

## **Ground Levels Clarification Note.**

- I.1. This Note has been prepared by David Rolinson to address points raised by Inspector Catchpole and Mr Groves in respect of the building height and the topographic levels of the Site (both before and after the Proposed development takes place). This Note does not provide any new information but provides the references within the submitted application documentation to where the information can be found.

## **Background information**

### **Nature of application**

- I.2. The is an Outline application which seeks approval of 'means of access' only. The Application proposals comprise (SoCG para 3.3):

- Up to 287,909 m<sup>2</sup> (3,099,025ft<sup>2</sup>) (gross internal) of employment floorspace (Use Class B8 with ancillary BI (a) offices).
- Alterations to the existing access into the Site with two new roundabouts into the Site from the B5356 Grappenhall Lane.
- Works to the M6 J20 dumbbell roundabouts and realignment of the existing A50 roundabout.
- Associated car parking and service areas.
- Internal vehicular circulation roads.
- Pedestrian and cycle circulation routes.
- Earthworks to create development platforms and bunds.
- Drainage features, including attenuation areas and SuDs.
- Landscaping including noise mitigation features.

- Ecological works including wetland ponds; and
- electricity substation and pumping station.

### **Illustrative masterplan**

- I.3. It is supported by an illustrative masterplan Rev AG (CD 4.44), which is reproduced in the SoCG Appendix 3 (CD 4.149) and in Appendix 4 of the ES Part I Second Addendum (CD 4.1).

### **The Parameters**

- I.4. The 'parameters plans' control elements of the Application proposals as set out in my Factual Statement 3.1 – 3.2. Paragraphs 3.3 – 3.42 of my Factual Statement confirms that these comprise:

- Development Cells:
  - Developable areas across the Site areas.
  - Maximum height and floorspaces.
  - Developable area of 65ha (out of 98ha).
- Disposition:
  - Land use (B8) and disposition of uses across the Site.
  - Could be 7 – 13 units depending on demand.
  - Show max floor area within each cell to achieve the max in description of development.
- Building Heights

- Controls maximum building heights (AOD) which are a sum of the proposed FFL and max building height.
- These maximum building heights are colour coded with a key at bottom of 'parameter plan'. Actual building heights vary from 16m to ridge (west) adjacent to existing employment buildings; 18.5m along Grappenhall Road frontage; 22m across the rest of the site other than an area in centre of site for 30m. This area will have frontage buildings (max 18.5m) between it and Grappenhall Road, is set back from the Schedule Ancient Monument (SAM) and will be shielded from the south by buildings within the rest of South East Warrington Employment Area (SEWEA) allocation. These are maximum heights, but demand may be for lower buildings, but they can't be higher.
- Green Infrastructure
  - Controls the location of strategic landscaping, open green corridor, ecological mitigation, buffers and bunds and retained vegetation.
  - Retention of existing woodland blocks and some boundary hedgerows and trees.
  - New boundary landscaping and bunding.
  - Green Corridor from north to south around the SAM and public footpath. Retention of Bradley Hall Farmhouse within it but not as a residential use.
  - Ecological mitigation area to southeast including seven replacement ponds.
  - Green infrastructure corridor and 15m standoff from Bradley Brook.

- On plot additional drainage ponds (some of which will permanently hold water for ecological purposes).
- Access and Circulation
  - Controls the points of access into the Site.
  - Partial signalization and widening of slip roads and circulatory carriageway at M6 J20 dumbbell roundabouts.
  - Widening of A50 between motorway junction and new A50 roundabout.
  - Relocation of A50 roundabout to form new signalized roundabout.
  - Existing, proposed and diverted footpaths and cycleways.
  - A new footway and cycleway (3.5m shared) along Site's Grappenhall Road frontage (1.2km).
  - A committed sum to extend this further west (additional 175m).
  - Areas along Grappenhall road safeguarded for potential future highway improvements (25m wide corridor including existing Grappenhall road).
- Drainage
  - Site within Flood Zone 1.
  - Site wide and on plot strategy – zones from detention basins and outfalls shown.
  - Each plot has its own attenuation pond, attenuation features to restrict storm water runoff and ensure phased delivery of units.
  - Discharge surface water to Bradley Brook at Greenfield Runoff Rates.

- Foul water to be pumped from a new pumping station.
- Noise
  - 24-hour operations.
  - Designed to safeguard amenity of sensitive receptors:
    - Identifies location of bunds and fencing along with areas of no external services, plant or equipment. Bunds near housing could have acoustic fencing too.
    - Identifies areas where loading bays are precluded unless other mitigation measures are provided.
- Heritage
  - 30m buffer between any buildings and the moat.
  - Retention of the existing farmhouse (inside the moat) but not for residential use.
- Demolition
  - Farm buildings and bungalow proposed for demolition.

## **Matters of Clarification**

- I.5. I have set out below the factual matters raised by Mr Groves in Section 4 of his Evidence and the additional point raised by the Inspector and have provided my response to each matter along with the requisite references:

Groves' paragraph	His issue	My response
4.1	Scale and form of the development difficult to understand.	I have explained this in my Factual Statement
4.6	Site measures 98ha.	Correct. The developable area is controlled to no more than 65 ha by the Development Cells “parameter plan”.
4.8	Existing site level of 67m AOD.	The site levels vary from 67m to the west (adjacent to the Trading Estate) to 53m to the east (next to the motorway slip road) and from 57m to the north (adjacent to Knutsford Road roundabout) to 56m to the south. The existing topographic plan is in Appendix 7 and a Constraints Plan summarizing existing levels is Appendix 8 to the ES Part I Second Addendum (CD 4.1 – pages 166- 167).
4.8	Finished Floor levels of proposed buildings between 61.5m and 65.6m AOD.	The suggested Finished floor levels of the buildings vary from 65.5m (Plots 6 and 7); 63.5m (Plot 5); 61.5m (Plot 4); 60.25m (Plot 1); 56.5m (Plot 2); and 55.5m (Plot 3). The suggested Finished floor levels are shown in Appendix 7 to the ES Part I Second Addendum (CD 4.1 – pages 166- 167). These are referred to as ‘suggested’ Finished floor levels only, it is the maximum

		AOD heights which are controlled by the building heights 'parameters plan'.
4.9	Difference between existing and finished floor levels.	The levels will be altered to create development platforms. This is shown in Appendix 7 of the ES Part I Second Addendum (CD 4.1 – pages 166-167). There is cut to the west and northeast which are the highest points (reduce by 0m to 3m) and fill in the central and south east part of the Site (increase by 1 – 2.5m). The new platform levels are also shown in Appendix 7 of the ES Part I Second Addendum (CD 4.1).
4.10	Does not state whether the ground level is as existing or the proposed finish floor levels.	The proposed 'suggested' Finished floor levels are shown in Appendix 7 of the ES Part I Second Addendum (CD 4.1) and on the illustrative masterplan Rev AG (CD 4.44). These vary across the Site from 65.5m (west); 60.25m – 63.5m (central) and 55.5m – 56.5m (eastern). The maximum heights of the buildings (taking account of the 'suggested' finished floor levels) are shown on the building heights "parameter plan". The building heights are maximums and they take account of the 'suggested' finished floor levels. Zone B2 in the centre of the site has the highest AOD building height of 91m AOD. The Grappenhall Road

		frontage building heights vary from 79m to 84m AOD. The eastern part of the Site accommodates building heights of between 78m and 79.5m AOD.
4.11	Maximum building heights of 40m or 30m.	The maximum building heights were amended during the consideration of the Application to reduce them from 43.5m to 30m (ridge) in Zone B2 (part) and from 24.5m to 22m in Zones B2 (part), D1 and D2. The proposed maximum building heights are set out in the building heights “parameter plan” and vary across the Site from 16m (west) to 30m (central) with other zones being 18.5m (northern) and 22m (eastern).
4.12	Highest individual building will measure 30m and will sit at 91m AOD	The highest individual building will be 30m within the central zone (Zone B2) which whilst it has a ‘suggested’ Finished floor level of 61.5m AOD, the building heights “parameter plan” will ensure that element of the Site will not exceed 91m AOD to building ridge.
4.14	The development will contain one of the highest buildings in Warrington.	The Omega Zone 8 (known as Omega West) permission granted by the Secretary of State in November 2021 (CD4.130) contains a building which has elements 41m high and others up to 19m (paragraph 12.46



		of the Inspector's Report). This is currently under construction.
4.15	Size of smallest and largest buildings.	Actual building footprint sizes are not proposed to be controlled to give commercial flexibility. The illustrative masterplan shows 7 plots with the smallest being approx. 8,918m <sup>2</sup> (96,000ft <sup>2</sup> ) (adjacent to the existing Trading Estate) and the largest being 93,026m <sup>2</sup> (1,001,325ft <sup>2</sup> ) centrally located behind the lower frontage units (18.5m in height). In between the buildings are 20,503m <sup>2</sup> (220,700ft <sup>2</sup> ), 23,318m <sup>2</sup> (251,000ft <sup>2</sup> ), 28,567m <sup>2</sup> (307,500ft <sup>2</sup> ), 33,119m <sup>2</sup> (356,500ft <sup>2</sup> ) and 80,454m <sup>2</sup> (866,000ft <sup>2</sup> ).
<b>Inspectors question</b>	What are the ridge heights of the adjacent employment buildings?	Prior to the Warrington Planning Committee Langtree researched marketing particulars for buildings on the Trading Estate which indicated that they had eaves heights of 12m – 15m and hence a ridge height of approx. 15m – 18m. I have not measured the adjacent building heights to verify this.