory form of development and as details of these matters are subject to further investigation and to comply with Policy QE7 and QE8 of the Warrington Core Strategy, NPPF and Warrington SPD: Design and Construction.

6. Prior to the erection of any building(s) hereby approved a comprehensive and detailed schedule or works, together with detailed drawings and a schedule of materials, shall be submitted to the local planning authority for approval. The schedule and drawings shall include details of design and appearance of;
Brise Soleil
Roof Lantern
Plant Screening
Reinstated Chimneys / dormers
Rainwater Goods
Shop Fronts / Doors
Metalwork archway.

All proposed work to brickwork, stonework, including method and composition of pointing and jointing, and shall include details of materials of construction. Any alterations to the external elevations shall be made good using matching and where available original materials.

Reason: In order to ensure a satisfactory form of development and as inadequate details of these matters have been submitted with the application and to comply with Policy QE7 and QE8 of the Warrington Core Strategy, NPPF and Warrington SPD: Design and Construction.

7. No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:
• Preliminary Risk Assessment (PRA or Desk Study)
• Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
• Detailed Quantitative Risk Assessment (DQRA)
• Remedial Options Appraisal

Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY: If required (as determined by the findings of Section A above) a remediation and verification (validation) strategy shall be submitted in writing to and
agreed with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified.

The site shall not be taken into use until the investigations, remediation and verification are completed. The actions required in Sections A and B shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion.

In accordance with: Policy REP8 of the adopted Local Plan (23 January 2006); Policy QE6 of the Submitted Local Plan Core Strategy (September 2012); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

8. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

A: REMEDIATION & VERIFICATION: Remediation and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.

C: LONG-TERM MONITORING & MAINTENANCE: If required in the agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details.

The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004);
BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion.

In accordance with: Policy REP8 of the adopted Local Plan (23 January 2006); Policy QE6 of the Submitted Local Plan Core Strategy (September 2012); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

9. A service yard management plan shall be submitted to the Local Planning Authority for approval prior to the commencement of use of the service yard. The management plan shall look at the potential for noise and disturbance from service yard activities to affect neighbouring sensitive uses. The plan shall review permitted access and operating hours for LGV and HGV vehicles (including both deliveries to the site and collections of waste from the site) in addition to noise from activities and equipment located in the area. Mitigation measures shall be identified where deemed necessary to control impacts on amenity. Once approved, all agreed mitigation measures shall be implemented prior to first use and shall be maintained thereafter. Periodic reviews of the effectiveness of the service yard management plan shall occur and where modifications to existing mitigation or operational changes are proposed, these shall be notified to the Local Planning Authority prior to their implementation.

Reason: To prevent an increase in noise levels and protect the amenity of any nearby residents, and to ensure appropriate servicing facilities are available to users of the temporary market building and subsequent occupiers of the same, and to accord with Policy QE6 of the Warrington Core Strategy.

10. Prior to the erection of any external lighting on site, the applicant shall submit a comprehensive assessment of lighting details for the entire application site. The scheme shall show levels of illumination around the site (isolux drawings) and shall show any overspill beyond the site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures such as time clocks/light sensors or other control methods. Once approved, the agreed scheme shall be implemented fully on a phase by phase basis prior to the use of that lighting being used and shall be retained as approved thereafter.

Reason: - In the interest of protecting residential and business/commercial amenity and to accord with Policy QE6 of the Warrington Core Strategy.

11. Prior to the commencement of any works on site, the applicant shall
provide in writing a Construction Environmental Management Plan (CEMP) to
the LPA for written approval.
The CEMP shall review all construction operations proposed on site and shall
cover as a minimum the following areas of work identifying appropriate
mitigation measures as necessary: Proposed locations of Site Compound
Areas, Proposed Routing of deliveries to Site Compounds or deliveries direct
to site, Proposed delivery hours to site, Proposed Construction Hours,
Acoustic mitigation measures, Control of Dust and Air Quality on site and
consideration for joining a Considerate Contractors Scheme.
The CEMP shall consider in each case issues relating to noise, dust, odour,
hours of construction, control of waste materials, and vibration, including
specific attention to the impacts of vibration on nearby Listed Buildings.
Once approved in writing, All identified measures within the CEMP shall be
implemented in accordance with the requirements therein and shall be
reviewed on a regular basis and in case of receipt of any justified complaint.
Any changes to the identified CEMP mitigation measures from either the
regular review process or following receipt of a complaint shall be forwarded
to the Local Planning Authority within 24hrs of a change being agreed or
implemented.

Reason: To protect residential amenity from adverse impacts on amenity
through noise, dust, air quality and general disturbance over a prolonged build
and demolition process and to accord with Policy QE6 of the Warrington Core
Strategy.

12. All Piling operations shall be undertaken using best practicable means
to reduce the impact of noise and vibration on neighbouring sensitive
properties. All piling operations shall be restricted to between:

• Monday – Friday 09:00 – 17:30 hrs
• Saturday 09:00 – 13:00 hrs
• Sunday and Public Holidays Nil

In addition to the above, prior to the commencement of any piling works the
applicant shall submit a method statement, to be approved by the Local
Planning Authority. The piling work shall be undertaken in accordance with
the approved method statement:

The method statement shall include the following details:
1. Details of the method of piling
2. Duration of the pile driving operations (expected starting date and
completion date)
3. Prior notification to the occupiers of potentially affected properties
4. Details of the responsible person (e.g. site manager / office) who could
be contacted in the event of complaint

Reason: - To safeguard the local environment from noise and vibration:
Policy QE6 of the Warrington Core Strategy and the Warrington SPD:
Environmental Protection.
13. The cumulative rated noise level from all Building Services Plant shall not exceed 42dB Laeq, 1hr, as measured 1m from the façade of the nearest noise sensitive building between 07.00hrs and 23.00hrs on any day and shall not exceed 32dB Laeq, 15mins at the same reference position at any other time.

Reason: - To safeguard the local environment from noise and to accord with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection

14. Any commercial kitchen and associated cooking equipment installed on retail food uses shall have an associated air extraction and filtration system; details of which shall be submitted to and approved by the LPA prior to the commencement of the use of the relevant part of the development hereby permitted. All odour mitigation measures shall be implemented in full prior to first opening of the use and shall be maintained, serviced and retained in full working order thereafter for the duration of that use on the individual plots.

Reason: - To safeguard the local environment from odours and noise and to accord with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

15. Unless otherwise agreed in writing, the drainage for the development hereby approved shall be carried out in accordance with principles set out the submitted Flood Risk Assessment - Dated August 2015 which was prepared by WSP.

Reason: In order to comply with the NPPF and Policy QE6 of the Warrington Core Strategy.

16. During the first planting season following the occupation of the development hereby approved the landscaping details as indicated on the approved plans: M4864 401-PH4 Rev T00, M4864-001 PH2,3&4 Rev P05 shall be carried out to the satisfaction of the local planning authority. Any trees, plants or shrubs so planted which die or are felled, uprooted, wilfully damaged or destroyed within five years of the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

17. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reason: To ensure a safe form of development, which poses no unacceptable risk of pollution and to accord, with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

18. Prior to the occupation of the development details of a scheme of cycle facilities, cycle parking and access routes to the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The market shall not be occupied until the cycle parking and facilities have been implemented in accordance with the approved details and shall be retained as such thereafter.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.

19. Prior to the occupation of the development, visibility splays of 2.4 metres by 25 metres shall be provided at the service access junction onto Academy Way and be retained as such thereafter. Nothing shall be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays.

Reason: To ensure adequate visibility at the site and to comply with Policy QE6 of the Warrington Core Strategy

20. Prior to the occupation of the development, the new Town Centre Multi Storey Car Park on Academy way should be brought into use and retained as such thereafter.

Reason: In order to ensure that there is adequate car parking provision clear of the public highway in the interests of the safety of users of the highway and in order to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development.

21. Prior to occupation of the building a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details and timetable/timelines contained within it.

Reason: To ensure a transport choice is provided in order to comply with the NPPF and Policy MP7 of the Warrington Core Strategy.

22. Prior to the installation of any feature lighting on the building, the applicant shall submit a comprehensive assessment of the lighting details. The scheme shall show levels of illumination and shall show any overspill beyond the site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures. Once approved he scheme shall be implemented fully in accordance with the approved scheme.

Reason: These details have not been submitted as part of the application and
in the interests of protecting residential and business/commercial amenity.

23. Prior to the occupation of the development the motorcycle parking and lockable points to serve the development shall be provided in accordance with the approved details on drawing M4864-001 PH2,3&4 Rev P04 and shall be retained as such thereafter.

Reason: No development shall take place unless and until a suitable mechanism (including timescales for implementation) has been entered into, to deliver the agreed measures in relation to motorcycle parking in the town centre. Such details shall be approved by the Local Planning Authority prior to the first use of the public realm hereby approved. The development shall thereafter accord with approved details.

Reason: In order to reduce the number of car journeys to the site and to comply with the NPPF and Policy MP7 of the Warrington Core Strategy.

24. Prior to the installation of the lighting in the public realm, the details of the proposed lighting scheme as shown in the arrangement set out in drawing no's: M4864-125 P01 and M4864-124 P01 shall be submitted for approval to the local planning authority. The details shall include lighting engineer drawings and lighting calculations for all the proposed exterior lighting along with the manufacturer's technical data for all the chosen lighting equipment.

Reason: To secure a high quality lighting scheme and to protect residential amenity and the environment against the adverse impacts of overlighting and to accord with Policy QE6 of the Warrington Core Strategy.

25. Following demolition, details of remedial works to the former Boots building and the retained boundary wall at 51-55 Bridge Street, following the removal of the temporary props and the adjacent structures, shall be submitted to and approved by the Local Planning Authority. The remedial works shall be implemented prior to the occupation of the permanent market building in accordance with the approved details.

Reason: In order to ensure a satisfactory form of development and as details of these matters are subject to further investigation and to comply with Policy QE7 and QE8 of the Warrington Core Strategy, NPPF and Warrington SPD: Design and Construction.

26. Prior to the occupation of the building hereby approved, details of the bridging over of New Halls Yard with a decorative piece of metalwork shall be submitted to the LPA for approval. The development shall be constructed in accordance with the approved details.

Reason: To sustain and enhance the characteristic continuity of continuous frontage along this part of Bridge Street and to accord with policy QE8 of the Warrington Core Strategy and the NPPF.
Informatives

1. For further advice concerning Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements, please refer to the Environmental Protection Supplementary Planning Document for further detail (http://www.warrington.gov.uk/downloads/download/1212/spd_environmental_protection)

For further verbal advice please contact Mrs Angela Sykes regarding Contaminated Land on 01925 442557, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

2. In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works [except piling] on site.

Works audible at or beyond the site boundary, should not occur outside of Monday to Friday 08.00hrs to 18.00 hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays.

Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Public Protection Services to enforce the recommended hours.

For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589

3. The external lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from:

Institution of Lighting Professionals
Regent House
Regent Place
Rugby
CV21 2PN
https://www.theilp.org.uk/home/

4. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council’s web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning
conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

5. In many cases your proposal will also require consent under the Building Regulations 2010, for advice and guidance on the requirements of the Building Regulations, please contact our Building Control section on 01925 442554 or email building.control@warrington.gov.uk

6. A public sewer crosses this site and we may not permit building over it. We will require an access strip width of 6 metres, 3 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

7. For properties three or more storeys high the developer may need to install some internal storage and internal booster pumps to ensure a constant supply to the upper storeys.

8. Due to the former land use(s), soil and/or groundwater contamination may exist at the site and the associated risks to controlled waters should be addressed by:

1. Following the risk management framework provide in CLR11, Model procedures for the management of land contamination 
3. Further information may be found on the land contamination technical guidance pages on the direct.gov website 
   https://www.gov.uk/government/collections/land-contamination-technical-guidance

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites. The Specialist
in Land Condition (SiLC) qualification administered by the Institution of Environmental Management provides an accredited status for those responsible for signing off LCR’s. For further information see - www.silc.org.uk

Where the remediation / redevelopment of the site will involve waste management issues we offer the following advice:

Waste on site:
The CLAIRE definition of waste: development code of practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and /or land development works are waste or have ceased to be waste. The code of practice is available at: http://www.claire.co.uk

Under the Code of practice:
• Excavated materials that are recovered via a treatment operation can be re-used on site providing they are treated to a standard such they are fit for purpose and unlikely to cause pollution
• Treated materials can be transferred between sites as part of a hub and cluster project
• Some naturally occurring clean material can be directly transferred between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically and that the permitting status of any proposed operations are clear. If in doubt the Environment Agency should be contacted on 03708 506 506 or at enquiries@environment-agency.gov.uk for advice at an early stage to avoid any delays.

Waste to be taken off site:
Contaminated soil that is, or must be, disposed of is waste. Therefore it’s handling, transport and disposal is subject to waste management legislation which includes:
• Duty of Care Regulations 1991
• Hazardous Waste (England and Wales) Regulations 2005
• Environmental permitting (England and Wales) Regulations 2010
• The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 characterisation of waste – sampling of waste materials – framework for the preparation and application of a sampling plan and the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid delays on 03708 506 506 or enquiries@environment-agency.gov.uk for further advice and to discuss the issues likely to be raised.

You should be aware that any permit may not be granted. Additional Environmental Permitting Guidance can be accessed via the government website at: https://www.gov.uk/environmental-permit-check-if-you-need-one
If the total quantity of waste material to be produced or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer.

9. Prior to the commencement of works at the site, the applicant is required to stop up the public highway. To action, the applicant should contact the DfT’s National Casework Team.
Appendix 1 – Drawings
Appendix 2 – Photographs of Site

39 to 45 Bridge Street [Former Boots Building] – Existing Front Elevation

47-49 Bridge Street
37 Bridge Street

Rear of 39 to 45 Bridge Street
DEVELOPMENT CONTROL COMMITTEE DATE 27th April 2016

ITEM 4

Application Number: 2015/27183

Location: Land within Warrington Town Centre, Bounded by 51 - 73 Bridge Street, Academy Way and Bank Street.

Ward: Bewsey and Whitecross

Development: Full Planning (Major) - Proposed New Council Offices. Demolition of all existing on-site buildings and structures; the construction of a four-storey Class B1 Council Office building as part of the Bridge Street Quarter development; together with landscaping and public realm improvements, servicing and other associated works.

Date Registered: 22-Dec-2015

Applicant: Muse Developments

8/13/16 Week Expiry Date: 21-Mar-2016

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8 - The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Reason for Referral to Committee

It is considered expedient to refer this application to development Management Committee due to the scale and nature of the proposal and the Council has an interest in the scheme.
Site

This application site forms part of the Masterplan Area for the Bridge Street Quarter regeneration scheme. The area is bounded to the south by Academy Way, to the east by Academy Street, to the east by the existing market hall and to the north by the temporary market hall development site. The site is currently occupied by the Market Hall which will be demolished to facilitate the construction of the new Council Offices.

The application site is located to the south of the former Boots building on the area currently occupied by the existing market hall.

The site lies within an area of Archaeological Importance and partially within the Buttermarket Street Conservation Area. There are a number of listed buildings in the vicinity of the site, including the Friends Meeting House on Academy Street and a number of properties on Bridge Street, including the former Boots building.

Proposals

Full Planning (Major) - Proposed New Council Offices. Demolition of all existing on-site buildings and structures; the construction of a four-storey Class B1 Council Office building as part of the Bridge Street Quarter development; together with landscaping and public realm improvements, servicing and other associated works.

The submitted scheme for the Council Offices should be considered in the context of the wider developments within the Bridge Street Quarter, the principles of which were established at the Outline stage. The Masterplan identifies the following phases of development;

Phase 1 – Demolition
This phase does not include the existing market building, but does include; Properties on Bank Street, including the public house, the vacant former B&M building, the pods at the side of the market, 35 Bridge Street and the building to the rear.

This phase will also include the remediation of contaminated material; the removal of remnants of infrastructure; installation of a clean cover system; reinstatement works to the retained buildings and sites following demolition.

Phase 2 – Construction of temporary Market Hall, retail / commercial units, public realm [Bank Street to Dolmans lane], and the redevelopment of Union Street.

Phase 3 – Demolition and reconstruction of Multi-storey car park.

Phase 4 – Construction of Time Square leisure element including a cinema, restaurant, surface car park and public realm – connect Buttermarket Street with Academy way.
Demolition and remediation of existing Market Hall.
Partial demolition and remediation of former ‘Boots’ building [numbers 39-43, 45, 37, 47-49 and 51 Bridge Street]. [Separate Listed Building consent will be required for this part of the development].

Construction of new Council offices, new Market Hall and adjacent public realm, including Academy Way improvements.

Temporary Market Hall to be sub-divided to create a series of units including A1, A2, A3, D1 [Library] and D2 Leisure.

The implementation of the first phase of the scheme has already commenced on site, and includes the demolition of Times Square, remediation of the contaminants within the site and works associated with the erection of the building to house, on a temporary basis, the Market.

Planning History

Outline Planning permission [2014/24473] was granted in 2014 for the redevelopment of the Bridge Street Quarter site.
Consent was granted for the following;

“Outline permission with details of access [all other details reserved for future applications] – Proposed demolition of existing on-site buildings and structures and the construction of mixed use development, comprising of a new market hall and other Class A1 retail uses; Class A2 financial and professional services uses; Class A3 restaurants and cafes; Class B1 office uses including a new council office building; Class D1 non-residential uses including a library; Class D2 leisure uses including a cinema; Refurbishment of the Academy Way Multi-Storey Car Park; new landscaping and public realm; new vehicular access roads and servicing area; accommodation and reinstatement works to retained buildings; site remediation and other associated works.”

The above Outline planning permission approved the construction of a building to be used as the new Council Offices. Following receipt of consent, it has been determined that a larger building was required. The proposed increase in size means that the building would exceed the approved floorspace limit that was agreed as part of the original outline consent. It is for this reason that a new Full Planning application has been submitted for the revised building. The footprint and height of the building would still fall within the parameters identified under the original outline consent.

The original outline consent specified a maximum floor space limit of 7,129 square metres. The proposed new floor space would result in floor space of 9,559 square metres [GIA]. The gross external area is 10,040 square metres.

The principal entrance to the building would be from the new public square on the northern side of the building. A staff entrance would be available from
Academy Way. The building would be serviced via a service yard accessed from Academy Way. The service yard will also serve the new permanent market building which will sit to the north of the Council offices, on the opposite side of the widened New Halls Yard.

The scheme as submitted also incorporates a section of public realm immediately adjacent to the building. Tree planting and seating areas along the front [north elevation] of the building.

The ground floor of the office block will provide ancillary accommodation including a reception area and other ancillary functions required to facilitate the operation of the Council functions. The upper floors being given over to staff offices.

Planning Policies

National Planning Policy Framework
The main thrust of the NPPF is the presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved without delay.

Para 7 – identifies the three dimensions to sustainable development, they are economic, social and environmental.
The economic role – the planning system should contribute to building a strong, responsive and competitive economy.
The social role – by creating a high quality built environment with accessible local services and reflect the communities needs and support its health, social and cultural well-being.
The environmental role – protecting and enhancing the natural, built and historic environment.
The roles are mutually dependent.

Para 9 – promotes the creation of jobs in towns; replacing poor design with better design; improve the conditions in which people live, work, travel and take leisure.

Para 17 – establishes a set of core use planning principles including the need to proactively support sustainable economic development. In so doing it is important to secure high quality design, take account of the character of different areas, take full account of flood risk, encourage the effective use of previously developed land; promote mixed use developments; manage patterns of growth to sustain public transport, walking and cycling; conserve heritage assets in a manner appropriate to their significance and to deliver community and cultural facilities.

Para 23 supports the promotion and growth of competitive town centres including the retention and enhancements of existing markets. It is also important to ensure the provision of a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.
Local Plan Core Strategy
CS1 – Overall Spatial Strategy- Delivering Sustainable
CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
CS7 – Strategic Location - The Town Centre.
PV3 – Strengthening the Borough’s Workforce
PV4 – Retail development within the Town Centre and Primary Shopping Area.
PV5 – Enhancing the Town Centre Economy.
QE6 – Environment and Amenity Protection.
QE7 – Ensuring a High Quality Place
QE8 – Historic Environment
MP1 – General Transport Principles
MP4 – Public Transport
MP7 – Transport Assessments and Travel Plans.
TC1 – Key Development Sites in the Town Centre

Supplementary Planning Documents
Construction and Design
Environmental Protection
Bridge Street Conservation Area Appraisal
Sustainable Community Strategy
Regeneration Framework for Warrington.
Bridge Street SPD.
Parking Standards

Supplementary Planning Documents
Construction and Design

Notification Responses
Neighbours – no comments to date
Parish Council – Unparished

The applicant has produced a Statement of Community Involvement in respect of the detailed planning applications for the redevelopment of the Bridge Street Quarter in accordance with local and national planning policy. Consultation has included the following;

- Pre application meetings with Council Officers
- Letters were sent to key stakeholders including market traders, local businesses, Council Members, local MP’s and other interested parties inviting them to a stakeholder preview event.
- Flyers were sent to adjacent residents and businesses inviting them to attend a public exhibition.

The majority of comments received were supportive of the proposals. Concerns raised relate to;

- Provision of a central swimming pool
Restaurants should be family restaurants and not fast food.
Safe parking for bikes and mobility scooters etc., needs to be designed into the system.
Good connection between the existing town and new development.
Appropriate shop signage.
More greenery around the Council building.
Design, materials etc. should stand the test of time.
Good access to the market and continuity of access
Access to electrical points and storage
Incorporation of cycle paths into public realm areas.

In response the agent has commented:
Consultation has led to the current proposed mix of uses, which includes a cinema.
The area is designed to be family friendly including the proposed uses
Cycle parking will be provided within the public realm. The MSCP as will electrical vehicle charging points and motorcycle spaces.
Continuity of market trading is ensured with the provision of a building to temporarily house the market, whilst new market building is constructed.
Taxi rank will be provided on Academy Way close to the access to BSQ.
There are no segregated cycle paths, the space is large enough to accommodate all users.
The design and layout would be fully accessible and safe.
The materials / levels will help to integrate the development into the existing town centre.
Shop signage will, where required, be assessed under normal planning / advertisement legislation.
The area around the Council offices will be ‘greened’ by the provision of trees on Academy Way and tree planting in the main square. A small park area will be created in the area which is currently occupied by Crown Chambers [to the west of the office building].

Consultation Responses

Archaeology
The scheme forms one element of the wider Warrington town centre redevelopment.

We have now been through a logical process of desk-based assessment in order to identify areas of archaeological potential within the development area and were then able to take advantage of the opportunities offered by the geotechnical work to observe and investigate some of these areas of interest and, in some cases, confirm that they had no further archaeological potential. This scenario applied to the gas works area and the footprint of the former Boots building and environs. In both these cases it was clear the later 19th and 20th century activity had destroyed any archaeological potential. This left the area in the north-east corner of the development where we were able to subject selected locations to a strip and record exercise. This revealed traces
of the 18th-century Academy, post-medieval drains, and pits dating to the later medieval and post-medieval periods. Reports on all this work, have been received and I have been assured that significant disturbance will not occur in the Friarsgate area. In these circumstances, further archaeological mitigation would not be worthwhile.

Street Lighting
The applicant has been asked to provide lighting engineer drawings and lighting calculations for all the proposed exterior lighting along with the manufacturer’s technical data for all the chosen lighting equipment. This will enable the engineers to carry out a design review to consider the detailed scheme. The applicant has agreed to accept a condition to this effect.

Historic England
Do not wish to make comment on this application.

Environment Agency
No objections subject to conditions relating to;
- Contaminated land
- Piling

Flood Risk
The Asset & Flood Risk Team have considered the above application and the Flood Risk Assessment (FRA) remains unchanged from the previous planning application submitted, therefore we have no objection in principle to the proposed development.

Environmental Protection
Noise
An acoustic report was submitted which was based on a 2014 actual noise survey. Bearing in mind the level of change to the traffic flows around the site with the flow around Moulders Lane and the Pedestrian Priority area along Academy Way between the proposed offices and the proposed new MSCP, the absolute levels monitored and presented within the report cannot be guaranteed to be wholly representative of the final development and therefore the recommendation of plant noise levels based on measured existing ambient background noise levels must be subject to some potential variances that cannot be predicted with absolute certainty.

However, the absolute limits specified within the report can be considered for potential impacts on the nearest noise sensitive properties and for residential properties, the resultant noise inside the dwellings can be calculated. On this basis, the specified noise levels are considered to be acceptable although it is considered that a rating should be applied in case of any distinctive characteristics of noise from plant on the site occurring.

The levels are different than those specified in the original outline planning permission for the site however on the basis of specific consideration for this particular application, the levels are appropriate and can be justified.
Contaminated Land
The GQRA Report submitted in support of this scheme has been previously submitted in support of other applications and has been previously reviewed. The report covers the development of the wider site and has been largely approved. However, the recommendations for remediation included in the GQRA Report are incomplete and not specifically tailored to the proposed scheme. The Site Investigation Rationale Report submitted in support of this application alludes to further site investigation works that are proposed to be carried out on the land.

In their current form, the document submissions for contaminated land are insufficient. The new site investigation data outlined in submitted documentation needs to be submitted in support of a GQRA Report and a Remediation Strategy Report drawing upon the existing and new site investigations and risk assessments will be needed. This Remediation Strategy Report should then make Remediation/validation recommendations which are appropriate to the proposed scheme. All of these works can be successfully regulated under Planning Conditions.

Given the scale, location and nature of the proposed scheme, current procedures would dictate that standard Contaminated Land Preparatory Works & Completion Conditions would be required for any planning permission granted for this scheme.

I would recommend conditions and informatives relating to the following should consent be given;

- Contaminated Land
- External Lighting – detailed specification.
- Construction Environmental Management Plan including details of site compound areas; routing of delivery vehicles; delivery hours to site; construction hours, acoustic mitigation measures; control of dust and air quality and vibration.
- Service Yard – submission of a management plan.
- Pile Foundations – submission of a method statement and restriction on hours of working.
- Noise from Standby Generator Plant

Landscaping
The Planting Plans provided (M4864 400 PH4 to 403 PH4 and M4864 400 PH3) are satisfactory in their size, quantities and species of new plantings.

Highways
The proposed office block is 9559 sqm. To meet the Councils parking standards the provision of 273 car parking spaces comprising 14 disabled spaces, 14 enlarged spaces and 14 electric vehicle charging spaces should be provided in addition to 48 cycle parking spaces and 13 motorcycle parking spaces.
The Transport statement submitted with the application refers to the existing MSCP which has 533 car parking spaces and which is open Monday to Saturday 7am to 9pm. Of the 533 spaces available there are 251 WBC staff spaces allocated and 22 contract parking spaces. Some staff spaces are allocated elsewhere in town centre car parks and it is considered that the car parking required can be accommodated in the existing MSCP or the proposed new MSCP that has planning permission.

In the new MSCP a total of 1169 car parking spaces were proposed and Section 3.5 of the TA submitted for the MSCP application detailed that this parking meets the requirements of the Bridge Street development including the office block.

However, the floor spaces included in the report for the MSCP and for the office development are Gross Indoor Area when the Councils car parking standards are based on Gross Floor Area (External). However, it is considered that there will be a considerable number of linked trips from those using the MSCP and that the car parking accumulation data indicates that the car parking proposed will be sufficient for the development. It is the LHA’s view that the new multi storey car park is required to be operational prior to the first occupation of the office building and should be conditioned as such.

The proposals include 50 long stay cycle parking spaces within a basement cycle store in the building, some of these are provided as Sheffield stands and some as double stack which exceeds the required cycle parking requirements for the building. Furthermore short stay cycle parking spaces are provided within the public realm for the use of visitors to the site, there are a number provided in close proximity to the public entrance to the offices and the applicant has confirmed that these will be covered by CCTV.

A cycle access path is provided to the rear of the building that is marked out as segregated from the service yard. It is not clear if this is separated by bollards or fencing. Whilst acceptable in principle the LHA requires the cycle access route to be provided securely and with power assisted doors that do not restrict access and egress for cyclists. A condition should therefore be attached in relation to the access route being accessible by cyclists and unobstructed.

The upper ground floor proposed showers and changing facilities for office staff and the changing area provides 82 lockers. A drying room is also shown on the plans for wet clothing.

As part of the development there is land that will be required to be stopped up and the applicant will be required to apply to DfT’s National Casework team to undertake these works.

No specific motorcycle parking is provided as part of the office development, 13 spaces are required to be provided with lockable points. There are 35 motorcycle parking spaces with lockable points proposed along the frontage of the MSCP on Academy Way in close proximity to the office block. The
The applicant has also proposed to provide a further 35 motorcycle parking spaces across the town centre as part of a wider strategy for the town centre. These spaces should be secured by condition and further detail in relation to the locking points will be required in due course.

In terms of servicing, there is an access proposed off Academy Way with both pedestrian and vehicular access with a ramp gradient of 1:20, this is acceptable on access grounds.

The service access will service both vehicles for the market and the office building and it is considered that as such a service management strategy is required to ensure that deliveries are scheduled and that there is adequate space within the service yard to accommodate the vehicles requiring to service at any one time. The applicant has stated that there would be a service management plan which would include a booking in system and time spreading of deliveries. This should be secured by condition.

The applicants transport consultant WSP has provided swept paths which indicate that HGV, Rigid and van access and egress works acceptably within the site.

The visibility requirements are required to meet Manual for Streets standards for a 20mph road for highway visibility requires 25m in from a point 2.4m back from the give way line. The LHA is concerned that the visibility to the right when exiting the service yard will be obscured by vehicles that could be in the on-street loading bay. Whilst this may not be an issue for HGV’s accessing who will have a higher viewing perspective, the market may be serviced by smaller vans which would experience reduced visibility. Amendments are required to ensure the required unobstructed visibility splay can be provided and this should be secured by condition.

The wider Bridge Street works include highway works which were detailed in the TA for the MSCP. The proposals look to reverse the existing one way stretch at the south of Bank Street that connects to Mersey Street and to install a mini roundabout at the junction with Moulders Lane, furthermore the existing one way operation of Moulders Lane is proposed to be reversed to allow access from Mersey Street up to Academy Way to the east of the MSCP and for the accesses to the existing car parks accessed off this road to remain as is. A new public realm scheme with revised traffic management is proposed on the Academy Way frontage which restricts access to buses only westbound but allows general traffic and buses to pass in front of the MSCP east bound to allow vehicles to exit from the car parks accessed off Moulders Lane.

The existing bus lanes northbound on Academy Street from Academy Way are proposed to be maintained. It is proposed that Academy Street between Academy Way and Mersey Street will remain two-way but there will be two lanes approaching a new signalised junction at the junction with Mersey Street.
Subject to the Multi Storey Car Park, cycle and motorcycle infrastructure and highway works proposed being delivered prior to opening there are no objections to the proposals on highways grounds subject to the following conditions:

- Motor cycle parking
- Cycle parking
- Service Management Plan
- Construction Management Plan
- Pedestrian routing
- Visibility Splays
- Green Travel Plan
- MSCP operational prior to use of the building.

No comments have been received from the following consultees:

Health and Wellbeing
Building Control
Estates and Valuation
Planning Policy
Public Realm
Social Regeneration
Town Centre Manager
Fire Officer
Cheshire Police
Historic England
Howley Residents Association
Amenity Societies
Warrington Disability Partnership
Warrington Chamber of Commerce and Industry
Warrington Arts Council
Warrington Cycle Campaign
Warrington Community Transport
Warrington Borough Transport
Warrington Archaeological and Historical Society
Taxi Licensing
Network Warrington
Warrington Gateway
Warrington Collegiate
Cockhedge Centre Manager
Neighbourhoods in Warrington
Livewire
Warrington Traders Association
Public Health Warrington
Golden Gated Housing
Golden Gates Housing Association
St. Vincents Housing Association
HSE
National Planning Casework Unit
Chair – Town Centre Board
Warrington Pub Watch
Rev. Kingsnorth
Lendlease

Observations

Principle of Development

Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and policies of relevance within the LPCS are considered to constitute the most appropriate framework against which to assess this proposal.

Para 17 of the NPPF establishes overarching principles that should underpin both plan-making and decision taking. The most relevant in this instance being:

- Proactively drive and support sustainable economic development to deliver homes, businesses etc. in order to meet the development needs of the area.
- Always seek to secure high quality design and good standards of amenity.
- Take account of different roles and characters of different areas
- Encourage the use of previously developed land.
- Promote mixed use developments.
- Conserve heritage assets.
- Locate significant development in sustainable locations.
- Deliver sufficient community and cultural facilities and services to meet local needs.

Para’s 23-27 seek to promote the vitality and viability of town centres. The Core Strategy [CS] embodies a strategic objective to strengthen the role of the town centre as an employment, retail, leisure and cultural destination. This echo’s para. 17 and 23 of the NPPF which advocates the promotion and growth of the existing town centre.

Policies CS2 and PV5 of the CS identifies the town centre as being the focus for further retail and leisure development. Office development will also be promoted in order to re-establish the area as an employment location.

Policy CS7 states that development that supports the vitality and viability of the town center, by increasing the diversity of uses and contributes to the day or night time economy will be supported. The policy also supports committed and planned public and private investment and development that supports the town in its role as a regional transport gateway.

Policy QE4 states that the Council will only support development proposals where the risk of flooding has been fully assessed and justified by an agreed Flood Risk Assessment.

Policy QE5 states that the Council will seek to protect and if possible, enhance sites of recognized nature and geological value.
Policy QE6 states that the Council will support development that would not have an adverse impact on the environment or the amenity of future occupiers or the surrounding area. This would include such matters as; quality, air quality, noise and vibration levels, the effect and timing of traffic movements etc.

Policy QE7 seeks to encourage proposals that are designed to reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. Proposals should also harmonise with the scale, proportions and materials of adjacent and/or existing buildings and be visually attractive as a result of good architecture and the inclusion of appropriate public space.

Policy QE8 seeks to ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

Policy TC1 states that the Council will support and promote comprehensive redevelopment and regeneration opportunities in the Bridge Street and Time Square area for mixed use development, including leisure, retail, cinema and office uses.

The proposed scheme would address the policy issues outlined above. It would add to the vitality and viability of the town center by virtue of;

- Generating job growth
- Introducing a broader mix of land uses, resulting in more diverse social groups using the town center, resulting in a positive contribution to the day and night time economy.
- Improvements to the public realm and its relationship with the built form which would allow greater interaction and pedestrian mobility through and around the town center.
- Proximity to sustainable modes of transport which would maintain the town center as the premiere retail / leisure and cultural destination.

This application, which forms part of the larger revitalization scheme for the area, would accord with Policy TC1 of the Core Strategy and the Bridge Street SPD which supports the regeneration of the Bridge Street Quarter. The scheme, when considered in the context of the wider masterplan for the area, would provide positive economic, social and environmental benefits and would therefore contribute to sustainable development in the town.

The principle of the Council Offices was established by the outline planning permission in 2014. The current full application differs from the original outline scheme in that it is proposed to create more office floor space. In addition, in determining the Full Planning application Members are being asked to consider other aspects of the proposal including its design, materials of construction, associated landscaping and highway issues.
Design, Scale and Massing

The design, scale and massing of the office building must be considered in the context of existing development and the proposed new build elements that are coming forward as part of the Masterplan area.

The new building would be predominantly 4 stories in height, with an additional basement. The building would reduce to 3 stories where it is adjacent to the rear of Lions Yard, the service area and partially along the interface with New Halls Yard.

The new building would have a significant positive impact on the character and appearance of Academy Way. This area of the town center has poor quality street scape and is dominated by the road and the over bridge which links the existing MSCP with the market building, the latter being of no architectural merit.

Consent has recently been granted for the new MSCP [8 stories in height] which is to be located to the south of the application site. To the east of the site, and separated by a flight of steps would be the proposed leisure block. To the north of the site would be the proposed new market building. These three buildings would be substantial in scale and massing and would signal a new phase of the development of the urban area.

Both the leisure building and the office building will have active frontages onto Academy Way and the improved public realm will provide a strong connection between the MSCP and the new Bridge Street Quarter.

The design of the office building would not visually compete with either the MSCP or the leisure block in terms of its design and materials. It is designed to assimilate within the broader development area, but not to create a main focal point. Although each building is of a different design, the use of common and complimentary materials means that there will be a visual connection between the buildings. Brick and stone will be the principal materials of construction, which reflect the use of these traditional materials elsewhere in the town center. Stone is used to provide architectural highlights to the building and to provide a series of vertical pilasters which provide separation between the glazed elements, giving the building a vertical emphasis and creating a pleasing rhythmic appearance to the elevation. The use of pilasters or columns is an architectural feature that is repeated on other buildings within the regeneration area.

The office building responds to its context by stepping down as it gets closer to Bridge Street and the conservation area / listed buildings, to reflect the height differences. In addition, the use of a lightweight glazed structure which is set back to create the upper floors means that the massing of the building would appear reduced.

The office building will, at its eastern end, be gently curved to encourage pedestrians around the corner and into the market square. The leisure block
to the east and the office building will provide a ‘gateway’ into the wider development area and will create a visual counter balance on this section of Academy Way.

The change in levels [approximately 2 meters] around the eastern, curved corner of the building adjacent to Academy Way, will result in the building giving the appearance that it has gained an extra level. In order to address the change in levels and to mitigate the effects of a deep plinth, the vertical pilasters which run from the parapet level to the ground floor of the building, have been widened out at the base to give visual strength to the building. In addition, vertical panels of anodized metalwork have been introduced, providing further subdivision of the brick plinth.

The principal entrance to the site which is on the northern side of the building, is designed to provide a striking entrance to the building, being principally glazed, it will create a prominent focal point for the southern end of the square.

The building is designed in the form of a ‘U’ shape which wraps around the central service yard. This has resulted in the width of each arm of the building not exceeding 15 meters, although when viewed from the public realm the plan form of the building will not be obviously apparent.

The provision of the service yard adjacent to the rear of the Bridge Street properties and the ‘U’ shaped design of the building allows for visual separation between the old and the new. This would be further enhanced by landscaping and high quality boundary treatment. The service yard is accessed off Academy Way and would be gated. The Bridge Street properties that have service yards at the rear abutting but at a lower level than the council office service yard, will link into a series of pedestrian ramps linking the yards at varying levels to the proposed council office yard. The ramps and retaining walls will be constructed from brick and concrete with galvanized balustrade detailing above.

The public realm immediately surrounding the building will partially include the steps and ramp at the end of Bank Street. These will be constructed to a high standard and would incorporate a planting bed to mark the change between the ramp and steps and to break up the expanse of hard surfacing. The access ramp will have sculpted walls, glass balustrade and linear feature lighting. The steps will be constructed from silver grey granite with contrasting tactile warning surfaces where appropriate.

On the northern side of the building the same high quality hard surfacing materials will be used, these will be softened by the introduction of a row of four trees to the west of the principal pedestrian entrance to the office building.

It is also proposed, as part of a separate application, to demolish Crown Chambers on Academy Way and to replace it with a small urban park. The loss of this building will open up the western elevation of the office building,
particularly when viewed from Bridge Street. The rear of the building has been designed to a high specification as a stone façade of vertical panels on substantial masonry plinth.

The principal planting in the park will be an avenue of trees with the addition of shrub planting and lawns. Seating and lighting will also be provided to encourage the use of the park. These details will be submitted under a separate application.

The rear of the building overlooking the service yard is also designed to a good specification, is of masonry construction interspersed with floor to ceiling glazing.

The interface of the office building with the rear of 57-59 Bridge Street, following the removal of 51 Bridge Street, is designed to be dealt with in a sympathetic manner using render at the upper level and a dummy shop front at ground level on the return into New Halls Yard. The dummy shop front will be designed to accept display or advertising in order to enliven the entrance into the new public realm.

Heritage

The council office building would be located on the edge of but outside the Bridge Street Conservation Area. There are a number of listed buildings in the vicinity of the site, most notably, the Grade II former Boots building that fronts Bridge Street.

The most direct view of the application site from the conservation area will be from the junction of Academy Way and Bridge Street. It is at this point that the inner circulatory road breaks the continuity of the historic Bridge Street frontage and in so doing provides unintended views of poor quality public realm and buildings. The wider development scheme will bring forward significant improvements to the public realm in Academy Street and this will have a positive impact on the setting and entrance into the conservation area. It will also result in the removal of a number of incongruous structures and buildings and replace them with building of a quality and design that albeit contemporary in appearance, will be commensurate in quality to those found within the conservation area.

The Council offices may be visible from Bridge Street during certain phases of development, however any views will be temporary as would any impact on the setting of the adjacent listed buildings.

The historic urban grain of this part of the town center was fundamentally changed by past comprehensive redevelopment schemes. It is not intended to seek to reintroduce the historic road pattern but some of the remaining street pattern albeit in a modified form will be retained. The modifications required to urban grain are fundamental to achieving the development principles embodied in the Master plan for the area, that is, to create good physical
linkages between the new public square and the wider town center.

It is considered that the scheme would have a positive impact on the setting of the conservation area.

The principle impact on the setting of listed buildings will be in relation to the former Boots building and the Lion Hotel on Bridge Street. The Lion Inn and courtyard will be visible from the Council offices. The proposed changes in floor space for the office building will not increase the height or massing of the building and therefore the impact will be no greater than as previously approved as part of the outline consent.

In order to mitigate any adverse impacts that the service yard may have on Lions Inn courtyard, a separate application has been submitted to the Council that seeks to provide perimeter screening and boundary treatment at the interface of the office building with the rear of the Bridge Street properties. The scheme will also include a new staircase that will link the Lions Yard with the higher service yard level at the rear of the Council offices.

It is considered that such measures along with the removal of a poor quality building [the market] and its replacement with a building of superior design and construction, will improve the setting of the listed building. The introduction of the service yard will also provide a degree of separation between the new and the old and will provide a more attractive environment for patrons of the public house.

The former Boots building is the subject of a separate application for partial demolition and rebuilding. It is proposed to retain the historic façade of the building and to erect an extension to the rear which is sympathetic to the façade in terms of design and appearance. The office block will only be viewed obliquely from Bridge Street, when looking down New Halls Yard, it will not therefore have any direct interface with the historic façade of the former Boots building.

There are a number of other properties on Bridge Street that are either listed or locally listed however, none of these properties would have a direct visual relationship with the office building.

It is considered that the proposed scheme would preserve the architectural / historical setting of the listed and locally listed buildings in the vicinity of the site.

**Landscape**

The public realm, including the landscaped areas will be maintained by a Management Company, details of which will be required by condition. The landscape officer has confirmed that the planting proposals as defined on the amended drawings are considered to be acceptable in terms of their size, species and quantities. The external works will include a high specification for hard surfacing in accordance with the remainder of the public realm/ market square environs.
It is recommended that consent is granted for the landscaping scheme on the basis that any planting that dies or is removed or becomes dangerous within a 10 year period, is replaced.

**Street Lighting**
The applicant has submitted some details relating to the design and location of the lighting fitments. Technical detail relating to the installation of the lighting will be provided by the contractor and this information will be part of the tender package.

The applicant has provided details in relation to the nature and design of the lighting fitments within the public realm and these are considered to be acceptable in principle subject to the necessary technical detail being agreed. The lighting scheme submitted has been designed to provide ambient as well as utility lighting within the new public realm area. The lighting specification will be required to facilitate the operation of cctv cameras; high level lighting to provide coverage of the multi-use area of the square and to provide low level ambient lighting to encourage night time use.

**Flood Risk**
The Flood Risk Assessment remains unchanged from the previous planning application submitted therefore there are no objections in principle to the proposed development.

The Flood Risk map indicates that the majority of the site is located in Flood Zone 1, but Moulders Lane and the south eastern corner of the Academy Way car park are located in Flood Zone 2. On this basis, finished site levels would need to be set at 150mm above surrounding ground levels to mitigate against flooding.

**Site Security**
Security of the building and the surrounding environs has been considered as part of the design process. Discussions with Cheshire Police Liaison Officer have been undertaken and comments received have been integrated into the design including the addition of a gate to the service yard.

It is proposed to introduce surveillance of different parts of the building internally and externally. This would be achieved by the introduction cctv and would include cameras that would record video footage. There will also be access controls both on entry into the building and inside the building and intruder alarms will be appropriately positioned.

**Highways**
The new MSCP will provide the bulk of the parking provision required to serve the development. The MSCP would need to be operational in advance of the occupation of the office building in order to ensure the provision of sufficient car parking.

The scheme provides good levels of cycle parking for the office use. Some fine tuning of the layout is required in order to ensure that cycle parking in the
building is accessible and that there would be no conflict between cyclists, pedestrians and users of the service yard.

Pedestrian access from Academy Way to the main entrance would be via the steps that are to be located at the southern end of bank Street or via a ramp which would be sited between the steps and the office building.

The required improvements to visibility splays on Academy Way are achievable by shortening the length of the adjacent loading bay, this can be achieved without detriment to users of the on-street service area.

Summary
The scheme would deliver the Council's aspirations for the town centre. It would make Warrington Town Centre more attractive for shoppers and visitors alike and ensure that it remains healthy, vibrant and competitive in the future. The application is recommended for approval.

The proposal is considered to be acceptable, subject to appropriate conditions, as it accords with Warrington Borough Council Local Plan Core Strategy Policies, principally CS1, CS2, QE4, QE6, QE7, QE8, TC1, PV3, PV4, PV5, CS7 and the National Planning Policy Framework. This is by reason of the development being appropriate in this town centre area, being of appropriate design, with no substantial detrimental impact upon the character/appearance of the conservation area and other heritage assets.


Recommendation

Approve subject to Conditions

Conditions & Reasons

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 22/12/2015
(b) Submitted drawing No's:
    Proposed Drawings
    7458 L [00]
    67H – Site Edged Red Location Plan
Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

3. Prior to the commencement of any works on site, the applicant shall provide in writing a Construction Environmental Management Plan (CEMP) to the LPA for written approval.

The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work identifying appropriate mitigation measures as necessary: Proposed locations of Site Compound Areas, Proposed Routing of deliveries to Site Compounds or deliveries direct to site, Proposed delivery hours to site, Proposed Construction Hours,
Acoustic mitigation measures, Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme.

The CEMP shall consider in each case issues relating to noise, dust, odour, hours of construction, control of waste materials, and vibration, including specific attention to the impacts of vibration on nearby Listed Buildings. Once approved in writing, All identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint. Any changes to the identified CEMP mitigation measures from either the regular review process or following receipt of a complaint shall be forwarded to the Local Planning Authority within 24hrs of a change being agreed or implemented.

Reason: To protect residential amenity from adverse impacts on amenity through noise, dust, air quality and general disturbance over a prolonged build and demolition process and to accord with Policy QE6 of the Warrington Core Strategy.

4. Prior to the occupation of the development, details of a scheme of pedestrian routing, dropped kerbs, tactile paving to serve the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be occupied until the facilities have been provided in accordance with the approved details and shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, in order to ensure that the final details of the highway scheme/works are acceptable before work commences on site and to accord with Policy QE6 and of the Warrington Core Strategy.

5. Prior to the occupation of the development, visibility splays of 2.4 metres by 25 metres shall be provided at the service access junction onto Academy Way and be retained as such thereafter. Nothing shall be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays.

Reason: To ensure adequate visibility at the site and to comply with Policy QE6 of the Warrington Core Strategy.

6. Prior to occupation of the building a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details and timetable/timescales contained within it.

Reason: To ensure a transport choice is provided in order to comply with the NPPF and Policy MP7 of the Warrington Core Strategy.

7. Unless otherwise agreed in writing, the drainage for the development
hereby approved shall be carried out in accordance with principles set out the
submitted Flood Risk Assessment - Dated August 2015 which was prepared
by WSP.

Reason: In order to comply with the NPPF and Policy QE6 of the Warrington
Core Strategy.

8. During the first planting season following the occupation of the
development hereby approved the landscaping details as indicated on the
approved plans: M4864 401-PH4 Rev T00, M4864-001 PH2,3&4 Rev P04
shall be carried out to the satisfaction of the local planning authority. Any
trees, plants or shrubs so planted which die or are felled, uprooted, wilfully
damaged or destroyed within five years of the date of planting shall be
replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the
visual amenities of the locality, and to comply with Policy QE7 of the
Warrington Core Strategy and the Warrington SPD: Design and Construction.

9. Piling or any other foundation designs using penetrative methods shall
not be permitted other than with the express written consent of the local
planning authority, which may be given for those parts of the site where it has
been demonstrated that there is no resultant unacceptable risk to
groundwater. The development shall be carried out in accordance with the
approved details.

Reason: To ensure a safe form of development which poses no unacceptable
risk of pollution and to accord with Policy QE6 of the Warrington Core
Strategy and the Warrington SPD: Environmental Protection.

10. Prior to the occupation of the development details of a scheme of cycle
facilities, cycle parking and access routes to the cycle parking shall be
submitted to and approved in writing by the Local Planning Authority. The
office shall not be occupied until the cycle parking and facilities have been
implemented in accordance with the approved details and shall be retained as
such thereafter.

Reason: So that the development provides for the needs of cyclists and
provides a choice of modes of transport in accordance with Policies QE6 and
MP3 of the Warrington Core Strategy.

11. Prior to the occupation of the development, the new Town Centre Multi
Storey Car Park on Academy way should be brought into use and retained
as such thereafter.

Reason: In order to ensure that there is adequate car parking provision clear
of the public highway in the interests of the safety of users of the highway and
in order to comply with Policy QE6 of the Warrington Core Strategy and
Warrington SPD: Standards for Parking in new Development.

12. Prior to the installation of any feature lighting on the building, the
applicant shall submit a comprehensive assessment of the lighting details. The scheme shall show levels of illumination and shall show any overspill beyond the site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures. Once approved the scheme shall be implemented fully in accordance with the approved scheme.

Reason: These details have not been submitted as part of the application and in the interests of protecting residential and business/commercial amenity and to accord with policy QE6 of the Warrington Core Strategy.

13. Prior to the first use of the development the motorcycle parking and lockable points to serve the development shall be provided in accordance with the approved details on drawing M4864-001 PH2,3&4 Rev P04 and shall be retained as such thereafter.

Reason: So that the development provides for the needs of motorcyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy. No development shall take place unless and until a suitable mechanism (including timescales for implementation) has been entered into, to deliver the agreed measures in relation to motorcycle parking in the town centre. Such details shall be approved by the Local Planning Authority prior to the first use of the public realm hereby approved. The development shall thereafter accord with approved details.

14. All Piling operations shall be undertaken using best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties. All piling operations shall be restricted to between:

- Monday – Friday 09:00 – 17:30 hrs
- Saturday 09:00 – 13:00 hrs
- Sunday and Public Holidays Nil

In addition to the above, prior to the commencement of any piling work the applicant shall submit a method statement, to be approved by the Local Planning Authority. The piling work shall be undertaken in accordance with the approved method statement:

The method statement shall include the following details:
1. Details of the method of piling
2. Duration of the pile driving operations (expected starting date and completion date)
3. Prior notification to the occupiers of potentially affected properties
4. Details of the responsible person (e.g. site manager / office) who could be contacted in the event of complaint

Reason: - To safeguard the local environment from noise and vibration: Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.
15. No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:

- Preliminary Risk Assessment (PRA or Desk Study)
- Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
- Detailed Quantitative Risk Assessment (DQRA)
- Remedial Options Appraisal

Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY: If required (as determined by the findings of Section A above) a remediation and verification (validation) strategy shall be submitted in writing to and agreed with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified.

The site shall not be taken into use until the investigations, remediation and verification are completed. The actions required in Sections A and B shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion.

In accordance with: Policy REP8 of the adopted Local Plan (23 January 2006); Policy QE6 of the Submitted Local Plan Core Strategy (September 2012); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

16. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):
A: REMEDIATION & VERIFICATION: Remediation and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.

C: LONG-TERM MONITORING & MAINTENANCE: If required in the agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details.

The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion.

In accordance with: Policy REP8 of the adopted Local Plan (23 January 2006); Policy QE6 of the Submitted Local Plan Core Strategy (September 2012); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

17. The cumulative rated noise level from all external Building Services Plant shall not exceed 42dB Laeq, 1hr, as measured 1m from the façade of the nearest noise sensitive building between 07.00hrs and 23.00hrs on any day and shall not exceed 32dB Laeq, 15mins at the same reference position at any other time.

Reason: To prevent an increase in background noise levels and protect the amenity of any residents and to accord with policy QE6 of the Warrington Core Strategy.

18. The overall noise level from the standby generator plant shall not exceed 52dB Laeq, 1hr, as measured 1m from the façade of the nearest noise sensitive building during monthly testing. Testing shall only be permitted
between 08.00hrs and 18.00hrs on any day.

Reason: To prevent an increase in background noise levels and protect, the amenity of any residents and to accord with policy QE6 of the Warrington Core Strategy.

19. A service yard management plan shall be submitted to the Local Planning Authority for approval prior to the commencement of use of the service yard. The management plan shall look at the potential for noise and disturbance from service yard activities to affect neighbouring sensitive uses. The plan shall review permitted access and operating hours for LGV and HGV vehicles (including both deliveries to the site and collections of waste from the site) in addition to noise from activities and equipment located in the area. Mitigation measures shall be identified where deemed necessary to control impacts on amenity. Once approved, all agreed mitigation measures shall be implemented prior to first use and shall be maintained thereafter. Periodic reviews of the effectiveness of the service yard management plan shall occur and where modifications to existing mitigation or operational changes are proposed, these shall be notified to the Local Planning Authority prior to their implementation.

Reason: To prevent an increase in noise levels and protect the amenity of any nearby residents and to accord with policy QE6 of the Warrington Core Strategy.

20. Prior to the occupation of the development hereby approved a suitable mechanism (including timescales for implementation) shall been entered into, to deliver the agreed measures in relation to motorcycle parking in the town centre. Such details shall be approved by the Local Planning Authority. The development shall thereafter accord with approved details.

Reason: In order to reduce the number of car journeys to the site and to comply with the NPPF and Policy MP7 of the Warrington Core Strategy.

21. Prior to the occupation of the building hereby approved, the details of the proposed lighting scheme as shown in the arrangement set out in drawing no's: M4864-125 P01 and M4864-124 P01 shall be submitted for approval to the local planning authority. The details shall include lighting engineer drawings and lighting calculations for all the proposed exterior lighting along with the manufacturer's technical data for all the chosen lighting equipment.

Reason: To secure a high quality lighting scheme and to protect residential amenity and the environment against the adverse impacts of overlighting and to accord with Policy QE6 of the Warrington Core Strategy.

22. Prior to the occupation of the development hereby approved hereby approved details of the maintenance and management of the communal areas of the site shall be submitted to and agreed in writing by the LPA. The approved management and maintenance plan shall be fully implemented and
thereafter remain in place.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

23. Prior to the erection of any external facing materials written and photographic details (including manufacturer’s details) of the external facing materials, including boundary walls and railings shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

2. In many cases your proposal will also require consent under the Building Regulations 2010, for advice and guidance on the requirements of the Building Regulations, please contact our Building Control section on 01925 442554 or email building.control@warrington.gov.uk

3. Prior to the commencement of works at the site, the applicant is required to stop up the public highway. To action, the applicant should contact the DfT’s National Casework Team.

4. For further advice concerning Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements, please refer to the Environmental Protection Supplementary Planning Document for further detail (http://www.warrington.gov.uk/downloads/download/1212/spd_environmental_protection)
   For further verbal advice please contact Mrs Angela Sykes regarding Contaminated Land on 01925 442557, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

5. In the interests of residential amenity, the applicant/agent/developer is
strongly advised to adopt the following recommended construction/demolition hours [except during piling] for all works on site.

Works audible at or beyond the site boundary, should not occur outside of Monday to Friday 08.00hrs to 18.00 hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays.

Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Public Protection Services to enforce the recommended hours.

For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589

6. The external lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from:

Institution of Lighting Professionals
Regent House
Regent Place
Rugby
CV21 2PN
https://www.theilp.org.uk/home/

7. Due to the former land use(s), soil and /or groundwater contamination may exist at the site and the associated risks to controlled waters should be addressed by:

1. Following the risk management framework provide in CLR11, Model procedures for the management of land contamination
3. Further information may be found on the land contamination technical guidance pages on the direct.gov website
   https://www.gov.uk/government/collections/land-contamination-technical-guidance

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person
and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites. The Specialist in Land Condition (SilC) qualification administered by the Institution of Environmental Management provides an accredited status for those responsible for signing off LCR’s. For further information see - www.silc.org.uk

Where the remediation / redevelopment of the site will involve waste management issues we offer the following advice:

Waste on site:
The CLAIRE definition of waste: development code of practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and /or land development works are waste or have ceased to be waste. The code of practice is available at: http://www.claire.co.uk

Under the Code of practice:
• Excavated materials that are recovered via a treatment operation can be re-used on site providing they are treated to a standard such they are fit for purpose and unlikely to cause pollution
• Treated materials can be transferred between sites as part of a hub and cluster project
• Some naturally occurring clean material can be directly transferred between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically and that the permitting status of any proposed operations are clear. If in doubt the Environment Agency should be contacted on 03708 506 506 or at enquiries@environment-agency.gov.uk for advice at an early stage to avoid any delays.

Waste to be taken off site:
Contaminated soil that is, or must be, disposed of is waste. Therefore it’s handling, transport and disposal is subject to waste management legislation which includes:
• Duty of Care Regulations 1991
• Hazardous Waste (England and Wales) Regulations 2005
• Environmental permitting (England and Wales) Regulations 2010
• The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 characterisation of waste – sampling of waste materials – framework for the preparation and application of a sampling plan and the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an
early stage to avoid delays on 03708 506 506 or enquiries@environment-
agency.gov.uk for further advice and to discuss the issues likely to be raised. You should be aware that any permit may not be granted. Additional Environmental Permitting Guidance can be accessed via the government website at:
https://www.gov.uk/environmental-permit-check-if-you-need-one

If the total quantity of waste material to be produced or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer.
Drawings

Masterplan Layout- Office Building in Blue

Red Site Outline Plan
Public Realm - Office Building

Cross Sectional Details
ITEM 5

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/27200</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Land within Warrington Town Centre located to the north of Academy Way, to the east of Bridge Street and to the south of Dolmans Lane, Within the Bridge Street Quarter Development</td>
</tr>
<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
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<tr>
<td>Development:</td>
<td>Listed Building Consent – Proposed Bridge Street Quarter market building; Demolition of the Grade 2 listed Building (45 Bridge Street &amp; 39-43 Bridge Street) with the structural retention of the Bridge Street front Facade and its incorporation into the construction of a permanent market building as part of the Bridge Street Quarter development for use for retail (Class A1); together with the reinstatement of original features to the front facade, including lost chimney stacks and dormer windows at roof level and the reinstatement of the lion statues and blocked second floor windows. associated landscaping and public realm improvements; a servicing area; and other associated works</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>22-Dec-2015</td>
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<tr>
<td>Applicant:</td>
<td>Muse Developments</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>15-Feb-2016</td>
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Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8 - The right to respect for private and family life, home and correspondence.
Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Reason for Referral to Committee

It is considered expedient to refer this application to development Management Committee due to the scale and nature of the proposal and the Council has an interest in the scheme.

Site

The application site forms part of the wider Masterplan Area which is bounded to the south by Academy Way, to the east by Academy Street, to the east by the existing market hall and to the north by the temporary market hall development site. The site was formerly occupied by the Times Square development which has now been demolished. The application site boundary includes numbers 37 to 51 [odd] Bridge Street.

The site lies within an area of Archaeological Importance and within the Bridge Street Conservation Area. There are a number of listed and locally listed buildings in the vicinity of the site. Numbers 39 to 45 are statutorily listed.

Proposals

Listed Building Application– Proposed Bridge Street Quarter new permanent market building. Demolition of the Grade 2 listed Building (45 Bridge Street & 39-43 Bridge Street) with the structural retention of the Bridge Street front facade and its incorporation into the construction of a permanent market building.

The scheme also includes the reinstatement of original features to the front facade, including lost chimney stacks and dormer windows at roof level and the reinstatement of the lion statues and blocked second floor windows. The proposed use would be A1 – Retail 4,649 square metres gross internal area.

The scheme would also include associated landscaping and public realm improvements; a servicing area; and other associated works.

The scheme would require the demolition of the following buildings in order to implement the scheme;

- 37 Bridge Street
- 51 Bridge Street
- 47-49 Bridge Street
- Rear of 39 to 45 Bridge Street.

The loss of number 37 Bridge Street, which is located on the corner of Dolmans Lane and Bridge Street would result in the widening of Dolmans Lane. The loss of number 51 Bridge Street, which is located at the junction of
Bridge Street and Halls Yard would result in a widening of the Halls Yard thoroughfare.

The demolished properties at 47-49 Bridge Street would be replaced by a new building designed to complement the retained facade of the adjacent Boots building [39 to 45 Bridge Street – Grade II listed] and would form part of the new permanent market building. Number 45 Bridge Street is technically a listed building however, the building was demolished and reconstructed in the 1970’s and is of little architectural merit.

The submitted scheme for the permanent market building should be considered in the context of the wider developments within the Bridge Street Quarter, the principles of which were established at the Outline stage.

The Masterplan identifies the following phases of development;

**Phase 1 – Demolition**
This phase does not include the existing market building, but does include; Properties on Bank Street, including the public house, the vacant former B&M building, the pods at the side of the market, 35 Bridge Street and the building to the rear.

This phase will also include the remediation of contaminated material; the removal of remnants of infrastructure; installation of a clean cover system; reinstatement works to the retained buildings and sites following demolition.

**Phase 2 – Construction of temporary Market Hall, retail / commercial units, public realm [Bank Street to Dolmans lane], and the redevelopment of Union Street.**

**Phase 3 – Demolition and reconstruction of Multi-storey car park.**

**Phase 4 – Construction of Time Square leisure element including a cinema, restaurant, surface car park and public realm – connect Buttermarket Street with Academy way.**

Demolition and remediation of existing Market Hall.
Partial demolition and remediation of former ‘Boots’ building [numbers 39-43, 45, 37, 47-49 and 51 Bridge Street.[Separate Listed Building consent will be required for this part of the development].

Construction of new Council offices, new Market Hall and adjacent public realm, including Academy Way improvements.

Temporary Market Hall to be sub-divided to create a series of units including A1, A2, A3, D1 [Library] and D2 Leisure.

The implementation of the first phase of the scheme has already commenced on site, and includes the demolition of Times Square, remediation of the
contaminants within the site and works associated with the erection of the building to house, on a temporary basis, the Market.

Planning History

Outline Planning permission [2014/24473] was granted in 2014 for the redevelopment of the Bridge Street Quarter site.
Consent was granted for the following;

“Outline permission with details of access [all other details reserved for future applications] – Proposed demolition of existing on-site buildings and structures and the construction of mixed use development, comprising of a new market hall and other Class A1 retail uses; Class A2 financial and professional services uses; Class A3 restaurants and cafes; Class B1 office uses including a new council office building; Class D1 non-residential uses including a library; Class D2 leisure uses including a cinema; Refurbishment of the Academy Way Multi-Storey Car Park; new landscaping and public realm; new vehicular access roads and servicing area; accommodation and reinstatement works to retained buildings; site remediation and other associated works.”

2015/26975 – Non-Material Amendment – introduction of roof lantern in the centre of the building and a change to the height parameter on the building as previously approved as part of the outline planning approval. The application was approved.

As a result of design modifications which have been proposed at the detailed design stage the original parameters which were agreed as part of the outline planning permission, would be exceeded. It is therefore necessary to apply for full planning permission for the amended scheme in order to obtain detailed approval. The nature of the submission will however require the submission of further condition discharge applications, to address those elements of the scheme which are currently subject to further design specifications.

Planning Policies

National Planning Policy Framework
The main thrust of the NPPF is the presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved without delay.

Para 7 – identifies the three dimensions to sustainable development, they are economic, social and environmental.
The economic role – the planning system should contribute to building a strong, responsive and competitive economy.
The social role – by creating a high quality built environment with accessible local services and reflect the communities needs and support its health, social and cultural well-being.
The environmental role – protecting and enhancing the natural, built and historic environment.
The roles are mutually dependent.

Para 9 – promotes the creation of jobs in towns; replacing poor design with better design; improve the conditions in which people live, work, travel and take leisure.

Para 17 – establishes a set of core use planning principles including the need to proactively support sustainable economic development. In so doing it is important to secure high quality design, take account of the character of different areas, take full account of flood risk, encourage the effective use of previously developed land; promote mixed use developments; manage patterns of growth to sustain public transport, walking and cycling; conserve heritage assets in a manner appropriate to their significance and to deliver community and cultural facilities.

Para 23 supports the promotion and growth of competitive town centres including the retention and enhancements of existing markets. It is also important to ensure the provision of a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.

Para. 126 supports the conservation of historic assets in a manner which is appropriate to their significance, including the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring and the desirability of new development making a positive contribution to local character and distinctiveness.

Local Plan Core Strategy
CS1 – Overall Spatial Strategy- Delivering Sustainable
CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
CS7 – Strategic Location - The Town Centre.
QE7 – Ensuring a High Quality Place
QE8 – Historic Environment
TC1 – Key Development Sites in the Town Centre

Supplementary Planning Documents

Bridge Street Conservation Area Appraisal
Sustainable Community Strategy
Regeneration Framework for Warrington.
Bridge Street SPD.

Notification Responses

Neighbours – No comments received to date.
The applicant has produced a Statement of Community Involvement in respect of the detailed planning applications for the redevelopment of the Bridge Street Quarter in accordance with local and national planning policy. Consultation has included the following;

• Pre application meetings with Council Officers
• Letters were sent to key stakeholders including market traders, local businesses, Council Members, local MP’s and other interested parties inviting them to a stakeholder preview event.
• Flyers were sent to adjacent residents and businesses inviting them to attend a public exhibition.

The majority of comments received were supportive of the proposals. Concerns raised relate to;

• Provision of a central swimming pool
• Restaurants should be family restaurants and not fast food.
• Safe parking for bikes and mobility scooters etc., needs to be designed into the system.
• Good connection between the existing town and new development.
• Appropriate shop signage.
• More greenery around the Council building.
• Design, materials etc. should stand the test of time.
• Good access to the market and continuity of access
• Access to electrical points and storage
• Incorporation of cycle paths into public realm areas.

In response the agent has commented;

• Consultation has led to the current proposed mix of uses, which includes a cinema.
• The area is designed to be family friendly including the proposed uses
• Cycle parking will be provided within the public realm, the MSCP as will electrical vehicle charging points and motorcycle spaces.
• Continuity of market trading is ensured with the provision of a building to temporarily house the market, whilst new market building is constructed.
• Taxi rank will be provided on Academy Way close to the access to BSQ.
• There are no segregated cycle paths. The space is large enough to accommodate all users.
• The design and layout would be fully accessible and safe.
• The materials / levels will help to integrate the development into the existing town centre.
• Shop signage will, where required, be assessed under normal planning / advertisement legislation.
• The area around the Council offices will be ‘greened’ by the provision of trees on Academy Way and tree planting in the main square. A small park area will be created in the area which is currently occupied by Crown Chambers [to the west of the office building].

Parish Council – Unparished

Consultation Responses

Archaeology
A programme of archaeological mitigation has been secured with regard to this development by means of an archaeological condition attached to planning permission 2014/24473. This required a targeted programme of work
at locations where an earlier phase of desk-based assessment had identified areas of particular archaeological potential. To date work has been carried out by L-P Archaeology in the north-eastern corner of the development area where the traces of later medieval and early post-medieval activity have been recorded. A draft report on this work has been received and is currently being reviewed.

Further targeted work will be required in the Bridge Street area, to the south of Dolman’s Lane and at the junction of Friarsgate, in order to comply with the archaeological condition and it is understood from discussions with the consultant at Orion heritage that this work has been timetabled into the development programme. It will also be carried out in accordance with the previously-approved project design for the programme of archaeological mitigation.

It is likely, therefore, that there is no need for an archaeological condition with regard to this specific application as long as the remaining archaeological mitigation required by the existing condition is carried out.

Historic England
The current application is for the complete demolition of 45 Bridge Street, Warrington and the partial demolition of 39-43 Bridge Street, Warrington with façade retention of the building being proposed. It is then intended to construct a new market building on the land to the rear, which has been cleared by the loss of the structures. The proposals fall within Historic England’s remit for considered due to the extent of the demolition proposed to two grade II listed buildings. The proposals have been previously considered by ourselves in 2014 and the principle of the development already benefits from outline consent. Having reviewed the proposals, we are supportive of the works to the listed buildings, but believe the market development could respond more sensitively to the character of the surrounding conservation area.

Bridge Street is one of the principle historic streets in Warrington Town Centre, rising up from the River Mersey at its southern end to join with Church Street and Buttermarket Street, both of which form part of the earliest settlement of the town. The majority of the historic buildings on Bridge Street date to the late 19th century and create a high quality, urban landscape which benefits from designation as a conservation area. Number 45 Bridge Street and No. 39-41 Bridge Street are both grade II listed, however, it has been established within a Heritage Statement that No. 45 is a complete rebuild, a 1970’s replica of the listed building previously on the site. It has also been established that only the front façade of No. 39-41 is original, the remainder having been rebuilt.

The current application seeks to demolish in its entirety No.45 and retain only the front façade of No. 39-41, with a new market building constructed to the rear of the structures. As has been stated in our comments of 2014, it is clear that the significance of the originally listed No.45 has been wholly removed and as such the demolition of the remaining structure does not constitute
harm from a heritage perspective and we raise no object to it. The rear section of no. 39-41 is also a modern intervention and its removal again is not believed to have any heritage implications. The retention of the front façade of 39-41 Bridge is, however, welcomed, as is the intention to reinstate a number of features which have been previously removed.

Bearing in mind our support for the demolition of the modern interventions, should this application to be determined favourably, the local planning authority ought to ensure that reasonable steps occur to guarantee the new development will proceed after the loss of the structures has occurred, in line with paragraph 136 of the National Planning Policy Framework (NPPF).

With regard to the principle of redeveloping to the rear of the retained façade. Concerns have been previously stated by ourselves regarding the manner in which the proposed new development would sit within the Bridge Street street scene. The impact the creation of two substantial new routes alongside the market building would have on the continuity of the built frontages and the hierarchy of routes along Bridge Street, remains a concern; particularly as the current application does not provide any greater level of enclosure to Bridge Street, as suggested in our previous advice and in light of paragraphs 131 and 132 of the NPPF.

In conclusion, we are supportive of the proposals to remove the later additions to 39-41 Bridge Street and the complete loss of No.45, however we remain concerned with the relationship the new market building would have with existing character of the conservation area.

We would recommend that further consideration is given to providing a greater level of enclosure to Bridge Street; however the demolition of the modern interventions to the listed buildings is supported.

No comments have been received from the following consultees:
Health and Wellbeing
Building Control
Amenity Societies
Warrington Archaeological and Historical Society
Public Health Warrington

Observations

Principle of Development

Under the Planning [Listed Building and Conservation Areas] Act 1990 section 66, a Local Planning Authority should, in considering whether to grant planning permission for development which affects a listed building or its setting, have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In addition, under section 72 of the same Act, Local Planning Authorities are, in respect to any buildings or other land in a Conservation Area, required to pay special attention to the desirability of preserving or
enhancing the character or appearance of that area. The National Planning Policy Framework (NPPF) and policies of relevance within the LPCS are considered to constitute the most appropriate framework against which to assess this proposal.

Para 17 of the NPPF establishes overarching principles that should underpin both plan-making and decision taking. The most relevant in this instance being:

- Proactively drive and support sustainable economic development to deliver homes, businesses etc. in order to meet the development needs of the area.
- Always seek to secure high quality design and good standards of amenity.
- Take account of different roles and characters of different areas
- Encourage the use of previously developed land.
- Promote mixed use developments.
- Conserve heritage assets.
- Locate significant development in sustainable locations.
- Deliver sufficient community and cultural facilities and services to meet local needs.

Para’s 23-27 seek to promote the vitality and viability of town centres.

The Core Strategy [CS] embodies a strategic objective to strengthen the role of the town centre as an employment, retail, leisure and cultural destination. This echoes para. 17 and 23 of the NPPF which advocates the promotion and growth of the existing town centre.

Policies CS2 and PV5 of the CS identifies the town centre as being the focus for further retail and leisure development. Office development will also be promoted in order to re-establish the area as an employment location.

Policy CS7 states that development that supports the vitality and viability of the town center, by increasing the diversity of uses and contributes to the day or night time economy, will be supported. The policy also supports committed and planned public and private investment and development that supports the town in its role as a regional transport gateway.

Policy QE7 seeks to encourage proposals that are designed to reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. Proposals should also harmonise with the scale, proportions and materials of adjacent and/or existing buildings and be visually attractive as a result of good architecture and the inclusion of appropriate public space.

Policy QE8 seeks to ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

Policy TC1 states that the Council will support and promote comprehensive
redevelopment and regeneration opportunities in the Bridge Street and Time Square area for mixed use development, including leisure, retail, cinema and office uses.

The proposed scheme, in association with the other development proposals within the Master Plan area, would address the policy issues outlined above. It would add to the vitality and viability of the town center by virtue of;

- Generating job growth
- Introducing a broader mix of land uses, resulting in more diverse social groups using the town center, resulting in a positive contribution to the day and night time economy.
- Improvements to the public realm and its relationship with the built form which would allow greater interaction and pedestrian mobility through and around the town center.
- Proximity to sustainable modes of transport which would maintain the town center as the premiere retail/leisure and cultural destination.

This application, which forms part of the larger revitalization scheme for the area, would accord with Policy TC1 of the Core Strategy and the Bridge Street SPD which supports the regeneration of the Bridge Street Quarter. The scheme, when considered in the context of the wider masterplan for the area, would provide positive economic, social and environmental benefits and would therefore contribute to sustainable development in the town.

The principle of the new Market building was established by the outline planning permission in 2014.

Public Realm

The public realm improvements relevant to this part of the scheme include part of the new market square and the adjacent alleyways of Dolmans Lane and New Halls Yard.

The market square is designed as a large multi-functional space for events, markets and gatherings etc. The market square elevation of the building has a large glazed façade with large openings that will allow interaction between the market traders/uses and the newly created public realm beyond. This area has high quality surface treatment consisting of buff granite paving slabs and feature dark grey granite sett bands. These will reflect the surface pattern and colour tone on Bridge Street. The surface treatment will wrap all the way around the market building which will reinforce its importance as a landmark building sitting at the center of the square.

The feature, contrasting bands of hard landscaping, will contain the infrastructure in a discreet manner and will provide maximum flexibility for the use of the space. It is important that a level surface is provided adjacent to the market building in order to facilitate the maximum use of this space e.g pavement cafes, market stalls etc. New Halls Yard slopes up from Bridge Street and then plateaus along the length of the Council Office building. The
levels will be adjusted to provide a plinth to the market building. This will be accomplished by the introduction of a wide shallow set of steps between the Council office building and the permanent market building. The Dolmans Lane and New Halls Yard alleyways will be widened following the removal of buildings and new tree planting in moveable tree tubs [to avoid underground utilities], cycle stands, bespoke sculptural seating and atmospheric as well as functional lighting will be introduced to Dolmans lane as well as orientation signage at the junctions of Dolmans lane and New Halls Yard with Bridge Street.

Street furniture will be limited in New Halls Yard due to the restriction on width. This area will have an avenue of lighting columns for improved security and the area has been potentially identified as an access route/ storage area to support events and activities in the market square.

The improved public realm will support the use of the market which will ensure the future retention of the listed building albeit in an altered form.

The public realm improvements as outlined under planning application 2015/27159, will have a positive impact on the setting of the listed building and the Bridge Street Conservation Area. The use of good quality materials and contemporary street furniture would result in a scheme which is sympathetic to the historic context but which is not seeking to reproduce a pastiche of the original. The juxtaposition of old and new will allow the heritage assets to remain clearly apparent in a contemporary setting.

**Heritage**

The application site is located within the Bridge Street Conservation Area which was designated in 1980 and subsequently updated in 1995 & 1996. The Conservation Area encompasses the whole of the Bridge Street area and includes examples of 18th, 19th and 20th century commercial and ecclesiastical buildings.

Bridge Street has historically provided a physical and visual connection between the town centre and the River Mersey. Bridge Street was formerly the centre of the towns shopping / commercial area but in recent years has experienced a decline in occupancy of its commercial units, accompanied by an under investment in the historic building stock, which has resulted in a diminution of its ability to attract footfall to the degree previously achieved.

Much of the historic layout of the 18th and 19th centuries has been removed as a result of the construction of the inner circulatory road system, slum clearance and civic improvements. These interventions have resulted in the creation of views of buildings which were never intended to be seen and the creation of large gaps in the built frontage which reveal views of poor quality buildings.

Part of the historic character and quality of the conservation area can be found in the materials of construction and the design detail of the buildings. The buildings are principally of red brick construction with stone, faience and moulded terracotta used for architectural detailing.
The public realm area of Bridge Street has been subject to recent intervention, including the ‘River of Life’ sculpture and new hard landscaping, designed to give a contemporary reworking of a traditional street layout. Some of the historic street pattern, rear courtyards are still evident in the alleyways of Halls Yard, the Lions Inn and Ship Yard.

The former Boots building, which is also known as the Howard building was constructed in 1906. The building is named after the prison reformer John Howard. Apart from the principal façade, the remainder of the original building was demolished in 1974 and replaced by a simple, red brick, utilitarian building of no significant architectural quality.

Listing Description of former Boots Building;
The whole called Howard Buildings, now shop fronts on ground floor. Red sandstone above in 2 storeys with 7 segmental arched windows on 1st floor with carved arches, and 2 with carved relief panels over. Top floor has 2 windows to each bay. Top frieze of shell pattern, and egg and dart cornice. 2 dormers on roof (one with curved, one with triangular pediment) 4 lions segeant on supporters of chimneys. Victorian.

This building has been further modified since the listing description, and it is some of these modifications that the current proposal seeks to reverse e.g. reinstatement of dormers and chimneys.

The significance of the building is contained within its principal elevation which is no more than a facade. The remainder of the building shares no characteristics with the principal elevation and is of no architectural merit. This element of the building has a negative impact on the conservation area.

Number 45 Bridge Street is not the same building that appears in the original listing description. That building has been demolished and replaced with a building which is a poor representation of that which has been lost. This is not a building of architectural or historic merit.

The main positive qualities of the conservation area are outlined above. The proposed wider redevelopment of the Bridge Street Quarter is intended to address the more negative features such as the existing market building, the bridge over Academy Way and the incongruous additions to the former Boots building.

Bridge Street contains a number of listed and locally listed building which can be viewed in the context of the former Boots building. It is considered that the retention of the historic façade and the reintroduction of architectural detailing on the former Boots building will have a positive impact on the setting of these buildings and, as a result of the wider scheme of regeneration, the retention, occupation and maintenance of these buildings, will be assured.

The partially redeveloped Boots building will have trading at ground floor with a partial mezzanine at first floor at the front of the building [retained façade
frontage], this will allow the new building to have a refurbished shopfront that relates to the internal floor levels and which will add to the vitality and viability of this part of Bridge Street.

Notwithstanding the fact that further design detail will be required to ensure that the original architectural detailing is replicated as part of any redevelopment scheme, it is clear from the information provided to date, that the retention of the façade. The reinstatement of original features and the re-occupation of the building will have a beneficial impact on the building and the surrounding heritage assets.

In order to ensure that appropriate measures are put in place to retain the façade of the Boots building, a further intrusive survey will be required to determine, in detail, the manner in which the façade is supported. An initial survey by Arup have recommended a possible methodology for the works that would include:

- Dismantling the lion statues and their piers [at roof top level] and storing on site for future re-use.
- Needle and prop the whole façade to provide lateral restraint.
- Preserve the existing wall in the basement, on Bridge Street to maintain support to the street and façade.
- Prop the basement retaining wall prior to demolition of the ground floor slab.
- Disconnect the façade from the existing building and demolish the frame.
- Create a new façade support structure.
- Tie the façade to the new frame, remove temporary works and make good any damage to the façade.
- Reconstruct the lion piers and reinstate chimneys and dormers on the new pitched slate roof.

A detailed method statement will be required, by condition, once the intrusive survey has been carried out.

The removal of number 45 Bridge Street [which is technically listed although of modern construction] should not cause physical damage to the retained façade of the Boots building. It is advised that any making good that may be required following demolition of this building is controlled via a condition.

The new market building will be serviced at basement level, via a tunnel running from the proposed new Council Office block. The remainder of the basement will be infilled.

Response to Historic England Comments

Policy QE8 states that the Council will ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

English Heritage, have raised concerns in relation to the demolition of properties on Bridge Street. The creation of the market building within a space, which has been achieved as a result of the demolition of numbers 47 to 51 Bridge Street is considered to have a negative impact on the desirability
of sustaining and enhancing the characteristic continuity of building frontages on to Bridge Street. In addition the widening of Dolmans Lane and Halls Yard would affect the hierarchy of street routes in the area.

It is acknowledged that the loss of buildings in Bridge Street will create an uncharacteristic break in the continuity of the frontage. The proposed widening of these historic thoroughfares will have an adverse impact on the historic grain of the area.

A bridging over the accesses at first floor level has been suggested to the applicant, however the applicant is reluctant to do this, as one of the principle aims of the scheme is to create a space around the new market building. An alternative option has been suggested which involves the erection of a decorative metal arch piece to bridge over the widened Halls Yard pedestrian access. This would create a greater sense of continuity on Bridge Street and there is historical precedent as it would replace the existing metal arch ‘Halls Yard Warrington Market’ sign which would be removed. The applicant has agreed to this compromise.

The widening of Dolman’s Lane will provide the principal gateway into the scheme and is considered to be an essential part of the urban design strategy i.e. to strengthen the links between Bridge Street and the new development. The new market building straddles the historic and new built form/ public realm and it is considered to be pivotal to the regeneration of Bridge Street. The widening of the access will increase footfall and make the area more viable for commercial uses.

It should also be noted that the historic grain of the Bridge Street Quarter was substantially altered in the 1960’s and 1970’s when redevelopment took place and street patterns were altered. The current masterplan seeks to address the poor public realm associated with Times Square and the Market which has resulted from earlier redevelopment schemes.

The current scheme does not seek to reintroduce the previous, historic grain of development although the routes of Dolmans Land, New Halls Yard and Union street have been retained, the two former routes being increased in size to improve the physical and visual links between Bridge Street and the new development.

The proposed scheme is likely to have some adverse impacts on the setting of listed buildings adjacent to the site, particularly in the short term, prior to any mitigation measures taking effect. It will also have some impacts on the character and appearance of the conservation area, most notably by the loss of continuity of frontage onto Bridge Street. However, It is considered that the harm caused to the significance of these heritage assets would be “less than substantial”. The NPPF requires a Local Planning Authority to weigh any such harm to heritage assets against the public benefits of the proposal, including securing its optimum viable use.

The proposal would represent sustainable development in terms of supporting
economic growth, in creating a high quality built environment which provides for the communities social and cultural well-being, and there will be an enhancement of the natural, built and historic environment in the longer term. The Bridge Street area has suffered economic and physical decline over a number of years, this is evident not only in the number of vacancies in the area but also in the degradation of the public realm and building fabric, including that of listed and locally listed buildings. It is imperative that economic decline is reversed and this requires a fundamental intervention into the urban fabric.

It is considered that the degree and nature of that intervention, would provide public benefit and enhancement of the built and historic environment by way of:

- Increased connectivity with other parts of the town
- Provision of high quality public spaces
- Increased diversity of uses
- Re use of a listed building and investment in other listed and locally listed buildings in the vicinity.
- The provision of an improved market
- More effective use of previously developed land
- Improve the vitality and viability of the principal shopping centre in the Borough.

Design
The design of the new build element of the new market will reflect the scale and massing of the retained façade. The reinstatement of architectural details at roof level and the reinstatement of original shop front proportions will complete the restoration of the façade. The existing façade and rooftop will obscure views of plant on the roof of the new build element. The blocked second floor windows will be reinstated. The new elevations to Dolmans Lane and New Halls Yard will complement but not compete with the retained façade in terms of the level of architectural detailing provided. The new elevation to Market Square will comprise a glazed façade with brise soleil to reduce heat gain within the building. This elevation, which will not be read in the same plane as the historic front façade, is of contemporary design and will be a focal point of the new public realm.

The new building that replaces no. 45 Bridge Street will be similarly proportioned, with matching eaves, roofline and shop fascia level. The architectural treatment of the new 45 Bridge Street will be understated, but will maintain similar proportions, good detailing and quality materials, to complement the retained façade.

It is proposed to remove number 37 Bridge Street to create a wider pedestrian entrance into the scheme. This will open up the side view of the new market.
hall and give the Howard building greater presence in the street-scene. The
sympathetic treatment of this elevation is of paramount importance in order to
ensure a good transition between old and new in terms of design and use of
materials.

Summary
The proposal is considered to be acceptable, subject to appropriate
conditions, as it accords with sections 66 and 72 of the Planning Listed
Building and Conservation Areas) Act 1990 and Warrington Borough Council
Local Plan Core Strategy Policies, principally QE8, and the National Planning
Policy Framework. This is by reason of the development enhancing the listed
former Boots building and the setting of adjacent buildings and it is considered
that the scheme would have 'less than substantial' detrimental impact on the
character and appearance of the conservation area; it would result in public
benefit and would bring the long vacant building back into optimum viable use.
This application is recommended for approval with conditions.

Regulations 1990. It is now only necessary to refer a local authority’s own
application for listed building consent to the Secretary of State were an
objection has been received from Historic England and/or one of the
National Amenity Societies, and were the LPA are minded to approve the
application.

In this instance, no objection has been received from either Historic England
or any of the National Amenity Societies, so the application does not need to
be referred to the Secretary of State for a decision.

Recommendation

Approve subject to Conditions

Conditions & Reasons

1. The works hereby given consent shall be begun not later than the
expiration of 3 years from the date of this permission

Reason: To comply with the provisions of section 18 of the Planning (Listed
Buildings and Conservation Areas) Act 1990

2. No demolition works shall commence until a contract for the
subsequent redevelopment of the site, as permitted by Planning Permission
2015/27175 has been signed.

Reason: To preserve the setting and special architectural and historic
integrity of the Listed Building and to preserve the character and the
appearance of the Bridge Street Conservation Area, in accordance with Policy
QE8 of the Warrington Core Strategy and the NPPF.

3. Salvaged Materials shall remain on site for reuse/reinstatement in a
secure environment, unless their removal for security reasons has been agreed by the LPA, including the place of secure storage, details of their repair if required and an anticipated date to return to site.

Reason: To preserve the historic features of this Grade II listed building and to preserve the character and appearance of the Bridge Street Conservation Area, in accordance with Policy QE8 of the Warrington Core Strategy and the NPPF.

4. Prior to the commencement of development, a Method Statement shall be submitted to and approved by the Local Planning Authority. The Statement shall address the following issues:
   • The requirement for the stabilisation of any structures, particularly during the demolition phase.
   • The potential impacts of piling activities on this and adjacent development sites.
   • Details of the measures that will be undertaken to ensure that the façade of the former Boots building will made secure/structurally stable during the demolition/construction works.
   • Demolition phasing strategy.

Reason: To preserve the historic features of this Grade II listed building and to preserve the character and appearance of the Bridge Street Conservation Area, in accordance with Policy QE8 of the Warrington Core Strategy and the NPPF.

5. Prior to the erection of any building(s) hereby approved a comprehensive and detailed schedule or works, together with detailed drawings and a schedule of materials, shall be submitted to the local planning authority for approval. The schedule and drawings shall include details of design and appearance of;
   - Brise Soleil
   - Roof Lantern
   - Plant Screening
   - Reinstated Chimneys / dormers
   - Rainwater Goods
   - Shop Fronts / Doors
   - Metalwork archway.
   All proposed work to brickwork, stonework, including method and composition of pointing and jointing, and shall include details of materials of construction.
   Any alterations to the external elevations shall be made good using matching and where available original materials.

Reason: In order to ensure a satisfactory form of development and as inadequate details of these matters have been submitted with the application and to comply with Policy QE7 and QE8 of the Warrington Core Strategy, NPPF and Warrington SPD: Design and Construction.

6. Prior to the installation of any feature lighting on the building, the applicant shall submit a comprehensive assessment of the lighting details.
The scheme shall show levels of illumination and shall show any overspill beyond the site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures. Once approved the scheme shall be implemented fully in accordance with the approved scheme.

Reason: These details have not been submitted as part of the application and in the interests of protecting residential and business/commercial amenity and to assess the impact on the special architectural significance of the listed building and the character and appearance of the Conservation Area.

7. The development shall be carried out in accordance with the following documents:

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on
(b) Submitted drawing No's:
  Proposed; 7460 [00] -
  111 A Basement Floor Plan
  112 B Ground Floor Plan
  113 A Mezzanine Plan
  114 A Roof Plan
  22B Contextual Elevations A + B
  23B Contextual Elevations C+D
  11C Building Elevations - Bridge Street and Public Square
  12D Building Elevations - Dolmans Lane and Halls Yard
  14E Section A-A & B-B
  26A Section C-C & D-D
  118 Section E-E
  119 A Basement Floor Plan
  120 B Ground Floor Plan
  121A Mezzanine Plan
  122 A Roof Plan
  105 Contextual Elevations A+B
  106 Contextual Elevations C+D
  54C Building Elevations - Bridge Street and Public Square
  55B Building Elevations - Dolmans Lane and Halls Yard.
  102 Section A-A & B-B
  103 Section C-C & D-D
  123 Proposed Section E-E
  94 Design Intent Details - Sheet 1
  95 Design Intent Details - Sheet 2
  96 Design Intent Details - Sheet 3
  97 Design Intent Details - Sheet 4
  M4864-401-PH4 Rev T00 - Landscape Plan
  M4864-001-PH2,3&4 Rev P05
  LRW-7460-L[00]178 Dolmans Lane elevation.
  Existing:
  7460 L [00]
  03 D Site Edged Red Plan - Existing
Reason: For the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to comply with Policy QE7 and QE8 of the Warrington Core Strategy and the NPPF.

8. Following demolition, details of remedial works to the former Boots building and the retained boundary wall at 51-55 Bridge Street, following the removal of the temporary props and the adjacent structures, shall be submitted to and approved by the Local Planning Authority. The remedial works shall be implemented prior to the occupation of the permanent market building in accordance with the approved details.

Reason: To preserve the historic features of this Grade II listed building and to preserve the character and appearance of the Bridge Street Conservation Area, in accordance with Policy QE8 of the Warrington Core Strategy and the NPPF.

9. During the first planting season following the occupation of the development hereby approved the landscaping details as indicated on the approved plans: M4864 401-PH4 Rev T00, M4864-001 PH2,3&4 Rev P05 shall be carried out to the satisfaction of the local planning authority. Any trees, plants or shrubs so planted which die or are felled, uprooted, wilfully damaged or destroyed within five years of the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view
on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.
Appendix 1 – Drawings

Red Site Outline Plan
Photographs

39 to 45 Bridge Street [Former Boots Building] – Existing Front Elevation

47-49 Bridge Street
37 Bridge Street

Rear of 39 to 45 Bridge Street
TITLE OF REPORT: Appeal decisions for period between 7th March & 8th April 2016.

1. PURPOSE OF THE REPORT

1.1 To advise members of the planning appeal decisions at:

- 15 Knightsbridge Avenue - appeal dismissed

1.2 To advise members of quarter 4 performance and end of year performance.

2. REPORT BODY

Dismissed Appeals

15 Knightsbridge Avenue

2.1 The proposal was to construct a first-floor side extension above the existing garage, in order to provide an additional bedroom and bathroom. The main issues are whether there would be adequate off-street car parking space to serve the property; and the effect of the proposal on the character and appearance of the property and on the street scene.

2.2 Consent was refused due to the increased demand for car parking as a consequence of the increase in bedrooms. Concern was raised at the sub-standard garage and existing car parking space not being sufficient to accommodate the 3 no. spaces required as per the Car Parking Standards SPD. The Inspector, agreed that an enlarged dwelling would increase the likelihood of a larger family occupying the dwelling and increase the likelihood of additional vehicles. The plans submitted did not clearly show how the proposal would meet the standards. Therefore conflict was found with policies MP1 and QE6, due to increase pressure for on-street parking which would be inconvenient and potentially hazardous to drivers and pedestrians on Knightsbridge Avenue.

2.3 In terms of design, we considered the proposal would not appear subordinate to the host dwelling due to the lack of a break in the ridge line and the scheme would unbalance the pair of semi-detached properties, which would be harmful to the appearance of the area. The Inspector agreed with our assessment, in that they expressed an opinion that the first floor side extension should sub-ordinate and set
back to reduce its visual impact. Conflict was therefore found with QE7 and paragraph 57 of the framework.

**Appeal Performance**

2.4 During quarter 4 11 no. decisions were issued by the Inspectorate, resulting in 8 no. cases being dismissed (73%) and 3 no. allowed. (27%)

2.5 Overall, 2015 – 16 has proven to be another step in the right direction in appeal performance. The number of cases dismissed has now risen beyond the performance standard of 75% and stands at 76.47%.

2.6 Progress over the last three years has improved year on year as shown in the table and graph below.

<table>
<thead>
<tr>
<th>Year</th>
<th>Dismissed (%)</th>
<th>Allowed (%)</th>
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<td>2013-14</td>
<td>52.95</td>
<td>47.05</td>
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<td>2014-15</td>
<td>66.67</td>
<td>33.33</td>
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<td>2015-16</td>
<td>76.47</td>
<td>23.53</td>
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</table>

3. **CONFIDENTIAL OR EXEMPT**

3.1 Not confidential or exempt.

4. **FINANCIAL CONSIDERATIONS**

4.1 None.
5. RISK ASSESSMENT
5.1 No risks identified.

6. EQUALITY AND DIVERSITY/EQUALITY IMPACT ASSESSMENT
6.1 Not required.

7. CONSULTATION
7.1 Not required.

8. REASON FOR RECOMMENDATION
8.1 To inform Members of the outcome of the appeal decision and performance statistics.

9. RECOMMENDATION
9.1 That members note the appeal decision and performance statistics.

10. BACKGROUND PAPERS
10.1 None

Contacts for Background Papers:

<table>
<thead>
<tr>
<th>Name</th>
<th>E-mail</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andrew McGlone</td>
<td><a href="mailto:amcglone@warrington.gov.uk">amcglone@warrington.gov.uk</a></td>
<td>01925 442845</td>
</tr>
</tbody>
</table>

12. CLEARANCE DETAILS

<table>
<thead>
<tr>
<th>Name</th>
<th>Consulted</th>
<th>Date Consulted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andy Farrall</td>
<td>x</td>
<td>8/4/2016</td>
</tr>
</tbody>
</table>
Appeal Decision

Site visit made on 23 March 2016

by Ian McHugh Dip TP MRTP

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30 March 2016

Appeal Ref: APP/M0655/D/16/3145059
15 Knightsbridge Avenue, Grappenhall, Warrington, Cheshire, WA4 2QR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Bennett against the decision of Warrington Borough Council.
- The application Ref 2015/26898, dated 9 November 2015, was refused by notice dated 5 January 2016.
- The development proposed is a first-floor extension over existing garage.

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are whether there would be adequate off-street car parking space to serve the property; and the effect of the proposal on the character and appearance of the property and on the streetscene.

Reasons

Car Parking

3. The appeal property is a two-storey semi-detached dwelling with an attached single-storey garage, which is situated within a residential estate. The area largely contains similar properties, many of which have been extended, some with first-floor side extensions. The appeal property is served by a short driveway, in front of its garage. The section of Knightsbridge Avenue, on which the property is situated, is a cul-de-sac, where the road is narrow and where other dwellings also have limited off-street parking space.

4. The proposal is to construct a first-floor side extension above the existing garage, in order to provide an additional bedroom and bathroom. The Council points to the proposal increasing the demand for car parking space at the property (due to the increased number of bedrooms), which would require three spaces to be provided. The Council argues that the existing car parking space at the property, including the garage, is substandard in size. The appellant contends that one of the first-floor rooms is a ‘box-room’ and would not be used as a bedroom and, therefore, only two off-street spaces are required. The Council states that the parking spaces available (including the garage) would
still be unacceptable, due to their restricted size. Overall, the Council considers that the proposal would fail to meet the guidelines, as contained in its Supplementary Planning Document – Standards for Parking in New Development 2015.

5. In my opinion, the appellant’s argument regarding the size and use of the ‘box-room does carry some weight. However, I share the Council’s concerns regarding the limited space that is currently available to enable two vehicles to park clear of the public highway. In my opinion, the enlarged property would increase the likelihood of a larger family occupying the dwelling, with the increased likelihood of additional vehicles. The submitted plans do not clearly show that the proposal would address the Council’s concerns in this respect by providing two useable spaces of a reasonable size.

6. Accordingly, in the absence of such details, I consider that the proposal would be likely to lead to additional pressure for on-street parking, which would be inconvenient and potentially hazardous to drivers and pedestrians on Knightsbridge Avenue. The proposal would therefore conflict with Policies MP 1 and QE 6 of the adopted Local Plan Core Strategy 2014 (CS), which require (amongst other things) proposals to adhere to car parking standards and to consider the effect of car parking on highway safety.

Character and Appearance

7. The Council argues that the proposal would not appear subordinate to the host dwelling as it would not provide a break in the ridge line of the roof. It further considers that the proposal would unbalance the pair of semi-detached properties, which would be harmful to the appearance of the area. In the Council’s opinion, the proposal would conflict with its adopted Supplementary Planning Guidance 2 – House Extensions, which advises that side extensions should be set-back from the main front elevation and should have a lower ridge line than the original dwelling. Policy QE 7 of the CS also requires (amongst other things) development to be visually attractive.

8. I have taken into account other extensions in the locality (including those brought to my attention by the appellant), which I viewed during my site visit. However, I have no detailed information on these and some extensions are not comparable because of their positioning in the street or because of their design details.

9. I agree with the Council’s concerns, as the extension has no significant set-back from the house front and the ridge line of the roof would be continuous. In my opinion, the first-floor side extension should be designed to appear subordinate to the main dwelling, in order to reduce its visual impact.

10. Accordingly, I conclude that the proposal would be harmful to the character and appearance of the appeal property and to the streetscene. It would therefore conflict with Policy QE 7 of the CS and with paragraph 58 of the National Planning Policy Framework, which requires development to be visually attractive and to add to the overall quality of the area.
Conclusion

11. For the reasons given above, it is concluded that the appeal be dismissed.

Ian McHugh
INSPECTOR
## Delegated Decisions

### Delegated 27th April 2016

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>24/03/2016</td>
<td>2015/27163</td>
<td>DENNOW COTTAGE, FIRS LANE, APPLETON, WARRINGTON, WA4 5LF</td>
<td>Householder - Proposed extension to form orangery, relocation of front door &amp; window, new Juliet balconies.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/03/2016</td>
<td>2016/27420</td>
<td>116, DUDLOW GREEN ROAD, APPLETON, WARRINGTON, WA4 5EH</td>
<td>Householder - Single storey extension to rear plus 4 roof lights</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/03/2016</td>
<td>2016/27515</td>
<td>Land South West of New Farm, (Holding of Hatton Farm), Arpley Road, Appleton, Warrington</td>
<td>Prior Notification of agricultural development - Proposed extension of farm track for access to outdoor pig units.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>29/03/2016</td>
<td>2016/27324</td>
<td>The Acorns, Cann Lane North, Appleton, Warrington</td>
<td>TPO- TPO 4 Oak situated at the rear of the property, proposal to reduce back side lateral branches encroaching the property by 2-3M, rebalance on completion</td>
<td>Approved</td>
</tr>
<tr>
<td>30/03/2016</td>
<td>2016/27431</td>
<td>29, TEDDINGTON CLOSE, APPLETON, WARRINGTON, WA4 5QG</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension and single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/03/2016</td>
<td>2016/27467</td>
<td>69, PÆTERSPEAR GREEN ROAD, APPLETON, WARRINGTON, WA4 5FE</td>
<td>Householder - Proposed single storey rear extension and two storey side extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>08/04/2016</td>
<td>2016/27198</td>
<td>10, WAVERLEY AVENUE, APPLETON, WARRINGTON, WA4 3BN</td>
<td>Householder - Proposed part two storey extension to rear of house with juliet balcony to first floor and part single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>11/04/2016</td>
<td>2016/27530</td>
<td>15, BEECHWAYS, APPLETON, WARRINGTON, WA4 5EP</td>
<td>Householder - Proposed two storey side and rear extension and front porch</td>
<td>Approved with Conditions</td>
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<td>11/04/2016</td>
<td>2016/27541</td>
<td>24, WAVERLEY AVENUE, APPLETON, WARRINGTON, WA4 3BN</td>
<td>Householder - Proposed single storey rear extension</td>
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<tr>
<td>11/04/2016</td>
<td>2016/27600</td>
<td>21, Bernard Avenue, Appleton, Warrington, WA4 3BA</td>
<td>Householder - Proposed new two storey side extension with dormer window to front and single storey rear extension with alterations to carparking and associated widening of entrance gate</td>
<td>Approved with Conditions</td>
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<td>11/04/2016</td>
<td>2016/27497</td>
<td>5, WILLOW LANE, APPLETON, WARRINGTON, WA4 5DZ</td>
<td>Householder - Proposed single storey rear fill in extension</td>
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<td>11/04/2016</td>
<td>2016/27500</td>
<td>3, WARREN ROAD, APPLETON, WARRINGTON, WA4 5AG</td>
<td>Proposed Garage conversion, Porch Extension and New Pitched Roof.</td>
<td>Approved with Conditions</td>
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<td>14/04/2016</td>
<td>2016/27362</td>
<td>3, FIELD LANE, APPLETON, WARRINGTON, WA4 5JR</td>
<td>TPO - T1 and T2: Oak 10% crown thin reduce side laterals from property by 2M T3 - Oak 10% thin crown, cut back branch overhanging 1 Field Lane. T4 - Oak Crown reduce height by 3-4M, width by 2M T5 - Oak reduce side laterals from neighbouring property by 2-3M T6 - Oak Fell as Storm damaged T7 - Oak reduce side laterals from neighbouring property by 2M (Maybe remove?) T8 - Oak Crown clean 10% thin out T9 - Oak Crown reduction height 1-2M, Width 3M T10 - Oak Crown clean, cut back branch overhanging 5 field lane</td>
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<td>15/04/2016</td>
<td>2016/27512</td>
<td>320, LONDON ROAD, WARRINGTON, WA4 5DR</td>
<td>Householder - Proposed single storey side and rear extension</td>
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<td>29/03/2016</td>
<td>2016/27346</td>
<td>12, BEWSEY ROAD, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7LW</td>
<td>TPO - Proposed removal of deadwood from tree T24.</td>
<td>Approved</td>
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<td>30/03/2016</td>
<td>2016/27525</td>
<td>Unit 21, 2-4 Sankey Street, Golden Square Shopping Centre, Warrington, WA1 1QB</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Acoustic Assessment) and Condition 4 (Air extraction and filtration system) following Planning Approval 2015/26552.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>2016/27465</td>
<td>UNIT 2B, ALBAN RETAIL PARK, HAWLEYS LANE, WARRINGTON, WA2 8TW</td>
<td>Full Planning - Proposed mezzanine</td>
<td>Withdrawn</td>
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<td>31/03/2016</td>
<td>2016/27523</td>
<td>UNIT 6E, ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Full Planning - Proposed Planning application for construction of mezzanine</td>
<td>Withdrawn</td>
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<td>31/03/2016</td>
<td>2016/27416</td>
<td>133, OLD LIVERPOOL ROAD, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Full Planning - Retrospective consent for a Change of use from 4 no. Flats to 14 no. House in Multiple Occupation Sui Generis.</td>
<td>Approved with Conditions</td>
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<tr>
<td>06/04/2016</td>
<td>2016/27559</td>
<td>90, PRIESTLEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1ST</td>
<td>Non Material Amendment - Proposed revision to reduce extent of parapet screen to rooftop following approval 2015/26874.</td>
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<td>06/04/2016</td>
<td>2016/27389</td>
<td>397, WELLFIELD STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1PX</td>
<td>Householder - Proposed two storey rear extension with minor elevation alterations internal modifications.</td>
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<td>06/04/2016</td>
<td>2015/27020</td>
<td>Land Within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Dolmans Lane, Union Street, Horrocks Lane, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (Site investigation); Condition 7 (Construction Environmental Management Plan); Condition 21 (Hard Surfacing Materials); Condition 23 (Landscaping Scheme) and Condition 25 (Piling Method Statement) following Planning Approval 2014/24473.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>07/04/2016</td>
<td>2016/27421</td>
<td>4 A, Rylands Street, Bewsey and Whitecross, Warrington, WA1 1EN</td>
<td>Full Planning - Proposed new door to serve existing retail premises in place of existing window</td>
<td>Approved with Conditions</td>
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## Bewsey and Whitecross

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<tr>
<td>14/04/2016</td>
<td>2016/27366</td>
<td>WARRINGTON HOSPITAL, LOVELY LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1QG</td>
<td>Full Planning - Proposed relocation of existing automatic number plate recognition camera</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/04/2016</td>
<td>2016/27367</td>
<td>WARRINGTON HOSPITAL, LOVELY LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1QG</td>
<td>Advertisement - Proposed consent for new automatic plate recognition signage and parking enforcement signs</td>
<td>Approved with Conditions</td>
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## Birchwood

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<tr>
<td>04/04/2016</td>
<td>2016/27394</td>
<td>Unit B, The Beacons, Warrington Road, Birchwood, Warrington, WA3 6XU</td>
<td>Discharge of Condition - Proposed discharge of conditions 5(Cycle &amp; Motorcycle Parking) and 6(Traffic Plan) following previously approved application 2015/26696</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>05/04/2016</td>
<td>2016/27408</td>
<td>4, Deanwater Close, Birchwood, Warrington, WA3 6ER</td>
<td>Householder - Proposed conservatory to side of semi-detached dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/04/2016</td>
<td>2016/27327</td>
<td>35/36, Armstrong Close, Birchwood, Warrington, WA3 6DH</td>
<td>Full Planning - Proposed separation into two dwelling units</td>
<td>Approved with Conditions</td>
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<tr>
<td>11/04/2016</td>
<td>2016/27536</td>
<td>7, KINSALE DRIVE, BIRCHWOOD, WARRINGTON, WA3 6LX</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/04/2016</td>
<td>2016/27688</td>
<td>8, FALSTONE CLOSE, BIRCHWOOD, WARRINGTON, WA3 6SU</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey side extension and single storey rear extension</td>
<td>Approved</td>
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### Delegated Decisions

**Delegated 27th April 2016**

#### BURTONWOOD AND WINWICK

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<tr>
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<tr>
<td>04/04/2016</td>
<td>2016/27472</td>
<td>ARBURY FARM, ARBURY LANE, WINWICK, WARRINGTON, WA2 0RJ</td>
<td>Prior Notification of agricultural or forestry development - Proposed grain store</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>06/04/2016</td>
<td>2016/27411</td>
<td>11, BROOKVALE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4LP</td>
<td>Householder - Proposed single storey side extension and dwarf walls to existing front bay windows</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/04/2016</td>
<td>2016/27517</td>
<td>11, WATERWORKS LANE, WINWICK, WARRINGTON, WA2 8LH</td>
<td>42 Day Householder Prior Approval - Replacing Existing conservatory with orangery with flat roof &amp; lantern roof light to extend extension to be 5.5 metres from the rear existing wall; maximum 3.685 metres (including top height of lantern roof light) and 3.0 metres height to the eaves of the proposed extension</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>07/04/2016</td>
<td>2016/27446</td>
<td>78, CHAPEL LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4PQ</td>
<td>Householder - Proposed two Storey Side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/04/2016</td>
<td>2016/27435</td>
<td>14, GORSEY LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4HP</td>
<td>Householder - Proposed Single storey extension to side and rear of house. Demolish garage. Build new double garage. Replace front garden wall with new brick/timber wall with automatic vehicle sliding gate. Adjust driveway and front path.</td>
<td>Approved with Conditions</td>
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<tr>
<td>08/04/2016</td>
<td>2015/27174</td>
<td>4A, COP HOLT COTTAGE, NEWTON ROAD, WINWICK, WARRINGTON, WA2 8SF</td>
<td>Full Planning - Proposed demolition of former stable building and erection of one single storey new dwelling.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27780</td>
<td>6, LINKSIDE AVENUE, WINWICK, WARRINGTON, WA2 8NF</td>
<td>42 Day Householder Prior Approval - Proposed Single Storey Rear extension to detached dwelling to extend by 8 metres from the rear wall, maximum height of 4.44 metres and the height of the extension to the eaves is to be 2.31 metres.</td>
<td>Refused</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27546</td>
<td>39, MYDDLETON LANE, WINWICK, WARRINGTON, WA2 8LN</td>
<td>Housholder - Proposed rear kitchen extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27469</td>
<td>46, FARINGDON ROAD, WINWICK, WARRINGTON, WA2 8NE</td>
<td>Householder - Proposed erection of sectional garage for storage.</td>
<td>Approved with Conditions</td>
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## BURTONWOOD AND WINWICK

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<tr>
<td>15/04/2016</td>
<td>2015/26908</td>
<td>BURTONWOOD SERVICES, M62 JUNCTION 8 TO JUNCTION 9, WARRINGTON, WA5 3AX</td>
<td>Full Planning - Proposed construction of new detached drive-thru coffee shop A3/A5 use.</td>
<td>Approved with Conditions</td>
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<tr>
<td>15/04/2016</td>
<td>2015/26910</td>
<td>BURTONWOOD SERVICES, M62 JUNCTION 8 TO JUNCTION 9, WARRINGTON, WA5 3AX</td>
<td>Advertisement - Advertisement Consent for directional signs, internally illuminated fascia signs and road markings directing drivers to (proposed Starbucks Drive-Thru cafe associated to planning application 2015/26908)</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<td>24/03/2016</td>
<td>2016/27331</td>
<td>7, LANSDOWNE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4EA</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/03/2016</td>
<td>2016/27423</td>
<td>116A, HEATH LANE, CROFT, WARRINGTON, WA3 7DS</td>
<td>Discharge of conditions - Proposed discharge of condition of conditions 3 (Facing Materials) 4 (Construction method statement) 5 and 6 (Tree Protection plan) following previously approved application 2015/26322</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>30/03/2016</td>
<td>2016/27290</td>
<td>Land to the South of Leigh Golf Club, Br, Broseley Avenue, Culcheth, Warrington</td>
<td>Discharge of Condition - Proposed Discharge of Condition 11 (No development shall commence until full details of the bollards to be erected across the footpath have been submitted to and approved in writing by the Local Planning Authority on original Planning Application 2013/21330 following appeal</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>30/03/2016</td>
<td>2016/27426</td>
<td>13, OAK STREET, CROFT, WARRINGTON, WA3 7HH</td>
<td>Householder - Proposed single storey ground floor rear extension, new pitched roof and front Porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/04/2016</td>
<td>2016/27427</td>
<td>SWALLOW BARN, GLAZIERS LANE, CROFT, WARRINGTON, WA3 4AH</td>
<td>Variation of Condition - Proposed Variation of Condition 2 (Development to be carried out in accordance with approved forms and plans) following previously approved application 2013/21776</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/04/2016</td>
<td>2016/27306</td>
<td>LAND ADJACENT AND BEHIND 36, COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HA</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 5 (Roofing and Facing Materials), Condition 6 (Hard and Soft Landscaping) and Condition 7 (Tree Report/Clearance/Landscaping), following Planning Application 2014/25011 and Appeal Reference APP/MO655/W/15/3128932.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
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<td>04/04/2016</td>
<td>2016/27360</td>
<td>3, WITHINS ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4JW</td>
<td>Resubmission of previously approved application ref; 2015/26837 consisting of proposed single storey 4m projection rear extension with two storey side extension following demolition of existing garage due to unstable structure.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/04/2016</td>
<td>2016/27432</td>
<td>22, CORNMILL COURT, LORD STREET, CROFT, WARRINGTON, WA3 7BU</td>
<td>Householder - Proposed rear dormer.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/04/2016</td>
<td>2016/27441</td>
<td>1, PETERSFIELD GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BQ</td>
<td>Householder - Proposed First floor side extension over existing garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/04/2016</td>
<td>2016/27452</td>
<td>73, HOB HEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NR</td>
<td>Householder - Proposed Brick boundary wall with 575mm high decorative wrought iron railing to front elevation. New 3500mm wide second access to highway with decorative double wrought iron gates.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27459</td>
<td>4, KAYE AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5SA</td>
<td>Householder - Proposed two storey side extension to a semi-detached dwelling</td>
<td>Approved with Conditions</td>
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<tr>
<td>11/04/2016</td>
<td>2016/27474</td>
<td>Springfield, 98, Heath Lane, Croft, Warrington, WA3 7DS</td>
<td>Householder - Proposed single car brick structure with storage area with drive linking onto existing access drive</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27553</td>
<td>35, FOWLEY COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5JJ</td>
<td>Householder - Proposed addition of rear facing dormer to loft and new rear facing roof lights</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27640</td>
<td>106, KENYON LANE, CROFT, WARRINGTON, WA3 4AY</td>
<td>Non Material Amendment - Proposed wall material change from brickwork to render. Roof Material change from concrete tile to slate stone head and cills</td>
<td>Refused</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27628</td>
<td>40, TWISS GREEN LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BZ</td>
<td>Householder - Proposed two storey side extension and single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>14/04/2016</td>
<td>2016/27412</td>
<td>CULCHETH HALL FARM BARN, WITHINGTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON</td>
<td>Works to Trees covered by TPO 66 - Proposed G1 - Crown thin a line of mixed trees by 20%, located at the back of a new development, no work will be undertaken 8m from the ground level to retain the screening value of the trees. Cut back any lateral branches back to the boundary line. In addition, sever the Ivy at the base of the trees, which will allow for more light and increase the visibility for any tree defects. G2 - Crown lift the trees growing along the side of the decking to the south, near the start of the decking to the west and the trees near to the end of the decking to the east, all surrounding the pond, by 4m. In addition, thin out the Willow in the centre of the pond by 50%.surrounding the pond, by 4m. In addition, thin out the Willow in the centre of the pond by 50%.</td>
<td>Approved with Conditions</td>
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<tr>
<td>15/04/2016</td>
<td>2016/27561</td>
<td>36A, TWISS GREEN LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BZ</td>
<td>Householder - Proposed carers accomodation over existing garage to front elevation with dormer windows plus single storey kitchen extension to rear</td>
<td>Approved with Conditions</td>
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## Delegated Decisions

### Fairfield and Howley

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<td>24/03/2016</td>
<td>2016/27440</td>
<td>17, RIVERSIDE CLOSE, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2JD</td>
<td>Householder - Proposed two storey side extension consisting of playroom, utility room, bedroom and bathroom. Existing bed 3 converted to walk in wardrobe</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/03/2016</td>
<td>2016/27332</td>
<td>School Brow Retail Park, School Brow, Manchester Road, Warrington, WA1 2TA</td>
<td>Works to Trees Covered by a TPO - Group of 6 Limes (T1 - T6) branch stakes on roof of unit and leaf disturbance, - Create pollards at approximately 7 metres from ground level. - remove all basal and epicormics growth. - Re-pollard on a 3 year cyclical programme.T7-Mature Ash - Remove to ground level and apply herbicide to the arising stump.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/04/2016</td>
<td>2016/27410</td>
<td>56, ORFORD LANE, FAIRFIELD AND HOWLEY, WARRINGTON, WA2 7AF</td>
<td>Householder-Proposed two storey rear extension and alterations to existing first floor</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/04/2016</td>
<td>2015/26861</td>
<td>NEW CARE HOME, NORRIS STREET, WARRINGTON, WA2 7RP</td>
<td>Discharge of Condition - Proposed Discharge of Condition number 9: A scheme for the construction of the new access junction (including dropped kerbs and tactile paving) and removal and reinstatement of the existing speed hump on previous approved application-2013/21439</td>
<td>Condition Discharged</td>
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<td>2016/27374</td>
<td>40, KILDONAN ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LJ</td>
<td>Householder - Proposed two storey side extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>30/03/2016</td>
<td>2016/27445</td>
<td>64, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HY</td>
<td>Householder - Proposed single storey ground floor side extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/04/2016</td>
<td>2016/27405</td>
<td>42, BARLEY ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EZ</td>
<td>Householder - Proposed single storey front porch extension and first floor rear bedroom extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>06/04/2016</td>
<td>2016/27391</td>
<td>20, CUERDON DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3JU</td>
<td>Householder - Proposed First floor front and side extension and detached garage.</td>
<td>Refused</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27635</td>
<td>35, KNIGHTSBRIDGE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2QR</td>
<td>Householder - Proposed single storey side extension and roofing over existing porch</td>
<td>Approved with Conditions</td>
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<tr>
<td>11/04/2016</td>
<td>2016/27602</td>
<td>2, SPRINGFIELD AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NN</td>
<td>Householder - Proposed two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27522</td>
<td>6, PICKERING CRESCENT, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EX</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>11/04/2016</td>
<td>2016/27527</td>
<td>28 &amp; 30, Barley Road, Thelwall, Warrington, WA4 2EZ</td>
<td>Householder - Proposed single storey rear extension at 28 &amp; 30 Barley Road</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/04/2016</td>
<td>2016/27650</td>
<td>7, CARTRIDGE LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 4SH</td>
<td>Lawful development certificate- Proposed rear extension and front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/04/2016</td>
<td>2016/27649</td>
<td>5, CARTRIDGE LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 4SH</td>
<td>Lawful development certificate - Proposed rear extension and front porch</td>
<td>Approved</td>
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<tr>
<td>15/04/2016</td>
<td>2016/27450</td>
<td>43, PICKERING CRESCENT, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EX</td>
<td>Householder - Proposed double storey rear extension and side extension incorporating existing garage.</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
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<td>11/04/2016</td>
<td>2016/27443</td>
<td>3, Wroxham Road, Great Sankey, Warrington, WA5 3EE</td>
<td>Householder - Proposed Double storey rear &amp; side extension</td>
<td>Approved with Conditions</td>
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## GREAT SANKEY SOUTH

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<tr>
<td>24/03/2016</td>
<td>2016/27398</td>
<td>20, RIDLEY DRIVE, GREAT SANKEY, WARRINGTON, WA5 1HP</td>
<td>Householder - Proposed double storey kitchen and bedroom extension to rear elevation with juliet balcony plus single storey utility/WC to side</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/03/2016</td>
<td>2016/27535</td>
<td>314, HOOD LANE NORTH, GREAT SANKEY, WARRINGTON, WA5 1UN</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension.</td>
<td>Refused</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27516</td>
<td>20, BROOKSIDE AVENUE, GREAT SANKEY, WARRINGTON, WA5 2TD</td>
<td>Householder - Proposed Single storey kitchen, utility room and cloakroom to rear and side of existing house with replacement pitched roof to adjoining attached garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27476</td>
<td>5, NORBRECK CLOSE, GREAT SANKEY, WARRINGTON, WA5 2SJ</td>
<td>Householder - Proposed conversion of existing garage to living room</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27610</td>
<td>8, LILAC AVENUE, GREAT SANKEY, WARRINGTON, WA5 1LL</td>
<td>Householder - Proposed two storey side extension and single storey front extension.</td>
<td>Approved with Conditions</td>
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<tr>
<td>24/03/2016</td>
<td>2016/27317</td>
<td>17, Walton Heath Road, Walton, Warrington, WA4 6HZ</td>
<td>Householder - Proposed 2 storey Rear Extension to provide additional living accommodation + internal alterations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/03/2016</td>
<td>2016/27348</td>
<td>10, OLD HALL CLOSE, WALTON, WARRINGTON, WA4 6SZ</td>
<td>Householder - Proposed Single storey extension to side</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/03/2016</td>
<td>2016/27344</td>
<td>76, WHITEFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NB</td>
<td>Householder - Proposed double storey kitchen, garage and bedroom extension to rear and side elevations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/03/2016</td>
<td>2016/27341</td>
<td>16, BROOKWOOD CLOSE, WALTON, WARRINGTON, WA4 6NY</td>
<td>TPO- T1 Norway Maple-Proposed crown lift to branch break and crown thin by 15%, T2,T3,T4 Lime- Proposed crown lift to branch break and crown thin by 15%, T5 Maple- Proposed crown lift to branch break and crown thin by 15%</td>
<td>Approved</td>
</tr>
<tr>
<td>06/04/2016</td>
<td>2016/27429</td>
<td>45, GOOSE LANE, HATTON, WARRINGTON, WA4 5PA</td>
<td>Householder - Proposed Single storey extension to side and rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/04/2016</td>
<td>2016/27430</td>
<td>NEW FARM, SPARK HALL CLOSE, STRETTON, WARRINGTON, WA4 4NU</td>
<td>Householder - Proposed Two storey extension to side and rear and removal of existing side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27239</td>
<td>TELFORD, CHESTER ROAD, WARRINGTON, WA4 5LP</td>
<td>Householder-Proposed demolition of garage, conservatory and annexe, erection of two storey side extension</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<td>01/04/2016</td>
<td>2016/27390</td>
<td>68, WASH LANE, LATCHFORD, WARRINGTON, WA4 1JD</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 6 (characterisation) &amp; 7 (monitoring). Proposed differing Remediation Strategy than the one originally agreed and approved has now been proposed and accepted by the Local Authority Environmental Protection Officer. This application is to seek agreement/acceptance and therefore discharge of this condition, following Planning Approval 2014/23853.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27504</td>
<td>9, MOSELEY AVENUE, LATCHFORD, WARRINGTON, WA4 1NX</td>
<td>Householder-Proposed Single Storey Side and Rear Extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>24/03/2016</td>
<td>2016/27547</td>
<td>67, ASTLEY CLOSE, LATCHFORD, WARRINGTON, WA4 6RA</td>
<td>Section 192 Certificate - Proposed single storey garage of wood on a concrete base.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/04/2016</td>
<td>2015/26565</td>
<td>500B, KNUTSFORD ROAD, WARRINGTON, WA4 1DX</td>
<td>Discharge of Condition - Application for proposed Discharge of Condition 4 (Security Lighting) Condition 9 (Exhaust extraction plan) and Condition 13(Parking) following previously approved application 2015/25644</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>07/04/2016</td>
<td>2016/27454</td>
<td>33, BOSWELL AVENUE, LATCHFORD, WARRINGTON, WA4 6DQ</td>
<td>Householder - Proposed dormer windows to front and rear, loft conversion and internal alterations</td>
<td>Approved with Conditions</td>
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## Delegated Decisions

### Lym

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<tr>
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<tr>
<td>29/03/2016</td>
<td>2015/26712</td>
<td>Units 1 &amp; 2, Barsbank Lane, Lymm, Warrington, WA13 0ER</td>
<td>Outline Planning - Outline application for the demolition of Existing Buildings, including details for access for the Erection of 7 Dwellings with all other matters reserved for subsequent approval</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/04/2016</td>
<td>2015/27063</td>
<td>Former Service Station, Rushgreen Road, Lymm, Warrington, WA13 9PR</td>
<td>Discharge of Condition - Proposed Discharge of Condition 17 (Servicing and Heavy Goods Vehicle Routing Strategy) following previously approved application 2015/25201</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>06/04/2016</td>
<td>2016/27542</td>
<td>33, BIRCHBROOK ROAD, LYMM, WARRINGTON, WA13 9SA</td>
<td>Discharge of Condition - Proposed discharge of conditions 4 (A: Characterisation, B: submission of a remediation &amp; Verification strategy) and 5 (A: Remediation &amp; Verification, B: Reporting of Unexpected contamination, C: Long-Term Monitoring &amp; Maintenance) Original Application 2015/25290</td>
<td>Condition Not Discharged</td>
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<tr>
<td>08/04/2016</td>
<td>2016/27357</td>
<td>Poplar Park, Cliff Lane, Lymm, Warrington, WA13 0TD</td>
<td>Discharge of conditions - Application to discharge Condition 6 (Tree Protection) Condition 7 (Earth Works), Condition 10 (Ecological and Biodiversity Enhancement), Condition 15 (Sustainability, Climate Change and Energy Efficiency), Condition 17 (Characterisation, Remediation and Verification) following grant of planning permission 2014/23901.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>11/04/2016</td>
<td>2016/27457</td>
<td>38, STAR LANE, LYMM, WARRINGTON, WA13 9LN</td>
<td>Section 192 Certificate - Proposed change of use from hairdressers (A1) to sandwich shop</td>
<td>Approved</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27533</td>
<td>90, CHERRY LANE, LYMM, WARRINGTON, WA13 0PD</td>
<td>Section 192 (Lawful Development Certificate) - Proposed removal of existing pitched roof and install new flat roof to existing extension. Replace existing porch canopy, replace several existing windows and form several new window opening. Repairs to existing fabric including repair existing brickwork and render.</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>11/04/2016</td>
<td>2016/27347</td>
<td>59, SCHOLARS GREEN LANE, LYMM, WARRINGTON, WA13 0PS</td>
<td>Householder - Proposed first floor extension over garage to the side elevation.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27657</td>
<td>THE COACH HOUSE, REDDISH LANE, LYMM, WARRINGTON, WA13 9RY</td>
<td>Section 192 Certificate - Proposed outbuilding and associated driveway</td>
<td>Approved</td>
</tr>
<tr>
<td>13/04/2016</td>
<td>2015/26917</td>
<td>82, Burford Lane, Lymm, Warrington, WA13 0SJ</td>
<td>Householder - Proposed Erection of a single storey glazed extension with flat roof and lantern</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/04/2016</td>
<td>2015/26922</td>
<td>82, Burford Lane, Lymm, Warrington, WA13 0SJ</td>
<td>Listed Building - Proposed erection of a single storey glazed extension with flat roof and lantern</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/04/2016</td>
<td>2016/27537</td>
<td>121, HIGHER LANE, LYMM, WARRINGTON, WA13 0BU</td>
<td>Householder - Proposed single storey front extension (Garage extension)</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
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<td>11/04/2016</td>
<td>2016/27560</td>
<td>48, WITHERS AVENUE, ORFORD, WARRINGTON, WA2 8EX</td>
<td>Householder Prior Approval - Proposed single storey rear extension to extend by 3.15m from the rear wall, maximum height of 3.47m and the height of the extension to the eaves is to be 2.35 metres.</td>
<td>Prior Approval Not Required</td>
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<td>30/03/2016</td>
<td>2015/27181</td>
<td>Moss Side Farm, Lapwing Lane, Penketh, Warrington, WA4 6XB</td>
<td>Full Planning - Proposed portal steel farmed farm building for the safe and secure storage of agricultural tractors and equipment.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/04/2016</td>
<td>2016/27400</td>
<td>89, WARRINGTON ROAD, PENKETH, WARRINGTON, WA5 2DG</td>
<td>Householder-Proposed ground and first floor side extension and single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27471</td>
<td>2, ROTHAY DRIVE, WARRINGTON, WA5 2PG</td>
<td>Householder - Proposal to remove dead leylandii hedgerow and install fence around boundary of property.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27478</td>
<td>8, CORONATION DRIVE, PENKETH, WARRINGTON, WA5 2DD</td>
<td>Householder - Proposed two storey side and rear extension, replacement detached garage and detached garden room</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27442</td>
<td>1, CORONATION DRIVE, PENKETH, WARRINGTON, WA5 2DD</td>
<td>Householder - Proposed Single storey side extension and two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/04/2016</td>
<td>2016/27428</td>
<td>1, WOODLEY FOLD, PENKETH, WARRINGTON, WA5 2JB</td>
<td>Discharge of Conditions- Proposed discharge of condition 3 (A scheme for protecting from construction damage for Tree preservation order 30 T20 is to be submitted)</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>15/04/2016</td>
<td>2016/27831</td>
<td>1, CONISTON AVENUE, PENKETH, WARRINGTON, WA5 2QY</td>
<td>Section 192 Certificate - Proposed single storey side extension.</td>
<td>Approved</td>
</tr>
<tr>
<td>15/04/2016</td>
<td>2016/27612</td>
<td>29, ROTHAY DRIVE, PENKETH, WARRINGTON, WA5 2PG</td>
<td>Householder - Proposal to square off the corners to the rear single storey extension and change the roof from a hip/pitched to a pitched roof.</td>
<td>Approved with Conditions</td>
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### Poplars and Hulme

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<tr>
<td>07/04/2016</td>
<td>2016/27439</td>
<td>20, DUNDEE CLOSE, WINWICK, WARRINGTON, WA2 0UL</td>
<td>Householder - First floor side extension to existing dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27786</td>
<td>30, SHETLAND CLOSE, WINWICK, WARRINGTON, WA2 0UW</td>
<td>Lawful Development Certificate - Proposed single storey ground floor rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
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<td>14/04/2016</td>
<td>2016/27424</td>
<td>89, CINNAMON LANE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0AQ</td>
<td>Works to Trees covered by TPO 34 - Proposed works to Horse chestnut tree</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>07/04/2016</td>
<td>2016/27413</td>
<td>GALLAGHERS OF WARRINGTON, MANCHESTER ROAD, WARRINGTON, WA1 3TZ</td>
<td>Full Planning - Proposed new retaining wall to Manchester road boundary and raising of land levels to allow an extension of existing vehicle display forecourt</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27568</td>
<td>5, PARKDALE ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3EN</td>
<td>Householder Prior Approval - Proposed rear extension, 4 metres extension with height of 3.600 metres and height of the eaves 2.600 metres</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>13/04/2016</td>
<td>2015/26709</td>
<td>CHRIST CHURCH, STATION ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0QG</td>
<td>Full Planning - Proposed single storey traditional building as storage facility within grounds of Christ Church Padgate.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/04/2016</td>
<td>2016/27481</td>
<td>524, MANCHESTER ROAD, WARRINGTON, WA1 3TZ</td>
<td>Householder - Proposal to demolish two existing wooden sheds and construct a single storey brick built outbuilding with a hipped slate roof in the rear garden</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision Date</td>
<td>Application Number</td>
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<td>24/03/2016</td>
<td>2016/27466</td>
<td>9, HERTFORD CLOSE, WOOLSTON, WARRINGTON, WA1 4EZ</td>
<td>Lawful Development Certificate - Proposed rear extension and garage conversion</td>
<td>Approved</td>
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<tr>
<td>24/03/2016</td>
<td>2016/27619</td>
<td>66, POULTON CRESCENT, WOOLSTON, WARRINGTON, WA1 4QP</td>
<td>Householder Prior Approval - Proposed single storey rear extension to be 6 metres from the rear existing wall; maximum 3.66 metres and 2.44 metres height to the eaves of the proposed extension.</td>
<td>Refused</td>
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<tr>
<td>24/03/2016</td>
<td>2016/27349</td>
<td>119, POULTON CRESCENT, WOOLSTON, WARRINGTON, WA1 4QP</td>
<td>Householder - Proposed rear conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>31/03/2016</td>
<td>2016/27252</td>
<td>FLEET PARTS, NEW CUT LANE, WOOLSTON, WARRINGTON, WA1 4AG</td>
<td>Full Planning - Proposed Demolition of part of the existing industrial unit with proposed side extension to the existing industrial unit.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/04/2016</td>
<td>2016/27289</td>
<td>BROW FARM COTTAGE, MARSH BROOK CLOSE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6LR</td>
<td>Householder - Proposed garage conversion</td>
<td>Approved with Conditions</td>
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<tr>
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<td>2016/27286</td>
<td>13, CARLINGFORD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SA</td>
<td>Householder - Proposed replacement single storey flat roof rear extension and new side and rear dormer to provide improved headroom to existing converted attic and to mirror adjoining neighbouring semi-detached house.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/03/2016</td>
<td>2016/27479</td>
<td>6, FARRELL ROAD, STOCKTON HEATH, WARRINGTON, WA4 6LR</td>
<td>Householder - Proposed loft conversion to form bedroom with remodelling of first floor to extend existing bedroom and form a dressing area</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/04/2016</td>
<td>2015/26978</td>
<td>THE GLEN, KNUTSFORD OLD ROAD, STOCKTON HEATH, WARRINGTON, WA4 2LD</td>
<td>Full Planning - Proposed change of use from C2 to A2 for use as an accountancy practice and laying of area for car parking.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/04/2016</td>
<td>2016/27645</td>
<td>84, ACKERS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2EA</td>
<td>Non Material Amendment - Proposal for 2 x obscured glazed windows to first floor elevation and change roof materials to single storey rear outrigger on previously approved application 2015/27046</td>
<td>Approved</td>
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<tr>
<td>05/04/2016</td>
<td>2016/27409</td>
<td>4, CARLINGFORD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SA</td>
<td>Householder - Proposed single storey extensions to side and rear, first floor extension to front and and alteration to vehicle access.</td>
<td>Refused</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27511</td>
<td>10, ALEXANDRA ROAD, STOCKTON HEATH, WARRINGTON, WA4 2UT</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27444</td>
<td>4, Burnside Avenue, Stockton Heath, Warrington, WA4 2AW</td>
<td>Householder - Proposed single storey rear and side extensions</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27558</td>
<td>7, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AH</td>
<td>Householder - Proposal to replace existing automated wrought iron gates with automated solid wooden gates including an increase in height of gate pillars by 29cm?</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2016</td>
<td>2016/27562</td>
<td>20, CALDERFIELD CLOSE, STOCKTON HEATH, WARRINGTON, WA4 6PJ</td>
<td>Householder - Proposed bedroom over existing garage to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<td>13/04/2016</td>
<td>2016/27544</td>
<td>31, ACKERS LANE, STOCKTON HEATH, WARRINGTON, WA4 2BZ</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/04/2016</td>
<td>2016/27520</td>
<td>29, ACKERS LANE, STOCKTON HEATH, WARRINGTON, WA4 2BZ</td>
<td>Householder - Proposed single storey lean too rear/side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/04/2016</td>
<td>2016/27763</td>
<td>13, ACKERS LANE, STOCKTON HEATH, WARRINGTON, WA4 2BZ</td>
<td>Lawful Development Certificate - Proposed single storey side and rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>14/04/2016</td>
<td>2016/27359</td>
<td>86A, ACKERS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2EA</td>
<td>TPO Conservation Area - Proposed removal of a younger evergreen tree which is currently growing through the branches of a mature tree.</td>
<td>Approved</td>
</tr>
<tr>
<td>15/04/2016</td>
<td>2016/27438</td>
<td>1, EAST AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2BA</td>
<td>Householder - Proposed 2 Storey side and rear domestic extension to existing house. Triple garage with workshop and annex accommodation to first floor.</td>
<td>Refused</td>
</tr>
<tr>
<td>15/04/2016</td>
<td>2016/27729</td>
<td>11, HILLFOOT CRESCENT, STOCKTON HEATH, WARRINGTON, WA4 6SB</td>
<td>Section 192 Certificate - Proposed detached garage</td>
<td>Approved</td>
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## Westbrook

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<tr>
<td>29/03/2016</td>
<td>2016/27667</td>
<td>23, HERALDS GREEN, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7WT</td>
<td>Section 192 Certificate - Proposed demolition of existing conservator and erection of single-storey rear extension.</td>
<td>Approved</td>
</tr>
<tr>
<td>06/04/2016</td>
<td>2016/27279</td>
<td>Zone 7, Omega South, Warrington, WA5</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 5(a) (A minimum of 30% of the total internal floor-space approved by this permission shall be used for B2 General Industrial Use unless the relevant land has been advertised at a fair market rate for a period of not less than 6 months and an occupier operating a business within the B2 Use Class cannot be secured following planning Approval 2014/23290 (as amended by Planning Approval 2014/24503).</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>14/04/2016</td>
<td>2016/27662</td>
<td>Plot 7C, Zone 7, Omega South, Warrington, WA5</td>
<td>Discharge of Condition - Proposed Discharge of condition 3 (Schedule of colours to be used on the exterior of all walls and roofs) on previously approved application 2015/26884</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>Date</td>
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<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>04/04/16</td>
<td>2016/27538</td>
<td>Part of Phase 15, Chapelford, Great Sankey, Warrington, WA5 3SR</td>
<td>Non Material Amendment - Application for a non-material amendment to change the brick type to Plots 21, 22, 23 and 34, following Planning Approval 2012/19855.</td>
<td>Approved</td>
</tr>
<tr>
<td>05/04/16</td>
<td>2016/27385</td>
<td>5, BUXTON CLOSE, GREAT SANKEY, WARRINGTON, WA5 3QE</td>
<td>Householder-Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/04/16</td>
<td>2016/27279</td>
<td>Zone 7, Omega South, Warrington, WA5</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 5(a) (A minimum of 30% of the total internal floor-space approved by this permission shall be used for B2 General Industrial Use unless the relevant land has been advertised at a fair market rate for a period of not less than 6 months and an occupier operating a business within the B2 Use Class cannot be secured following planning Approval 2014/23290 (as amended by Planning Approval 2014/24503).</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>11/04/16</td>
<td>2016/27518</td>
<td>22 , Bishopdale Close, Great Sankey, Warrington, WA5 3DF</td>
<td>Householder - Proposed Single storey extension to side and rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/16</td>
<td>2016/27784</td>
<td>48, MOSSDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3RY</td>
<td>42 Day Householder Prior approval - Proposed single storey extension to rear of property to extend by 3.7 metres from the rear wall, maximum height of 3.17 metres and the height of the extension to the eaves is to be 2.3 metres.</td>
<td>Refused</td>
</tr>
<tr>
<td>14/04/16</td>
<td>2016/27662</td>
<td>Plot 7C, Zone 7, Omega South, Warrington, WA5</td>
<td>Discharge of Condition - Proposed Discharge of condition 3 (Schedule of colours to be used on the exterior of all walls and roofs) on previously approved application 2015/26884</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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### Whittle Hall

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<tr>
<td>14/04/2016</td>
<td>2016/27627</td>
<td>GREAT SANKEY LEISURE CENTRE, BARROW HALL LANE, GREAT SANKEY, WARRINGTON, WA5 3AA</td>
<td>Non Material Amendment - Proposed amendments to change conditions 4 (Local Employment Scheme), 12 (Site access, emergency &amp; off site highway improvements) &amp; 13 (retaining structures/site access and off site highway) from Pre Commencement to Pre-Origin on approved application 2015/25913</td>
<td>Approved</td>
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<tr>
<td>15/04/2016</td>
<td>2016/27796</td>
<td>23, BISHOPDALE CLOSE, WARRINGTON, WA5 3DF</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension within the parameters of permitted development.</td>
<td>Approved</td>
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</table>
Item 1. 2015/27123 – LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY, AND BANK STREET, WARRINGTON.

Full Planning (Major) - Proposed demolition of all existing on-site buildings and structures: proposed construction of a leisure and restaurant block building, comprising of a cinema (D2): ground floor units and mezzanine space for use for retail (Class A1), financial and profession services (Class A2) and restaurants/cafes (Class A3): together with Landscaping and public realm improvements: outdoor seating areas: public car parking: new vehicular access roads and servicing areas; and other associated works.

Modification to Condition 11 - Environmental Protection Comments.

I am satisfied with the modifications being accurate and fair and should not adversely impact on the overall impact on residential amenity – these are instead a minor correction to clarify precisely the acoustic terminology that the conditions refer to.

Condition 11 Noise from Building Services Plant.
The cumulative rated noise level from all Building Services Plant shall not exceed 48dB L_{AR}, 1hr, as measured 1m from the façade (ignoring façade effect) of the nearest noise sensitive building between 07.00hrs and 23.00hrs on any day and shall not exceed 39dB L_{AR}, 15mins at the same reference position at any other time.

Reason: - To safeguard the local environment from noise and to accord with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

Item 2 2015/27159 Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington

Reserved Matters (Major) - Proposed approval for Landscaping and public realm works associated with the redevelopment proposals for the Bridge Street Quarter area, including the creation of a new public square together with new hardworks, soft works, lighting, planting ad street furniture following previously approved application 2014/24473

Modifications to conditions 5, 6 and 7 to read;

Condition 5 Motorcycle Strategy
On or before completion of the public realm works approved by the reserved matters consent, a suitable mechanism (including timescales for implementation) shall be entered into, to deliver the agreed measures in relation to motorcycle parking in the town centre. Such details shall be approved by the Local Planning Authority. The development shall thereafter accord with approved details.
Reason: In order to reduce the number of car journeys to the site and to comply with the NPPF and Policies QE6 and MP7 of the Warrington Core Strategy.

**Condition 6 Motorcycle Parking**

Prior to the commencement of development details of the phasing / timescales for the implementation of the motorcycle parking and lockable points to serve the development shall be provided in accordance with the approved details on drawing M4864-001 PH2,3&4 Rev P04. The approved scheme shall be implemented in accordance with the agreed phasing / timescale details and shall be retained as such thereafter.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP7 of the Warrington Core Strategy.

**Condition 7 Cycle Parking**

Prior to the commencement of development details of the phasing / timescales for the implementation of the cycle parking to serve the development shall be provided in accordance with the approved details on drawing M4864-001 PH2,3&4 Rev P05. The approved scheme shall be implemented in accordance with the agreed phasing / timescale details and shall be retained as such thereafter.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.

**Item 3. 2015/27175 - Land within Warrington Town Centre located to the north of Academy Way, to the east of Bridge Street and to the south of Dolmans Lane, Within the Bridge Street Quarter Development.**

Full Planning (Major) – Proposed Bridge Street Quarter market building; Demolition of the Grade 2 listed Building (45 Bridge Street & 39-43 Bridge Street) with the structural retention of the Bridge Street front Facade and its incorporation into the construction of a permanent market building as part of the Bridge Street Quarter development for use for retail (Class A1); together with the reinstatement of original features to the front facade, including lost chimney stacks and dormer windows at roof level and the reinstatement of the lion statues and blocked second floor windows; associated landscaping and public realm improvements; a servicing area; and other associated works

Modification to Condition 13 - Environmental Protection Comments.

I am satisfied with the modifications being accurate and fair and should not adversely impact on the overall impact on residential amenity – these are instead a minor correction to clarify precisely the acoustic terminology that the conditions refer to.
Noise from Building Services Plant.
The cumulative rated noise level from all Building Services Plant shall not exceed 42dB Laeq, 1hr, as measured 1m from the façade (ignoring façade effect) of the nearest noise sensitive building between 07.00hrs and 23.00hrs on any day and shall not exceed 32dB Laeq, 15mins at the same reference position at any other time.

Reason: - To safeguard the local environment from noise and to accord with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

Modification to Condition 23 to read;

Prior to the occupation of the development the motorcycle parking and lockable points to serve the development shall be provided in accordance with the approved details on drawing M4864-001 PH2,3&4 Rev P04 and shall be retained as such thereafter.

Reason: In order to reduce the number of car journeys to the site and to comply with the NPPF and Policy MP7 of the Warrington Core Strategy.

Item 4. 2015/27183- Land within Warrington Town Centre located to the north of Academy Way, to the east of Bridge Street and to the south of Dolmans Lane, Within the Bridge Street Quarter.

Full Planning (Major) – Proposed Bridge Street Quarter market building; Demolition of the Grade 2 listed Building (45 Bridge Street & 39-43 Bridge Street) with the structural retention of the Bridge Street front Facade and its incorporation into the construction of a permanent market building as part of the Bridge Street Quarter development for use for retail (Class A1); together with the reinstatement of original features to the front facade, including lost chimney stacks and dormer windows at roof level and the reinstatement of the lion statues and blocked Development.

Modification to Conditions 17 and 18 - Environmental Protection Comments.

I am satisfied with the modifications being accurate and fair and should not adversely impact on the overall impact on residential amenity – these are instead a minor technical correction to clarify precisely the acoustic terminology that the conditions refer to.

Condition 17 Noise from External Building Services Plant.
The cumulative rated noise level from all external Building Services Plant shall not exceed 42dB Laeq, 1hr, as measured 1m from the façade (ignoring façade effect) of the nearest noise sensitive building between 07.00hrs and 23.00hrs on any day and shall not exceed 32dB Laeq, 15mins at the same reference position at any other time.
Reason: To prevent an increase in background noise levels and protect the amenity of any residents and to accord with policy QE6 of the Warrington Core Strategy.

**Condition 18 Noise from Standby Generator Plant.**
The overall noise level from the standby generator plant shall not exceed 52dB Laeq, 1hr, as measured 1m from the façade (ignoring façade effect) of the nearest noise sensitive building during monthly testing. Testing shall only be permitted between 08.00hrs and 18.00hrs on any day.

Reason: To prevent an increase in background noise levels and protect the amenity of any residents and to accord with policy QE6 of the Warrington Core Strategy.

Modification to Condition 13 - to read:
Prior to the first use of the development the motorcycle parking and lockable points to serve the development shall be provided in accordance with the approved details on drawing M4864-001 PH2,3&4 Rev P04 and shall be retained as such thereafter.

**Reason:** So that the development provides for the needs of motorcyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.