

**FACTUAL STATEMENT
OF
DAVID ROLINSON**

PLANNING MATTERS

Langtree Property Partners LLP

**Called-In planning application for the Land to the west of Junction
20 of the M6 Motorway and Junction 9 of the M56 Motorway and
south of Grappenhall Lane and Cliff Lane, Grappenhall,
Warrington**

**LOCAL PLANNING AUTHORITY APPLICATION REFERENCE:
2019/34799**

**SECRETARY OF STATE'S REFERENCE:
PCU/CONS/H4315/3244681**

**PLANNING INSPECTORATE'S REFERENCE:
APP/M0655/V/22/3311877**

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 77
TOWN AND COUNTRY PLANNING (DEVELOPMENT
MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURE)
(ENGLAND) RULES 2000**

Report Author	Laura Young/ Hannah Richardson
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Project No.	4055
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Revision	C

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Appendices (bound separately):

Appendix 1 – Approved Plans Package

Appendix 2 – Approved Means of Access Plans

I. Introduction

- I.1. The Application (planning reference: 2019/34799) was submitted to Warrington Borough Council and validated on 15 May 2019. Langtree Property Partners LLP and Panattoni are the Applicant of this Planning Application, at Land to the west of Junction 20 of the M6 Motorway and Junction 9 of the M56 Motorway, and to the south of Grappenhall Lane and Cliff Lane, Grappenhall, Warrington. The Site is more commonly known as Six56.
- I.2. This Statement is intended to provide factual and descriptive information only and does not provide any professional opinions, which are to be found in the main proof of evidence.
- I.3. The Factual Statement is structured as follows:
 - Section 2 relates to the Sites Context.
 - Section 3 relates to the Description of Development.

2. Site Context

- 2.1. The Application Site relates to an area of land measuring 98.09 hectares (242.4 acres) in extent and is irregular in shape. The Site covers two administrative boundaries: 92.16 hectares is located within Warrington and 5.93 hectares within Cheshire East.



Figure I – Regional Context Plan

- 2.2. It is bound by the B5356 Grappenhall Lane and the A50 Cliff Lane to the north and the M56 Junction 9 Motorway slip road to the east. Appleton Thorn Trading Estate, Barleycastle Trading Estate and Stretton Green Distribution Park are located to the west and Bradley Brook runs east-west to the southern

boundary. The Site is predominantly made up of arable and pastoral land with a series of hedges and trees to field boundaries.

- 2.3. Bradley Hall Farm consists of a farm house and a series of farm buildings, as well as a further residential property referred to as Bradley Hall Bungalow. There are several other neighbouring residential properties that are adjacent to, but outside the Application Site, including the Bradley Hall Cottages, which are all retained. The farm buildings adjacent to the Bradley Hall Farmhouse will be demolished as part of the proposals (as shown on the Demolition Parameter Plan (Ref: 16-184-PI18 Rev F). See Appendix I of this Factual Statement.
- 2.4. Bradley Hall moated site is a Scheduled Monument (SM) located within the Site boundary in the eastern part of the Site, adjacent to the farm buildings. It comprises of the buried and earthwork remains of a medieval moated site for a medieval manor house, which is to be retained. The moated island is partly occupied by the farm house associated with Bradley Hall Farm, which is excluded from the Scheduling, the building will be retained within the Proposed Development.
- 2.5. Beyond the northern boundary of the Site, (located within the triangle of land outside of the Application Site to the south of Cliff Lane) is a residential property and associated outbuildings which is accessed from the A50 Cliff Lane via the same access as Bradley Hall Farm. There is a Grade II* and a Grade II Listed Building located beyond the south of the Site and to the north of Barleycastle Lane (Tanyard Farm Building and Barleycastle Farm House). There are other listed buildings within the wider area.
- 2.6. There are some wooded areas and wooded outcrops within the Site, including Bradley Gorse and Wrights Covert within the south east of the Site. A series

of field boundaries consisting of hedgerows and trees and a number of ponds (10 in total) and ditches are located across the Site.

- 2.7. The character of the area is generally rural, with farms and agricultural land beyond the boundaries of the Site, predominantly to the north and south. However, this is interrupted by the Strategic Highway Network and further logistical/ industrial uses, most notably those beyond the Site boundary to the south, west, south west and east.

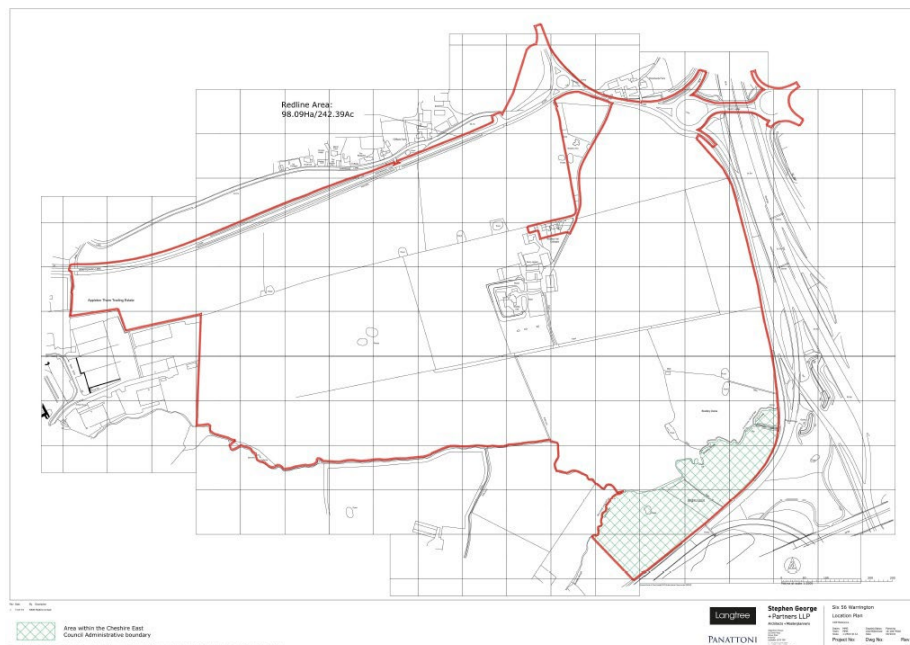


Figure 2 – Application Site Boundary

- 2.8. Vehicular access to the Site is currently via Bradley Hall Farm from the A50 Cliff Lane, which has direct access to Junction 20 of the M6 Motorway, as well as Junction 9 of the M56 Motorway. There are also four access points available from the Site's 1.5km long frontage onto the B5356 Grappenhall Lane.

- 2.9. The Site's topography is generally level although it has two distinct areas of topography that are separated by a ridgeline running east to west. The northern plateau is a relatively flat area and the southern plateau becomes more undulating, with occasional ponds and depressions.
- 2.10. The various planning designations and considerations are summarised in the following table:

Planning Designations / Considerations	Site Address / Proximity to the Site
Conservation Area	The Site is not in or adjacent to a Conservation Area.
Listed Buildings	Grade II Listed Barleycastle Farmhouse and Grade II* Tanyard Farm building are located approximately 650m to the south of the Site.
Locally Listed Buildings	Bradley Hall and Barn are locally listed buildings located at the centre of the Site.
Scheduled Monuments (SMs)	Bradley Hall Moated Site is a Scheduled Monument located at the centre of the Site (listed entry number 1011924).
Tree Preservation Orders	There are no Tree Preservation Orders on the Site.
AONB or Landscape Designations	None
SSIs/ SSSIs	None

Planning Designations / Considerations	Site Address / Proximity to the Site
Ecological Designations	There are no statutory ecological designations on or neighbouring the Site. Rixton Clay Pits Special Area of Conservation (SAC) is the nearest, located 5.5kn northwest of the Site.
Flood Risk Zone	The Site is located within Flood Zone I (Low Risk of Flooding).
Air Quality Management Area (AQMA)	AQMA No.1 is partly located within the Site, with a 50m continuous strip running along both sides of the M6, M62 and M65 Motorway corridors.
Rights of Way (including PROW, bridleways, etc.)	PROW Appleton 3L, Appleton 28 and Appleton 3 run through the Site from north, west and south respectively, meeting at the north-east corner of Bradley Hall Farm towards the centre of the Site.

3. Development Description

The Application Proposals

3.1. The Proposed Development is as follows:

Outline application (all matters reserved except for access) comprising the construction of up to 287,909m² (gross internal) of employment floorspace (Use Class B8 and ancillary BI(a) offices), demolition of existing agricultural outbuildings and associated servicing and infrastructure including car parking and vehicle and pedestrian circulation, alteration of existing access road into site including works to the M6 J20 dumbbell roundabouts and realignment of the existing A50 junction, noise mitigation, earthworks to create development platforms and bunds, landscaping including buffers, creation of drainage features, electrical substation, pumping station, and ecological works.

3.2. All matters, except for the Means of Access, are reserved for consideration at a later date.

3.3. The fixed parameters for the Application are grouped into a series of themes and are identified across the suite of accompanying Parameter Plans. These themes are as follows:

- Development Cells – Developable areas across the Site areas.
- Disposition – Land use and disposition of uses across the Site, number of units and floor space.
- Building Heights – zonal areas identifying maximum building heights across the Site.

- Green Infrastructure – strategic landscaping, open green corridor, ecological mitigation, buffers and bunds and retained vegetation.
- Access and Circulation – points of access into the Site, improvements to A50 junction and M6 J20 dumbbell roundabouts including existing, proposed and diverted footpaths and cycleways and areas safeguarded for potential highway improvements.
- Drainage – including detailed proposed drainage strategy.
- Noise – including areas identified for noise mitigation.
- Heritage – buffers to Heritage Assets.
- Demolition – buildings proposed for demolition.

Parameters

- 3.4. Whilst the Masterplan submitted in support of this planning application is illustrative, there are a number of parameters that will be fixed. Future detailed Reserved Matters submissions will be made in accordance with these parameters.
- 3.5. The Parameters within each fixed theme are considered below.

Development Cells

- 3.6. The Proposed Development is to provide a maximum developable area of 62.9 hectares which will be provided across 4 developable cells located west to east across the site:
- Zone A – 2.33 hectares (5.76 acres)

- Zone B – 32.84 hectares (81.14 acres)
- Zone C – 5.06 hectares (12.51 acres)
- Zone D – 22.67 hectares (56.02 acres)

Disposition

- 3.7. The Proposed Development will provide up to 287,909m² (3,099,025ft²) of floorspace across the Site. This will be accommodated within 7-13 buildings across the Site covering B8 uses with ancillary B1(a)/ E(g)(ii) office space, with retention of the existing Bradley Hall farmhouse and cessation of its use for residential purposes. Only new buildings are proposed within these development cells.
- 3.8. The disposition of the uses within the Site is shown on the Disposition Parameters Plan (Ref: 16-184-PI16 Rev I), contained at Appendix I. The largest cell (Zone B) is shown as delivering three large buildings on the illustrative masterplan (Ref: 16-184-F013-001). However, the disposition parameters plan identifies that Zone B could deliver between 1 and 6 units, subject to minimum unit size. Zones A is shown as delivering 1 building, whilst C and D are shown as respectively delivering 1 and 2 buildings, on the illustrative masterplan. However, disposition parameters plan identifies that Zone A could deliver between 1 and 3 units, Zone C only 1 unit, and Zone D could provide between 1 and 3 units. The actual number of units delivered on the Site will depend on market demand.
- 3.9. Finished Floors Levels (FFL) fluctuate across the Site to reflect the cut and fill exercise that will create the development platforms, illustrated on the finished floor levels contour plan with a suggested FFL in Zone C (60.25 AOD) and D (D2: 55.50 AOD and D1: 56.50 AOD) to the east of the site, compared to

Zone A (65.50 AOD) and B (B1: 63.50-65.50 AOD, B2: 61.50 AOD) to the centre and east of the Site.

Building Heights

- 3.10. The Building Heights Parameters plan (ref: I6-I84 P115 Rev H) was updated to reflect the concerns regarding the scale of some of the proposed buildings. Across the Site, the built form will now range from 12.5m to 26.5m to haunch and 16m to 30m to ridge.
- 3.11. The upper range of building heights will be located to the east and south of the Site and lower range to the north and west of the Site.
- Zone A will have a maximum of 16m (to ridge) above FFL.
 - Zone C and the northern part of Zone B there will be a maximum of 18.5m (to ridge) above FFL.
 - The southern part of Zone B there will be buildings ranging from a maximum of 30m (reduced from 43.5m) to 22m (to ridge) (reduced from 24.5m) above FFL.
 - Zone D a maximum of 22m (to ridge) (reduced from 24.5m) above FFL.
- 3.12. These are maximum unit heights. The final unit heights will ultimately be determined by the end user requirements, which is driven by commercial demand.

Green Infrastructure/ Biodiversity

- 3.13. Strategic landscaping will be provided around the boundaries of the Site illustrated on the Green Infrastructure Parameter Plan. This will involve the

retention and enhancement of the existing woodland blocks, trees and vegetation on the outer Site boundaries, in addition to new woodland belts on earth mounding along the Site boundaries and internal roads.

- 3.14. Bradley Gorse and Wright Covert to the southeastern extent of the Site are to be retained, as are the trees within and around the Bradley Hall moated site to the centre of the Application Site. A green corridor will be provided from north to south to retain an open corridor around the Bradley Hall moated site and through the Site. Any proposed estates roads through this Green Corridor will be constructed to minimise any impact of views through this corridor and impacts on the setting of the SAM.
- 3.15. A 15m standoff from built development will be retained to Bradley Brook, which runs east to west along the southern boundary of the Site. No new buildings are proposed within these areas of green infrastructure identified on the Parameters Plan. Bradley Hall Farm House and curtilage buildings located within the SAM will all be retained.
- 3.16. The Applicant will agree through the grant of any outline planning permission to cease use of these buildings for residential purposes on the commencement of any proposed development on the Site, to remove any impact on residential amenity. Further change of use applications will be required to determine future uses of these buildings and ensure uses are complementary to the setting of these locally listed buildings and the setting of the SAM.
- 3.17. The Site has been extensively surveyed in terms of biodiversity. An area of ecological mitigation is to be provided to the south of Bradley Brook, around Wrights Covert. These landscape features will create new wildlife corridors and enhance biodiversity across the whole Site. The extent and form of the

landscaping and habitats will be guided by the Green Infrastructure Parameters Plan (Ref: 16-184-PI11 Rev I).

- 3.18. An area of ecological mitigation is to be provided to the south of Bradley Brook, around Wrights Covert. The ecological mitigation area can accommodate a total of seven replacement ponds, based on the principle of 2:1 replacement of GCN breeding ponds, and 1:1 replacement of other ponds to enhance aquatic breeding habitat for Great Crested Newts (GCN).
- 3.19. To raise the provision of new wetland habitat towards a 2:1 replacement of all ponds, a number of the proposed attenuation basins in locations identified on the Drainage Parameters Plan (ref: 16-184 PI17 Rev H) can be designed so that they will permanently hold water. Where possible, ponds selected for this treatment will be those closely linked to the proposed Green Infrastructure and Bradley Brook watercourse corridor and will be landscaped to maximise benefits for wildlife. Other attenuation features included across the scheme, which are likely to be dry most of the time, will be appropriately landscaped to provide a contribution towards additional terrestrial habitat for GCN and other wildlife using the Site.
- 3.20. Habitat within the ecological mitigation area will include rough grassland for foraging with hedgerows and scattered scrub for cover and hibernation. It is likely that the existing grassland habitat can be enhanced through an appropriate management regime of periodic cutting, rather than habitat creation. New hedgerow and scattered scrub (throughout the site) will include native species such and those which provide flowers or fruit resources through the year to also provide benefit for other wildlife.

Access and Circulation

- 3.21. See the below heading 'Means of Access' for further information relating to the Access and Circulation Parameters.

Drainage

- 3.22. Each plot will have its own surface water drainage strategy as well as attenuation of the associated and immediate public realm. A strategy is being developed for plot level and Site wide drainage.
- 3.23. Sustainable drainage systems will be used along with greenfield runoff rates for surface water drainage. The proposed storm water drainage strategy will see the Site with eventual discharge direct to Bradley Brook at a Greenfield Runoff Rate (GRR). Storm water will be restricted to GRR from each plot and conveyed to a central SuDS corridor where discharge from the road network will also discharge. Treatment levels will be provided both on plot and in the public realm.
- 3.24. Onsite attenuation will be provided both in the main infrastructure and within the plots to provide flood risk protection to the Site and to the surrounding neighbourhood to manage the limited storm water discharge. Proposed detention basins, ponds and surface water features are included within the scheme.
- 3.25. To raise the provision of new wetland habitat towards a 2:1 replacement of all ponds, a number of attenuation basins, are designed so that they will permanently hold water. This has been requested to satisfy comments raised by GMEU during the planning application consultation process.

- 3.26. Foul water will be pumped to meet United Utilities sewers from a new pumping station within the Site.

Noise

- 3.27. The Acoustics Parameter Plan (ref: 16-184 P114 Rev G) identifies areas closest to boundaries with residential properties and where external service plant or other noise generating equipment should not be placed, unless it can be demonstrated that appropriate mitigation can be put in place to avoid significant adverse effects on the noise receptors. It also details that delivery/loading bays should be orientated away from the Site boundaries and the neighbouring residential properties.
- 3.28. The Acoustics Parameter Plan ensures appropriate noise mitigation is in place to attenuate noise levels that will be experienced during the operational phase of the development at existing properties on Cartridge Lane and sensitive receptors within the Site comprising Bradley Hall Cottages and Bradley View. The realignment of the proposed roundabout access into the site shown on the Access and Circulation Parameters Plan (ref: 16-184 P113 Rev G), including the proposed location of bunds illustrated on the Acoustics Parameter Plan is proposed to reduce noise levels from road traffic and proposed service yards and docking bays. The removal and realignment of any proposed estate road on the site carrying operational traffic away from Bradley Hall Cottages is proposed to reduce noise levels adjacent to the Cottages. The reconfiguration of landscape bunds seeks to retain some sense of openness around the Cottages and green corridor.
- 3.29. Additional acoustic barrier screening has also been included at roadside and bund locations adjacent to Bradley Hall Cottages. The bunds will have maximum 1:3 gradient slopes, facing the cottages with 2.5-3m high acoustic

fencing on parts of the bunds separating Bradley Hall cottages and Zone C and D. The side of the bund facing the proposed industrial units will be almost vertical, formed from Gabion walls or similar. The gabion wall will be within 1m of the car park edge and will continue around the perimeter of the car park to accommodate the bund. These bunds will be created during the site enabling phase of construction works.

Heritage

- 3.30. A number of archaeological sites and spots within the proximity of the Site have been identified, in addition, Bradley Hall moated site is a Scheduled Monument (SM) located within the Site boundary, to the eastern part of the Site, adjacent to the farm buildings. It comprises the buried and earthwork remains of a medieval moated site for a medieval manor house, which is to be retained. The moated island is partly occupied by the farm house associated with Bradley Hall Farm, which is excluded from the Scheduling.
- 3.31. The Heritage Parameter Plan (ref: I6-I84-PI I4 Rev G) seeks to identify a 30m stand-off and buffer between any built development and the moat which is a heritage asset. The existing Bradley Hall Farm building, which is a locally listed building (non-designated heritage asset), will be retained.
- 3.32. Any estate road which transverses the green corridor should be built into the levels of the Site and not have street lighting to reduce impacts on the setting of the green corridor and SAM.
- 3.33. The Applicant will agree through the grant of any outline planning permission to cease use of the existing Bradley Hall Farm building, for residential purposes on the occupation of any proposed B2, B8 industrial units on the site, to remove any impact on residential amenity. Further change of use applications will be required to determine future uses of these buildings and ensure uses

are complementary to the setting of these locally listed buildings and the setting of the SAM.

Demolition

- 3.34. The Demolition Parameters Plan (ref: 16-184 P118 F) identifies the extent of the existing buildings on the Site proposed for demolition. These comprise of the complex of farm outbuildings associated with Bradley Hall Farm.

Means of Access

- 3.35. The Application is in outline with all matters reserved except for Means of Access. The Application seeks detailed consideration of the works to create the new access points via two roundabouts on Grappenhall Lane (B5356) as well as mitigation works to the A50/Cliff Lane roundabout and Junction 20 of the M6 Motorway. The Means of Access Plans are located at Appendix 2 of this Factual Statement. Minor changes were made to the realignment of the first access point as you approach from the Cliff Lane roundabout, which was moved c. 45.5m to the east as illustrated on the Access and Circulation Parameters Plan (ref: 16-184 P113 Rev G) to alleviate noise impacts on residential properties.
- 3.36. The package of works includes:
- Relocation of the A50 Cliff Lane roundabout to the west of its existing location to enhance the storage capacity of the link between the roundabout and the motorway;
 - Full signalisation of a new realigned A50 Cliff Lane roundabout with widening of all approach arms and reduction of the exit arm onto the A50 to one lane;

- Widening of the A50 link between the A50 Cliff Lane roundabout to provide two lanes for much of the links length;
- Partial signalisation of the two M6 J20 dumbbell roundabouts;
- Widening of the M6 Northbound off-slip;
- Widening of the circulatory carriageway on the two M6 J20 dumbbell roundabouts and rationalisation of the lane markings / directional arrows; implementation of a yellow box and installation of queue detectors; and
- Widening on the eastern approach to the dumbbell roundabout.

3.37. A footway and cycleway are proposed along the length of the Site's northern boundary and frontage with the B5356 Grappenhall Lane. This will be a 3.5m shared cycleway/footway measuring 1.2km in length along this road corridor. The Applicant has agreed to commit to providing a commuted sum towards continuing this shared cycleway/footway beyond the Application boundary extending the footway to the Grappenhall Lane/ Broad Lane roundabout to provide better pedestrian permeability and connections. This would necessitate an additional 175m of footpath on existing highway land to the south of Grappenhall Lane to continue the pedestrian/ cycle infrastructure to the Broad Lane roundabout.

3.38. It is understood that WBC would also like to see a new pedestrian/cycle crossing facility at the Broad Lane roundabout. This would further enhance connectivity with Broad Lane in the north and/or the southern section of Grappenhall Lane connecting it with Barleycastle Lane. The Applicant will commit towards providing a commuted sum towards these improvements. The delivery of circa 1.5km of new pedestrian and cycle infrastructure and

upgrades to the existing PROW network, would offer significant benefits over the existing situation. This infrastructure will enhance connectivity between the Site and existing/proposed residential areas to the west and connectivity to Broad Lane. The enhanced PROW connections through the Site and existing infrastructure at J20 provides a continuous link of connectivity to the M6 Junction 20 and beyond in the east and connectivity to the A50 Knutsford Road.

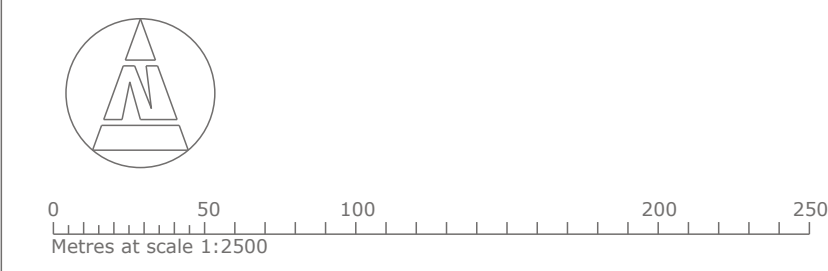
- 3.39. The Applicant has also agreed with WBC to safeguard a section of their land, which will be landscaped within the Application boundary extending from Grappenhall Lane to facilitate any future road widening and improvements required on Grappenhall Lane. This will ensure the protection of a 25m corridor along Grappenhall Lane can be achieved utilising the existing adopted highway and a small part of the Applicant's land.
- 3.40. Footpath 31 follows the line of the current farm access into the Site from the A50 Cliff Lane and continues past the Bradley Hall moated Site and to the south of the Site as Footpath 23. It is proposed to retain Footpath 31 in its general extent.
- 3.41. Footpath 28 runs east-west across the Site from Footpath 23 and 31, to the north of the Bradley Hall cottages, across the fields, before terminating at the field boundary to the western extent of the Site. Footpath 28 will be diverted as part of the Proposed Development. Its diverted route will run along the northern boundary of the Site, parallel with the B5356 Grappenhall Lane at the point of the proposed eastern access point. It will then re-enter the Site alongside an internal estate road and re-join Footpath 23.
- 3.42. Circulation within the Site is to be detailed at the Reserved Matters stage.

4. Appendices


4.1. List of appendices:


- Appendix 1 – Approved Parameters Plans
- Appendix 2 – Approved Means of Access Plans

Appendix I – Approved Parameters Plans



OVERALL SUMMARY:	
Redline Area: 98.09 Ha / 242.39 Ac	Proposed Use: 88 with ancillary B1(a)
Total Developable Area: 62.9 Ha / 155.43 Ac	Total Floorspace: 287,909m ² (3,099,025 ft ²) GIA

**Planning Boundary**

**Development Zone Boundary. Only new buildings will be located within the development zones.**


PANATTONI


Architects + Masterplanners

Six 56, Warrington
Development Cells Parameters Plan

Drawn: HR
Team: MHS
Scale: 1:2500 @ A1

Drawing Status: Planning
CAD Reference: 16-184-P110
Date: 03/20

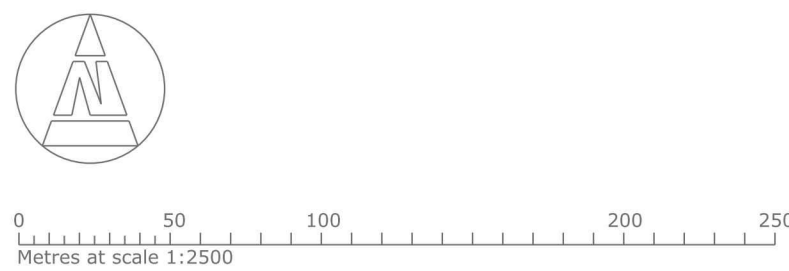
Project No: 16-184

Dwg No: P110

Rev: G

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Rev	Date	By	Description
H	02/03/2020	HR	Indicative Road Revised
I	05/03/2020	MMS	Annotation updated



 **Planning Boundary**

 **Strategic Landscaping. No new B8 buildings to be proposed in this area.**

 Existing Trees To be Retained

 Watercourse

 **South-North Open
Green Corridor**

 **Watercourse 15m
stand off zone**



Mitigation Area
(Details to be agreed)

Proposed Indicative Estate Road. (Any estate road traversing the green corridor east to west should be constructed & built into levels to minimise impact on view and setting of the SAM - Details to be agreed)



**Proposed Infrastructure
Trees.**
(Refer to Layer Landscape Strategy)

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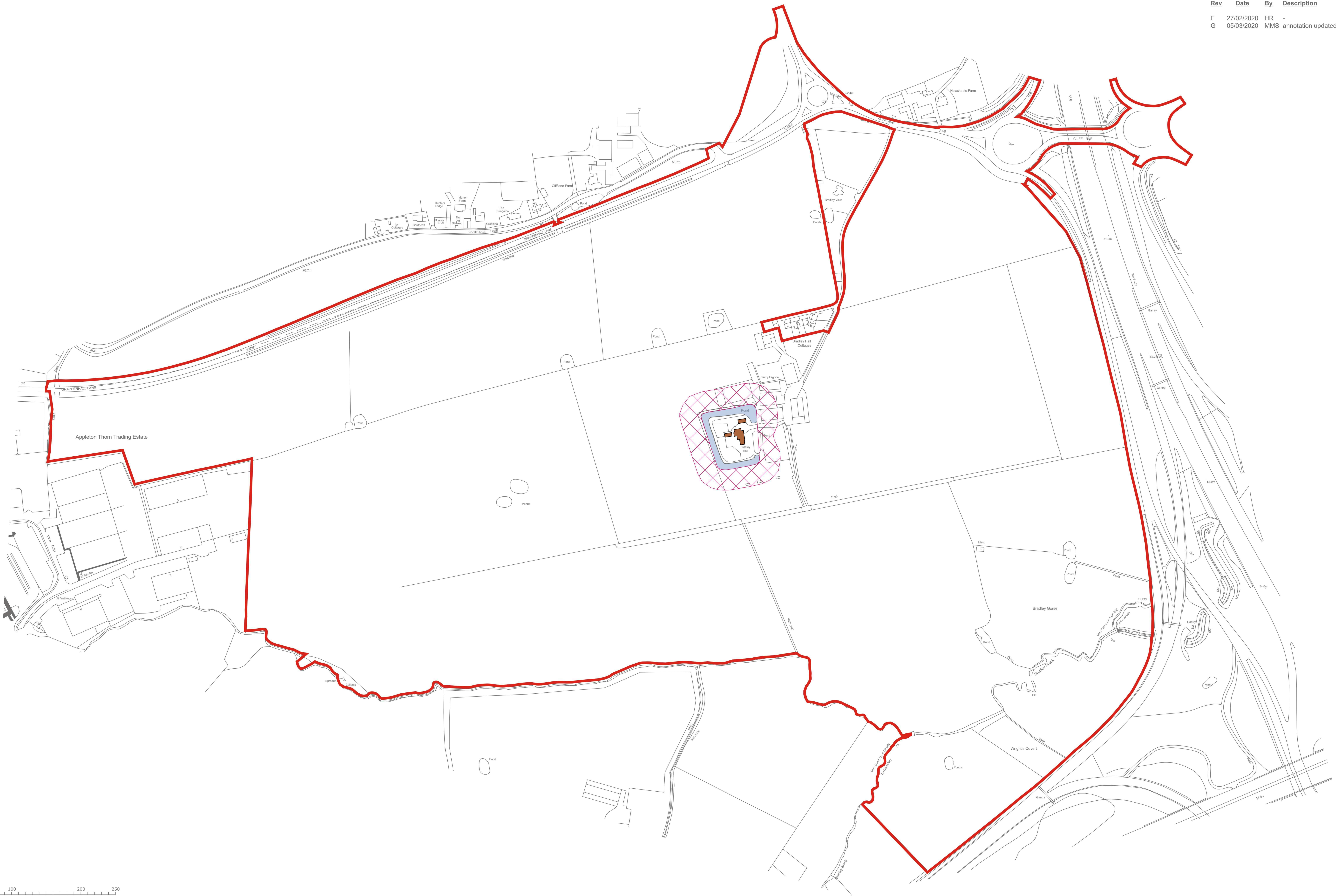
Green Infrastructure Parameters Plan

CDE Reference

Drawn:	HR	Drawing Status:	Planning
Team:	MMS	CAD Reference:	16-184-P111
Scale:	1:2500 @ A1	Date:	03/20

Project No:	Dwg No:	Rev:
16-184	P111	I

<u>Rev</u>	<u>Date</u>	<u>By</u>	<u>Description</u>
F	27/02/2020	HR	-
G	05/03/2020	MMS	annotation updated



Planning Boundary



SAM 30m Buffer Zone. No new buildings to be built or encroach into this zone.

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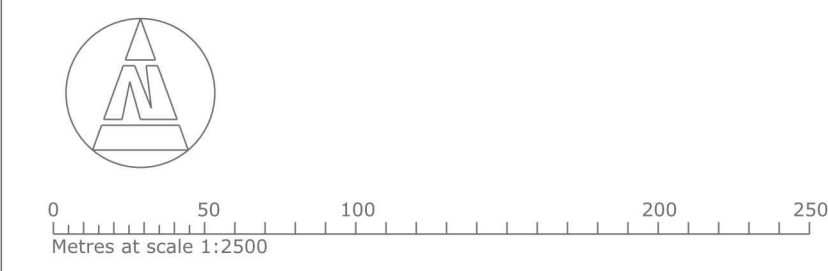
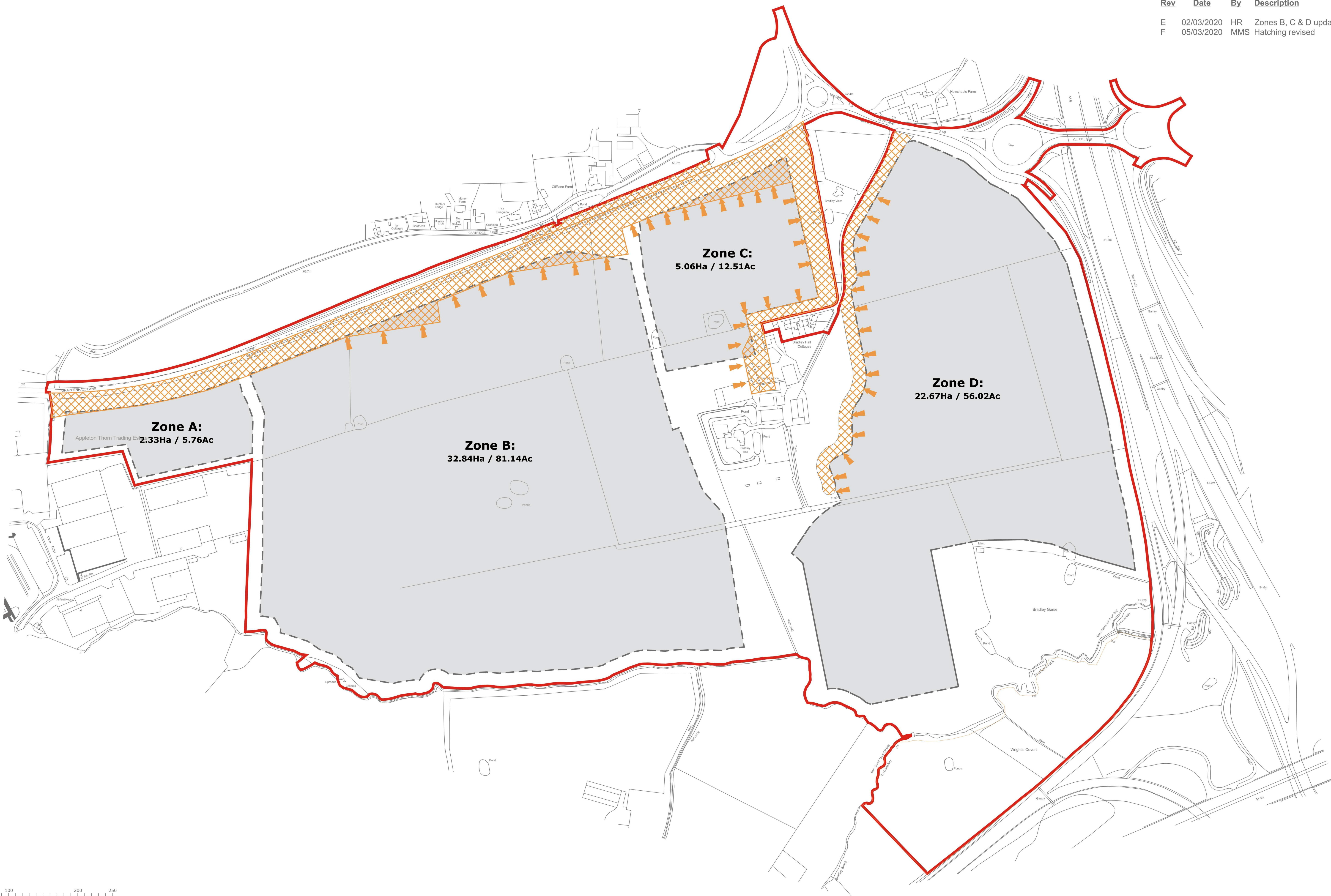
Scheduled Ancient Monument (SAM)



**Existing building to be retained
(subject to separate change of use application)**

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Rev	Date	By	Description
E	02/03/2020	HR	Zones B, C & D updated
F	05/03/2020	MMS	Hatching revised




OVERALL SUMMARY:

Redline Area:
98.09 Ha / 242.39 Ac
Total Developable Area:
62.9Ha / 155.43 Ac

Proposed Use:
B8 with ancillary B1(a)
Total Floorspace:
287,909m² (3,099,025 ft²) GIA



 Location of bunds and fencing and no external services, plant or equipment shall be located within the hatched area, unless it can be demonstrated that mitigation measures can be put in place to avoid significant adverse effects at noise sensitive receptors (refer to Cundall noise receptor plan for receptor locations)



No loading bays shall be orientated towards noise sensitive receptors along the development cell boundary (identified with orange arrows) unless it can be demonstrated that mitigation measures can be put in place to avoid significant adverse effects at noise sensitive receptors (refer to Cundall noise receptor plan for receptor locations)



Six 56, Warrington
Acoustic Considerations Parameters
CDE Reference
Drawn: HR
Team: MMS
Scale: 1:2500 @ A1
Project No: 16-184
Dwg No: P114
Rev: G
Drawing Status: Planning
CAD Reference: 16-184-P114
Date: 03/20

Rev	Date	By	Description
F	02/03/2020	HR	Indicative Road Revised & Zones B1 & C Revised
G	05/03/2020	MMS	Annotation revised;
H	22/10/2021	AZ	Height annotation amended as per email received from Spawforths on 21/10/2021;



Planning Boundary

Existing building to be retained and re-used for conversion (subject to separate change of use application)

Indicative Building Height: 12.5m Clear Internal 16m to ridge

Indicative Building Height: 15m Clear Internal 18.5m to ridge

Indicative Building Height: 18.5m Clear Internal 22m to ridge

Indicative Building Height: 26.5m Clear Internal 30m to ridge

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Six 56, Warrington
Heights Parameters Plan

CDE Reference

Drawn: HR

Team: MMS

Scale: 1:2500 @ A1

Project No:

16-184

Drawing Status: Planning

CAD Reference: 16-184-P115

Date: 03/20

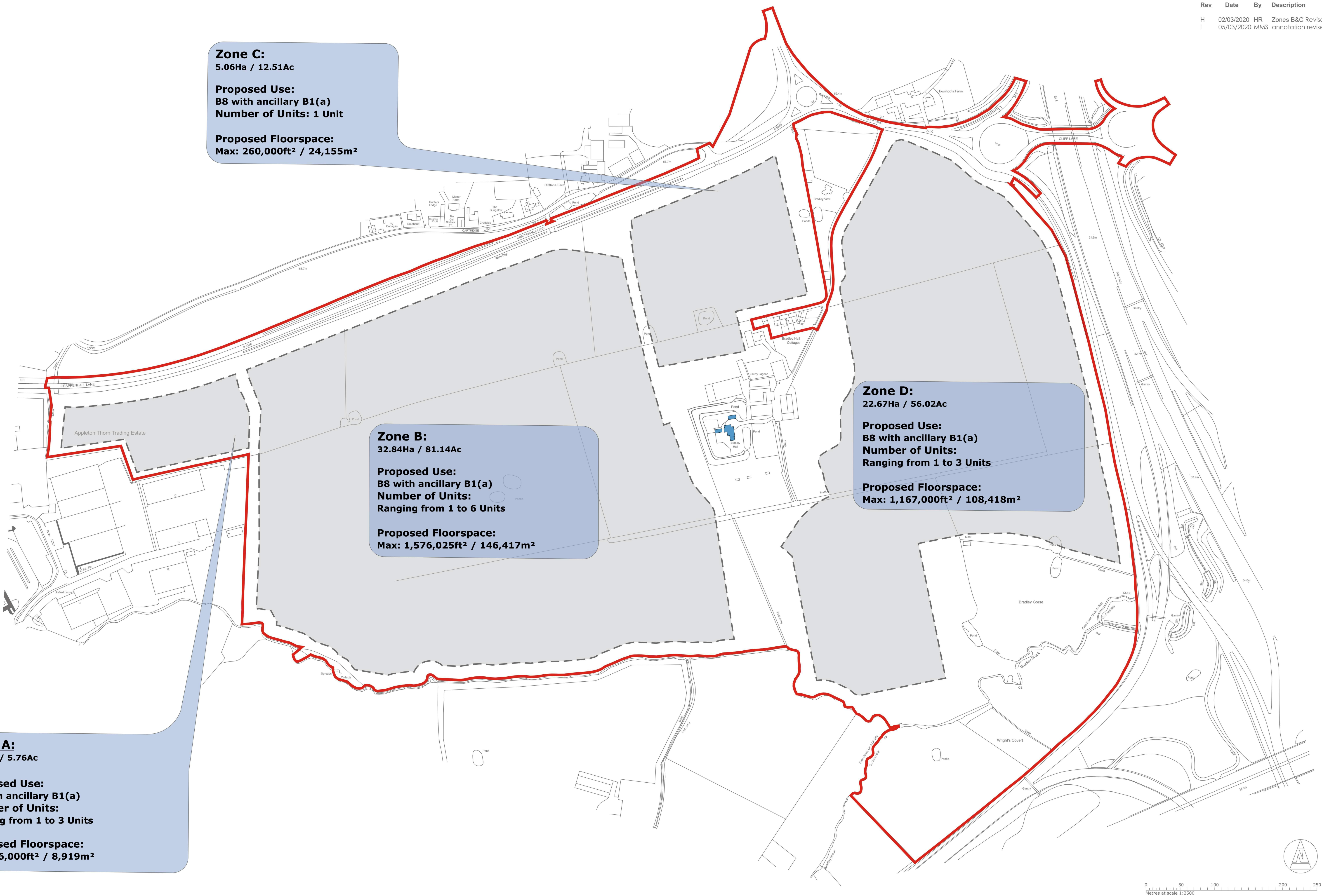
Dwg No:

P115

Rev:

H

Rev	Date	By	Description
H	02/03/2020	HR	Zones B&C Revised
I	05/03/2020	MMS	annotation revised



Zone A:
2.33Ha / 5.76Ac

Proposed Use:
B8 with ancillary B1(a)
Number of Units:
Ranging from 1 to 3 Units

Proposed Floorspace:
Max: 96,000ft² / 8,919m²

Zone B:
32.84Ha / 81.14Ac

Proposed Use:
B8 with ancillary B1(a)
Number of Units:
Ranging from 1 to 6 Units

Proposed Floorspace:
Max: 1,576,025ft² / 146,417m²

Zone C:
5.06Ha / 12.51Ac

Proposed Use:
B8 with ancillary B1(a)
Number of Units: 1 Unit

Proposed Floorspace:
Max: 260,000ft² / 24,155m²

Zone D:
22.67Ha / 56.02Ac

Proposed Use:
B8 with ancillary B1(a)
Number of Units:
Ranging from 1 to 3 Units

Proposed Floorspace:
Max: 1,167,000ft² / 108,418m²

OVERALL SUMMARY:

Redline Area:
98.09 Ha / 242.39 Ac

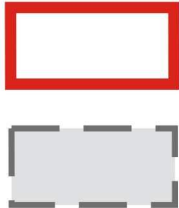
Total Developable Area:
62.9 Ha / 155.43 Ac

Proposed Use:
B8 with ancillary B1(a)

Total Floorspace:
287,909m² (3,099,025 ft²) GIA

Car Parking Provision:
Compliant with Council's parking standards for B8 use - 1/120m²

Existing Buildings within SAM:
352m² (3,783ft²) GIA



Planning Boundary

Development Zone Boundary. Only new buildings will be located within the development zones.

Existing building to be retained. Residential Use will cease prior to occupation of proposed industrial uses on the site. Conversion of these buildings to be subject of separate change of use application



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Six 56, Warrington
Disposition Parameters Plan

CDE Reference

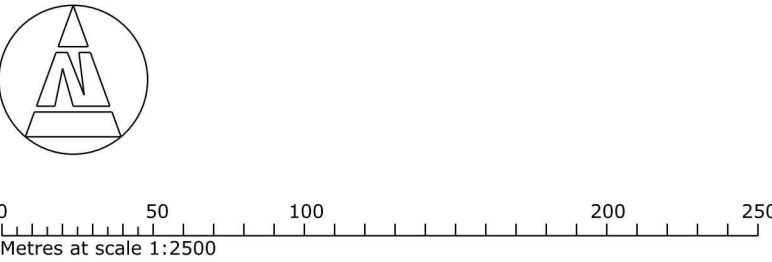
Drawn: HR
Team: MMS
Scale: 1:2500 @ A1

Project No: 16-184

Dwg No: P116

Rev: I

Rev	Date	By	Description
G	05/03/2020	MMS	trees removed from development plots annotation updated
H	18/03/2020	MMS	drainage configuration revised adjacent to SAM



Planning Boundary

Existing Trees To be Retained

South-North Open Green Corridor

Mitigation Area (Details to be agreed)

Proposed zones for detention basins and outfalls (permanent ponds to provide habitats for variety of wildlife - details to be agreed)

Strategic Landscaping

Watercourse

Watercourse 15m stand off zone

Proposed Infrastructure Trees. (Refer to Layer Landscape Strategy)

Proposed Indicative Estate Road. (Any estate road traversing the green corridor east to west should be constructed & built into the levels to minimise impact on views and setting of the SAM - Details to be agreed.)



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www.stephengorge.co.uk

Six 56, Warrington
Drainage Parameters Plan

CDE Reference

Drawn: HR
Team: MMS
Scale: 1:2500 @ A1

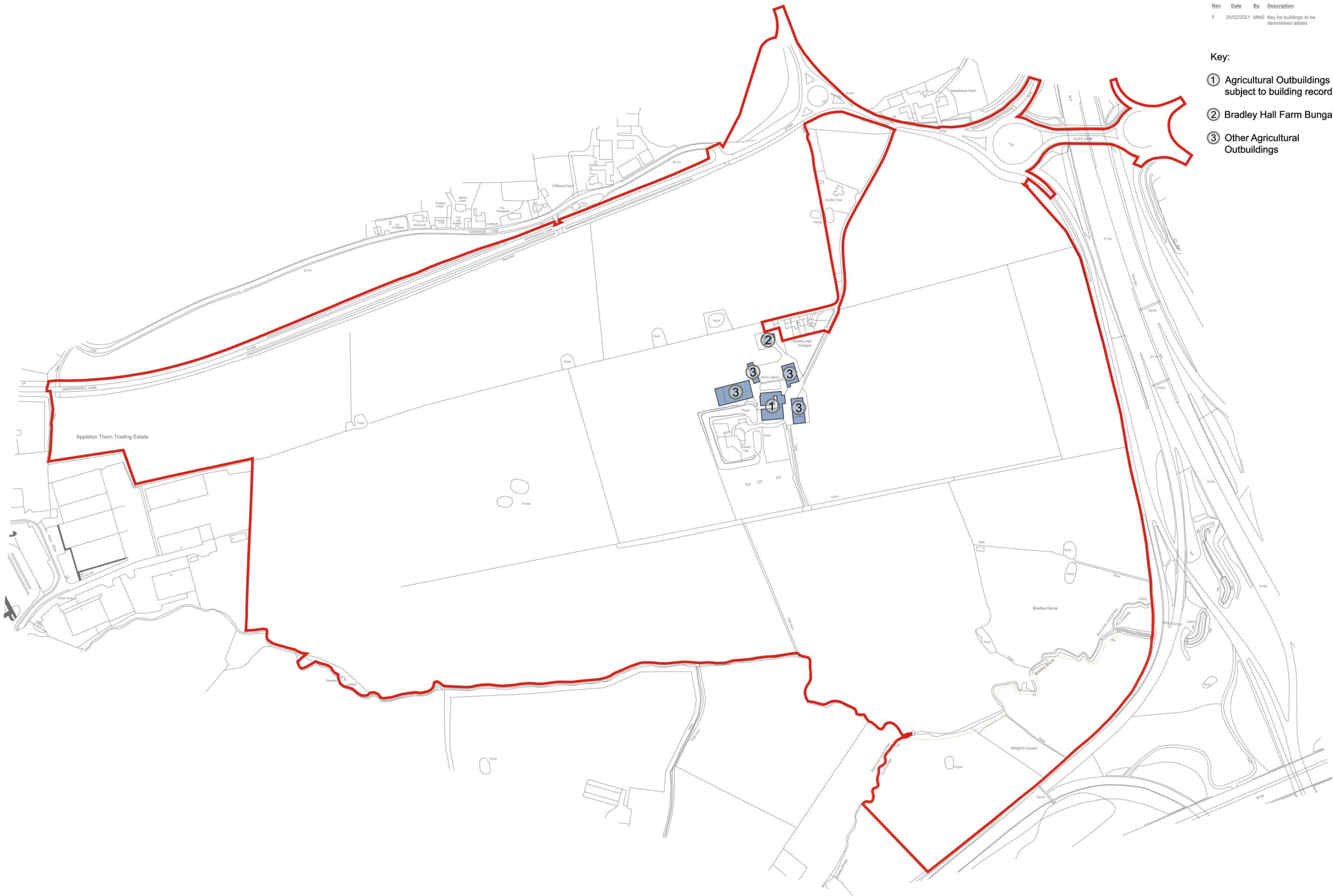
Project No: 16-184

Drawn Status: Planning
CAD Reference: 16-184-P117
Date: 03/20

Dwg No: P117

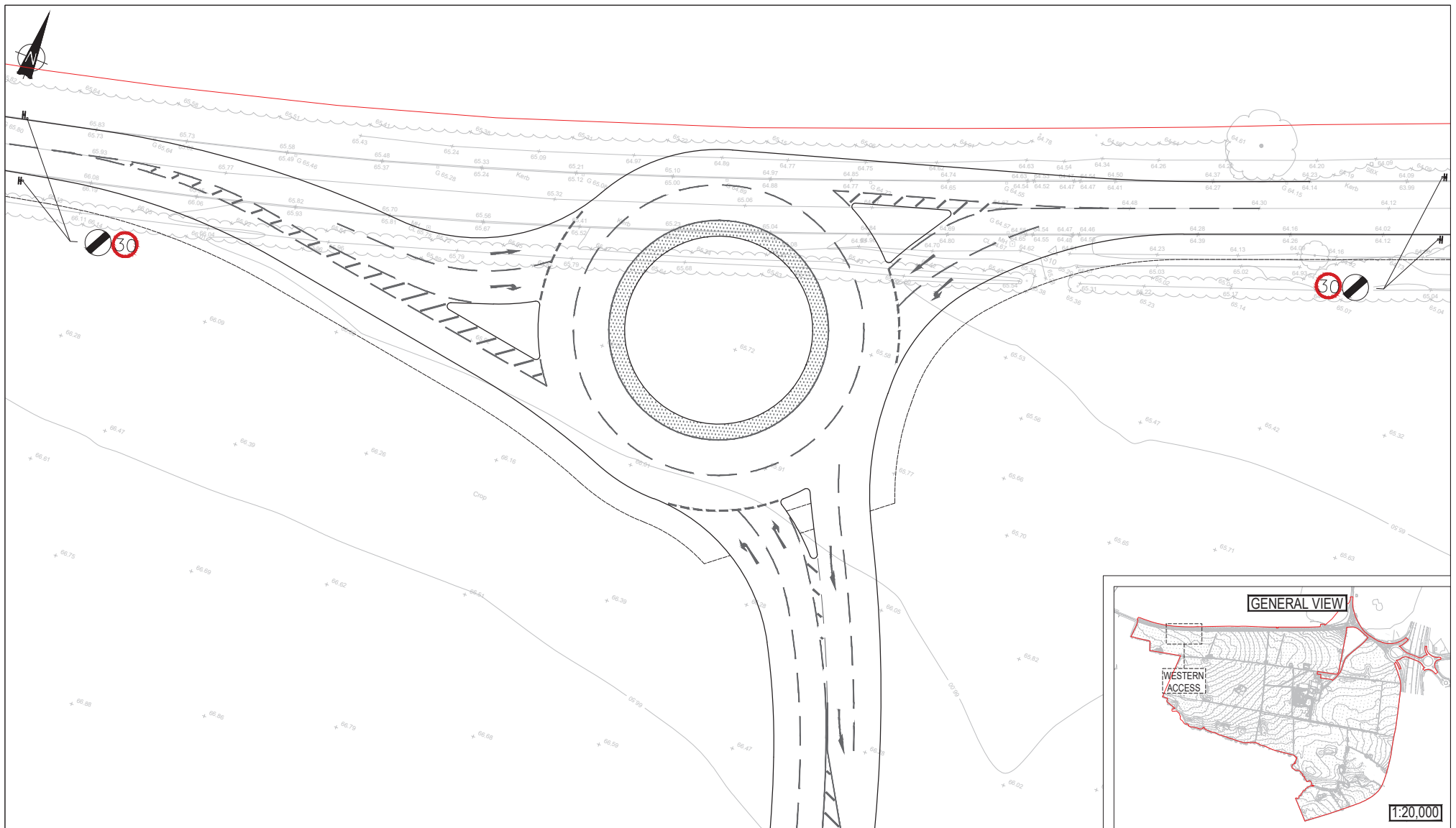
Rev: H

- Key:**
- ① Agricultural Outbuildings subject to building recording
 - ② Bradley Hall Farm Bungalow
 - ③ Other Agricultural Outbuildings



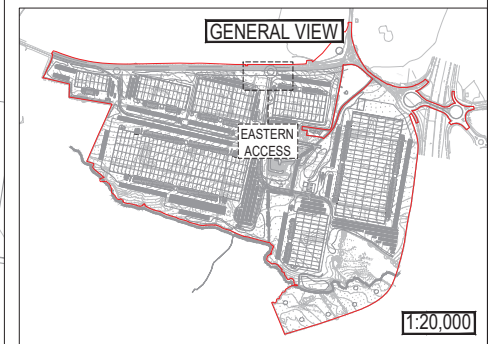
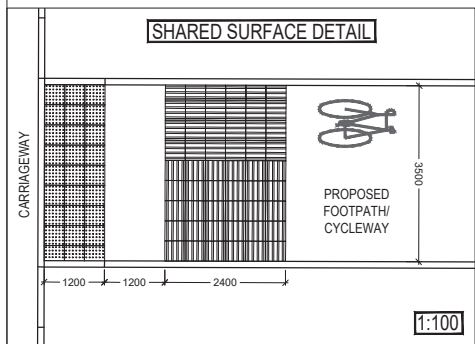
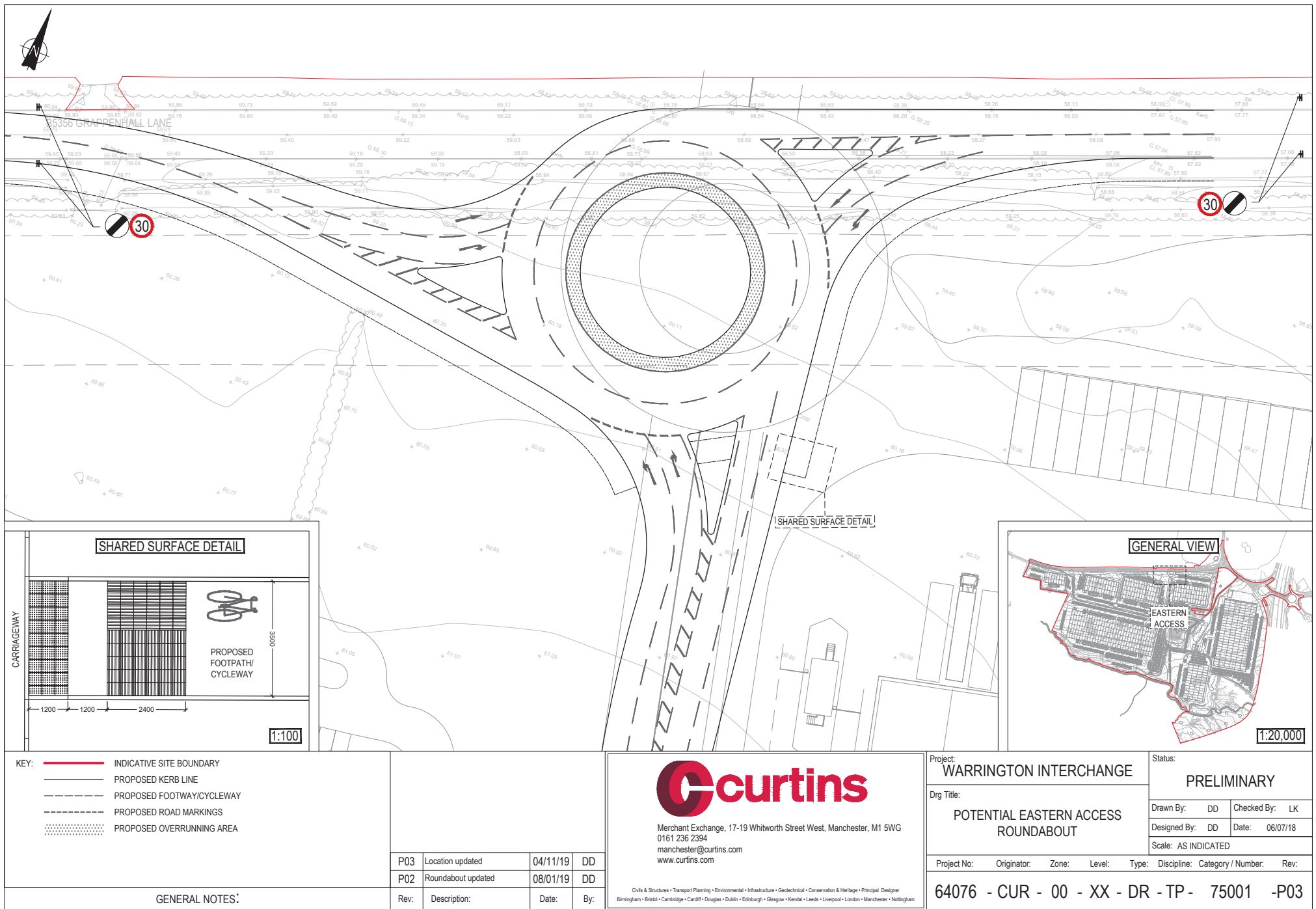
- Planning Boundary
- Buildings to be demolished as part of the proposed development

Appendix 2 – Approved Means of Access Plans



KEY: <div><div></div>INDICATIVE SITE BOUNDARY</div> <div><div></div>PROPOSED KERB LINE</div> <div><div></div>PROPOSED FOOTWAY/CYCLEWAY</div> <div><div></div>PROPOSED ROAD MARKINGS</div> <div><div></div>PROPOSED OVERRUNNING AREA</div>					<div><div><div></div></div><div><div>curtins</div></div></div> <div>Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG 0161 236 2394 manchester@curtins.com www.curtins.com</div> <div>Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham</div>	Project: WARRINGTON INTERCHANGE	Status: <div>PRELIMINARY</div>						
						Drg Title: <div>POTENTIAL WESTERN ACCESS ROUNDABOUT</div>	<div>Drawn By: DD</div> <div>Checked By: LK</div> <div>Designed By: DD</div> <div>Date: 06/07/18</div> <div>Scale: AS INDICATED</div>						
GENERAL NOTES:						Project No:	Originator:	Zone:	Level:	Type:	Discipline:	Category / Number:	Rev:
						64076	- CUR	- 00	- XX	- DR	- TP	- 75002	-P02

\\naiss\2\Projects\064001 - 065000\064076 - Warrington Interchange TPM\A-E Drawings\2-Working\2-2-DWG\G.75



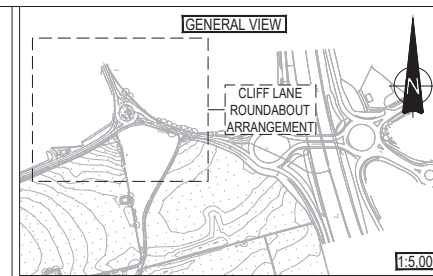
KEY:	INDICATIVE SITE BOUNDARY
	PROPOSED KERB LINE
PROPOSED FOOTWAY/CYCLEWAY	PROPOSED ROAD MARKINGS
	PROPOSED OVERRUNNING AREA
GENERAL NOTES:	

P03	Location updated	04/11/19	DD
P02	Roundabout updated	08/01/19	DD
Rev:	Description:	Date:	By:

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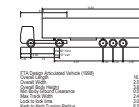
Project: WARRINGTON INTERCHANGE		Status: PRELIMINARY	
Drg Title: POTENTIAL EASTERN ACCESS ROUNDABOUT		Drawn By: DD	Checked By: LK
		Designed By: DD	Date: 06/07/18
		Scale: AS INDICATED	
Project No:	Originator:	Zone:	Level:
64076 - CUR - 00 - XX - DR - TP - 75001 -P03			



GENERAL NOTES:

KEY: ——— PROPOSED KERB LINE
 - - - - - PROPOSED FOOTWAY
 - - - - - PROPOSED ROAD MARKINGS

VEHICLE PROFILE:



ETA Design Articulated Vehicle (1998)	
Overall Length	18
Overall Width	2.2
Overall Body Height	3.8
Min. Body Ground Clearance	0.3
Max Track Width	2.4
Lock to lock time	3.0
Wash to Wash Turnover Period	1.0

1:5,000

47.9m

Ward Bdy

P02	Layout updated	12/09/19	DD	FF
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Rev.	Description	Date	By	Chk
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Status:	
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PRELIMINARY

Project

WARRINGTON INTERCHANGE

Drug Title:

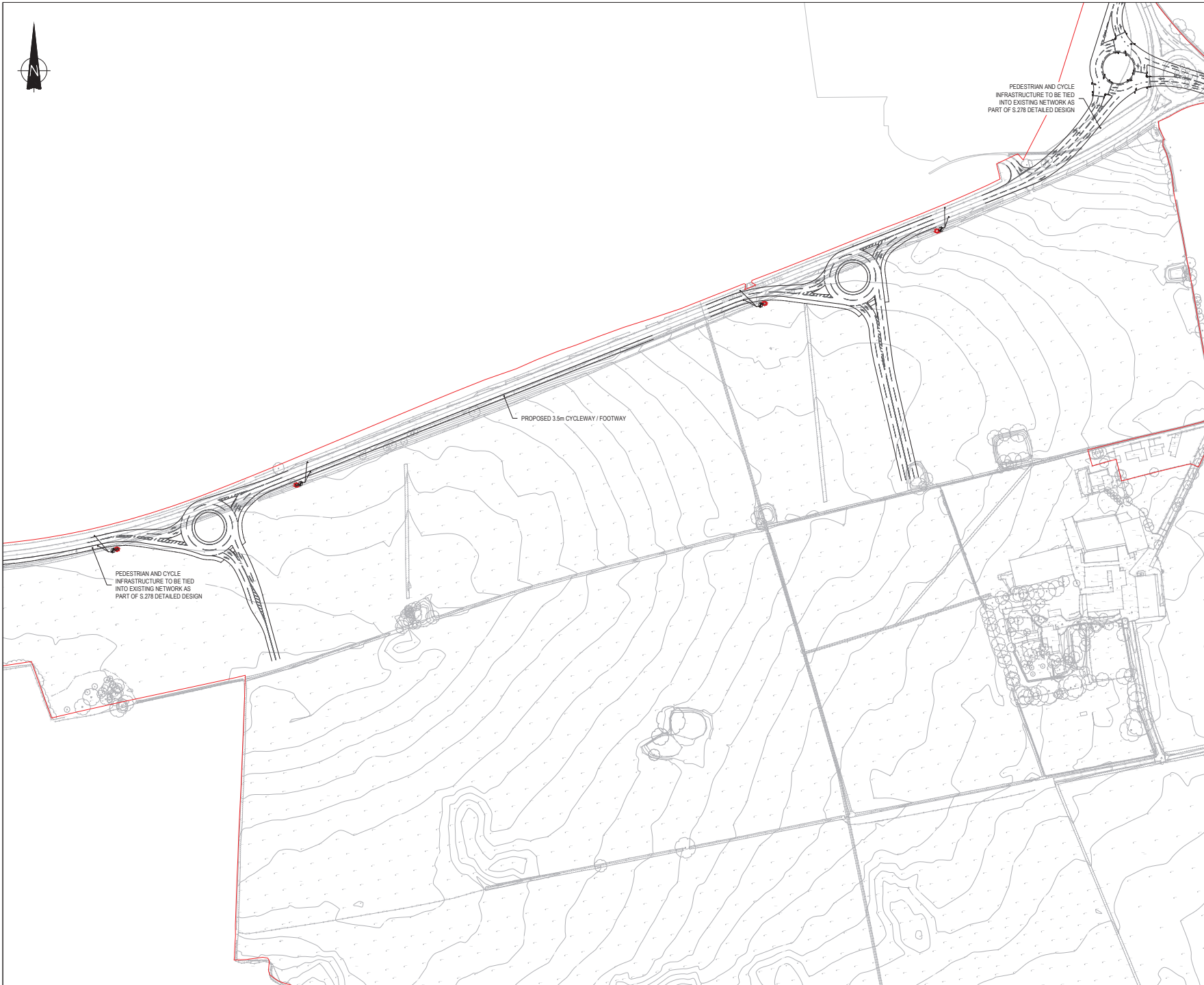
CLIFF LANE ROUNDABOUT
PROPOSED IMPROVEMENTS
SWEPT PATH ANALYSIS
16.5m ARTICULATED HGV

Size:	Date:	Drawn By:	Designed By:	Checked By:
A1	22/10/18	DD	DD	AV
Scale: AS STATED				

Project No:	Originator:	Volume:	Level:	Type:	Role:	Catalogue / Number:	Rev:
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1:500

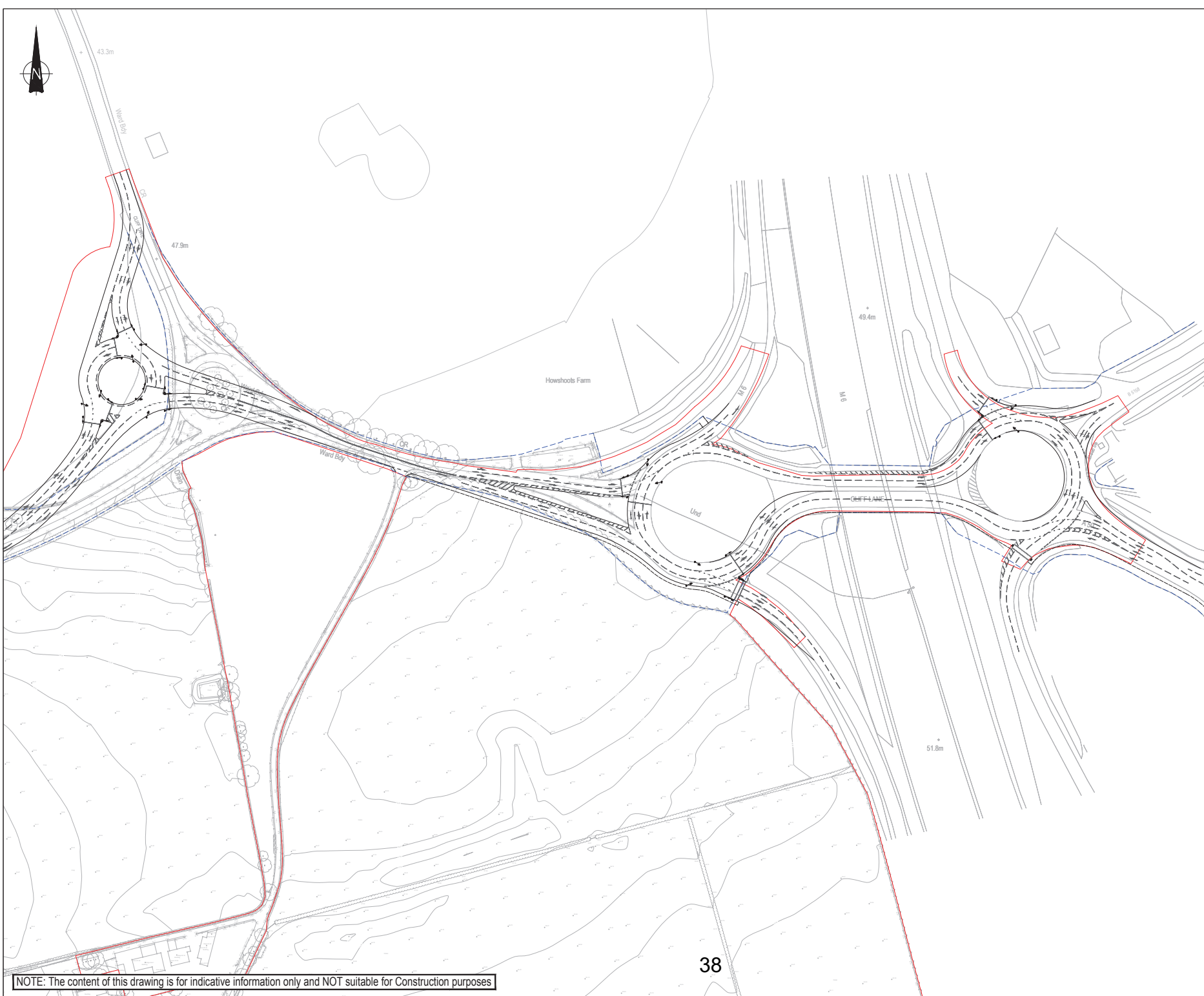
64076 - CUR - 00 - XX - DR - TP- 05002 - P02



GENERAL NOTES:

KEY:	INDICATIVE RED LINE
	PROPOSED KERB LINE
	PROPOSED 3.5m CYCLEWAY / FOOTWAY
	PROPOSED ROAD MARKINGS

PG2	Location of eastern roundabout updated	03/02/20	LL	AV			
Rev:	Description:	Date	By	Check			
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Status:							
PRELIMINARY							
Project:							
WARRINGTON SIX 56							
Dwg Title:							
PEDESTRIAN AND CYCLE IMPROVEMENTS							
Size:	A1	Date:	08/01/19	Drawn By:	Designed By:	Checked By:	
Scale:	1:1,500			DD	DD	AV	
Project No:	Originator:	Volume:	Level:	Type:	Rate:	Category/Number:	Rev:
64076	CUR	00	XX	DR	TP	75014	P02



GENERAL NOTES:

KEY:

- INDICATIVE LAND OWNERSHIP BOUNDARY
- INDICATIVE EXTENTS OF PUBLIC HIGHWAY
- PROPOSED KERB LINE
- PROPOSED FOOTWAY
- PROPOSED ROAD MARKINGS
- PROPOSED TRAFFIC SIGNAL

P06	Road markings updated	08/11/19	JM	AV
P05	Road markings updated	06/11/19	DD	AV
P04	Road markings updated	29/07/19	DD	AV
P03	Footways updated	08/01/19	DD	AV
P02	Cliff Lane Roundabout: Northern arm entry updated	28/11/18	DD	AV

Rev	Description	Date	By	Chk

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Status: **PRELIMINARY**

Project: **WARRINGTON SIX 56**

Orig Title: **POTENTIAL IMPROVEMENTS**

Size	Date	Drawn By	Designed By	Checked By
A1	15/11/18	DD	DD	AV

Scale: 1:1,000

Project No.	Originator	Volume	Level	Type	Role	Category / Number	Rev.
64076	CUR	00	XX	DR	TP	75011 - P06	

NOTE: The content of this drawing is for indicative information only and NOT suitable for Construction purposes

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www.curtins.com/64076 - Warrington Six 56 - Potential Improvements - 2.0/06/2019