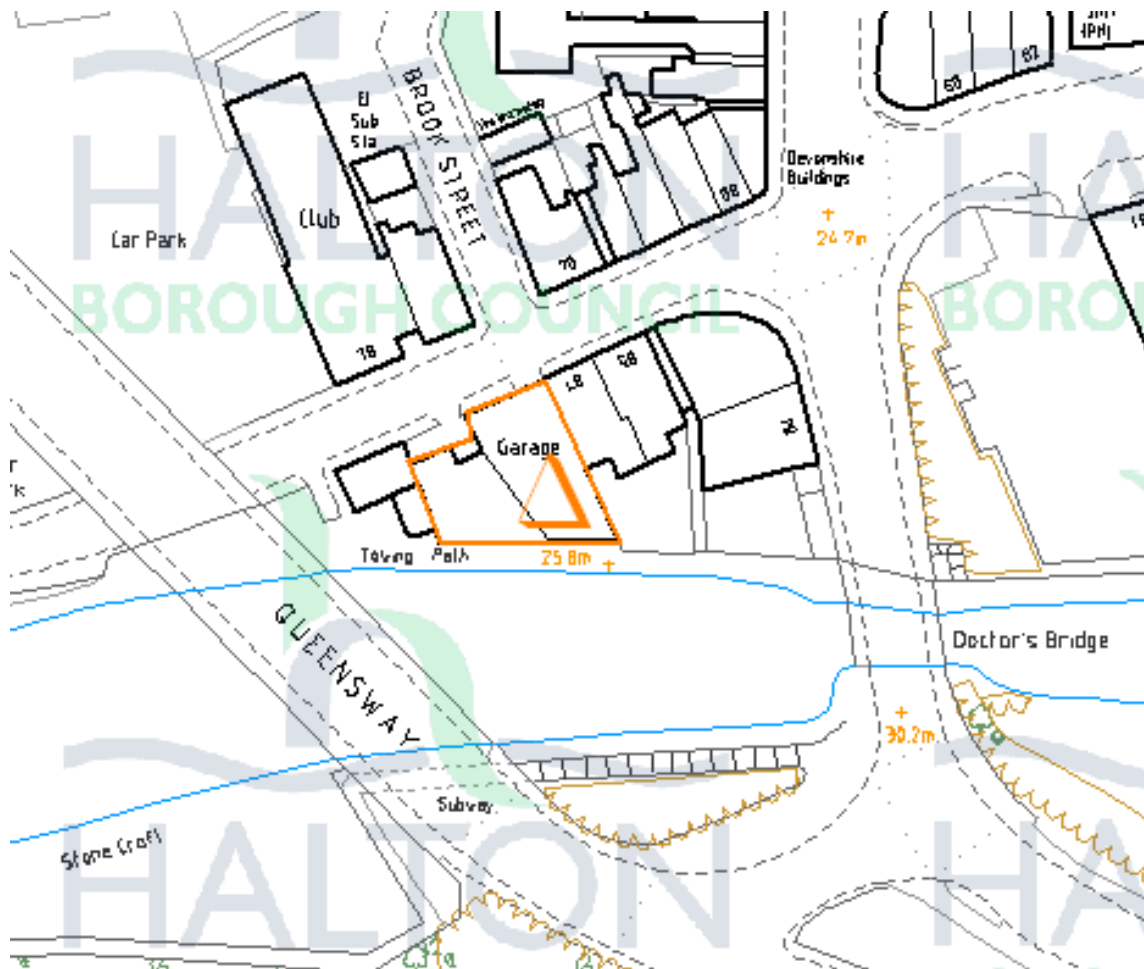


APPLICATION NO:	16/00462/P3PPA
LOCATION:	89 High Street, Runcorn.
PROPOSAL:	Proposed change of use from B8 warehouse to 13 residential apartments.
WARD:	Mersey
PARISH:	None
AGENT(S) / APPLICANT(S):	Trophy Homes



The above application is **NOT** a full planning application. A change of use from Class B8 (storage or distribution centre) to Class C3 (dwellinghouses) is permitted development under Part 3, Class P of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended).

There are a number of instances set out below where this change of use is not permitted development.

Development is not permitted by Class P where—

- the building was not used solely for a storage or distribution centre use on 19th March 2014 or in the case of a building which was in use before that date but was not in use on that date, when it was last in use; **DOES NOT APPLY.**
- the building was not used solely for a storage or distribution centre use for a period of at least 4 years before the date development under Class P begins; **DOES NOT APPLY.**
- the use of the building falling within Class C3 (dwellinghouses) of that Schedule was begun after 15th April 2018; **DOES NOT APPLY.**
- the gross floor space of the existing building exceeds 500 square metres; **DOES NOT APPLY.**
- the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; **DOES NOT APPLY.**
- less than 1 year before the date the development begins, an agricultural tenancy over the site has been terminated, and the termination was for the purpose of carrying out development under this Class, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural purposes; **DOES NOT APPLY.**
- the building is within an area of outstanding natural beauty; an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981; the Broads; a National Park; or a World Heritage Site; **DOES NOT APPLY.**
- the site is or forms part of a site of special scientific interest; **DOES NOT APPLY.**
- the site is or forms part of a safety hazard area; THIS LAND IS NOT WITHIN THE CONSULTATION ZONE OF A MAJOR HAZARD SITE OR PIPELINE. **DOES NOT APPLY.**
- the site is or forms part of a military explosives storage area; **DOES NOT APPLY.**
- the building is a listed building or a scheduled monument. **DOES NOT APPLY.**

None of the above instances apply to this proposal.

This proposal is therefore permitted by Class P subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) impacts of air quality on the intended occupiers of the development;

(b) transport and highways impacts of the development,

(c) contamination risks in relation to the building,

(d) flooding risks in relation to the building,

(e) noise impacts of the development, and

(f) where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services, and the provisions of paragraph W shall apply in relation to any such application.

As the proposal is permitted development, the principle of development is accepted and the only considerations relevant to the determination of this prior approval application are the **six considerations** set out above.

Impacts of air quality on the intended occupiers of the development

The principle of converting this building to a residential use has previously been established through the granting of a change of use application in 2015. Air quality was not considered to be an issue at that time. In respect of air quality, the proposal is considered to be acceptable.

Transport and highway impacts of the development

The procedure for dealing with prior approval applications makes clear that the National Planning Policy Framework is relevant to the subject matter of the prior approval. In respect of transport impacts, it states that “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

It is noted that the site is located in a sustainable location in Runcorn Old Town which provides a range of amenities and is also well located for bus and rail services.

There would be no off-street parking spaces available for the proposed 13 residential apartments. Given the site’s sustainable location and the likely parking demand in this location, it is not considered that the proposal would have a severe transport and highway impact.

The proposal is therefore considered acceptable in this regard.

Contamination risks on the site

Whilst the development is for new residential units, the nature of the conversion with no new construction or external space and a lack of historical potentially contaminative land uses mean that there is no requirement for detailed land contamination assessment for the site.

Based on the above, it is not considered that as a result of the proposed change of use, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990 and the proposal is acceptable in this regard.

Flooding risks on the site

The site subject of the application is located within Flood Zone 1 and has a low probability of river or sea flooding (less than 1 in 1000 annual probability). The proposal is therefore considered acceptable in this regard.

Impacts of noise from commercial premises on the intended occupiers of the development

The site is located in Runcorn Old Town in a mixed use area as defined by the Halton Unitary Development Plan Proposals Map. The relevant policy to this designation is Policy TC10. This policy indicates that residential land uses will be permitted in this area. The proposed residential use is considered to be compatible with the adjacent land uses and it is not considered that the impacts of noise from commercial premises would have a significantly detrimental impact on residential amenity.

Location within an area important for providing storage or distribution services and/or industrial services

As stated above, the site is located in a mixed use area within Runcorn Old Town rather than being within one of the borough's key industrial / warehousing locations. It is therefore considered that this proposal would not have an adverse impact on the sustainability of such provision within the borough.

Conclusion

Based on the six considerations with this prior approval application, the proposal is acceptable and prior approval is not required.

Recommendation

It is recommended that prior approval for the change of use from Class B8 (storage or distribution centre) to Class C3 (dwellinghouses) is not required.

Condition:

Development under Class P is permitted subject to the condition that the use of the building falling within Class C3 (dwellinghouses) is begun before 15th April 2018.