

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Reference:

Title

Mr

First name

Robert

Surname

White

Company Name

Culina Group

Address

Address line 1

Building 2

Address line 2

Brockton Business Park

Address line 3

Halesfield 10

Town/City

Telford

Country

United Kingdom

Postcode

TF7 4QR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

07764365609

Secondary number

Email address

Robert.white@culina.co.uk

Agent Details

Name/Company

Reference:

Title

Mr

First name

Stephen

Surname

Allman

Company Name

AJA Architects LLP

Address

Address line 1

1170 Elliot Court

Address line 2

Herald Avenue

Address line 3

Coventry Business Park

Town/City

Coventry

Country

United Kingdom

Postcode

CV5 6UB

Contact Details

Primary number

02476253200

Secondary number

07936961768

Email address

sallman@aja-architects.com

Site Area

What is the site area?

4.03

Reference:

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

Description of the Proposal

Description

Please describe the proposed development including any change of use

A new-build warehouse unit (Class B2/B8) up to 16,700sq.m gross, with 160 new car parking spaces, 7 motorcycle spaces, 16 bicycle spaces and 56 new HGV spaces; provision of a service yard and internal vehicular circulation; erection of covered cycle parking area; and perimeter fencing; associated drainage works, site levelling and landscaping.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Cleared and vacant, previously occupied commercial land.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Commercial Colours Ltd, vehicle body repair and spray centre. Storage of HGV and Light Commercial vehicles, awaiting repair.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Reference:

Does your proposal involve the construction of a new building?

Yes

No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

4.03

hectares

Area of greenfield land proposed for new development

0.00

hectares

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Built-Up and Composite Insulated Cladding System, Trapezoidal and Flat Panel; Colour Anthracite Grey RAL 7016, Metallic Silver RAL 9006, Goosewing Grey RAL 080 70 05

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Built-Up Insulated Cladding Panel System, Trapezoidal; Colour Goosewing Grey RAL 080 70 05

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Aluminium Extruded Double Glazed Curtain Walling and Ribbon Windows, Powder Coated; Colour Anthracite Grey RAL 7016

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Aluminium and Steel Personnel Door/Fire Exit Doorsets, Polyester Powder Coated.,

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

2100mm high Palisade Fencing; Finish Galvanised

Proposed materials and finishes:

2100mm high Palisade Fencing; Finish Galvanised

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac car parking; Concrete service yards.

Proposed materials and finishes:

Tarmac car parking; Concrete service yards.

Type:

Lighting

Existing materials and finishes:

Galvanised Lamp Posts

Proposed materials and finishes:

Galvanised Lamp Posts

Type:

Other

Reference:

Other (please specify):

Feature Band

Existing materials and finishes:

Proposed materials and finishes:

Aluminium pressed top hat and drip feature band; Colour Anthracite Grey RAL 7016

Type:

Other

Other (please specify):

Dock Leveller Sectional Doors

Existing materials and finishes:

Proposed materials and finishes:

Sectional Doors (Composite Panels); Colour Metallic Silver RAL 9006

Type:

Other

Other (please specify):

Level Access Doors

Existing materials and finishes:

Proposed materials and finishes:

Sectional Doors (Composite Panels); Colour Metallic Silver RAL 9006

Type:

Other

Other (please specify):

Prowall Dock Wall

Existing materials and finishes:

Proposed materials and finishes:

Prowall Dock Wall surrounding new docks; Colour Light Grey (Natural Finish)

Type:

Other

Other (please specify):

Opaque Warehouse Wall Lights

Existing materials and finishes:

Proposed materials and finishes:

Flat Opaque Wall Panels; Colour Frosted

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Reference:

7205-011 Site Location Plan
7205-012 Existing Site Layout Plan
7205-013 Proposed Site Layout Plan
7205-014 Existing Elevations
7205-015 Proposed Elevations
7205-016 Existing Site Sections
7205-017 Proposed Site Sections
7205-018 Proposed Building Plans
7205-019 Proposed Office Plans
7205-020 Proposed Roof Plan
7205-021 Existing Roof Plan
7205-022 Proposed Building Sections
7205-024 Proposed Cycle Shelter
7205-025 Proposed Plant Enclosure Detail
7205-026 Proposed Bin Enclosure Detail
7205-027 Proposed Transformer & Gas Housing
7205-028 Proposed Fencing Plan Details
7205-029 Proposed Site Finishes Plan
7205 Design & Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes

No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

Reference:

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

7076

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

7205-013 Proposed Site Layout Plan - Office and Warehouse Waste Storage Locations
7205-026 Proposed Bin Enclosure Detail - Office Waste Storage and Enclosure

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

If you have answered Yes to the question above please add details in the following table:

Use Class:

B8 - Storage or distribution

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross internal floorspace proposed (including change of use) (square metres):

15988

Net additional gross internal floorspace following development (square metres):

15988

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="15988"/>	<input type="text" value="15988"/>

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Storage, sorting and distribution of products. Pallet racking and dock levellers installed.

Is the proposal for a waste management development?

- Yes
 No

Reference:

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:

Solar

Energy capacity:

600 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

PAC - Pre Application Consultation Process via HaveYourSay Ltd, and subsequent report.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

Reference:

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Robert Mark

Surname

Harris

Reference

PRE/00018/24

Date (must be pre-application submission)

27/06/2024

Details of the pre-application advice received

Conclusion - It is considered that the scale/form/design of the proposed unit would be sympathetic to the character of the site and wider Deeside Industrial Estate at this location, the general principle of development being supported, recognising the sites previous use and its location within a Principal Employment Area.

Any formal application would however need to be supplemented by the range of reports submitted as part of this application, together with additional information required from a Contaminated Land, Highway, Flood Risk, and a Biodiversity perspective which requires the submission of a Green Infrastructure Statement and Bio-diversity Net Gain in accordance with Planning Policy Wales (PPW) – Edition 12.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Reference:

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Stephen

Surname

Allman

Declaration Date

03/09/2024

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Stephen

Surname

Allman

Declaration Date

03/09/2024

Declaration made

Reference: