

Prior Approval of a Proposed Development falling within the North Road Industrial Area Local Development Order

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

Publication of notifications on the planning authority website

Please note that the information provided on this notification 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.

Before completing this form, please read the North Road Industrial Area Local Development Order to establish whether you consider the proposed development would be permitted by the Order and that the proposed development would adhere to all relevant conditions. If you are unsure, please contact the Planning Department on 0300 123 7027.

This form is for use for **Category A** Development under the North Road Industrial Area LDO (**New building** on vacant sites where the operations in the new building fall within Class B of the Town and Country Planning (Use Classes) Order 1987 as amended).

This form shall only be used for applications as to whether the prior approval of the local planning authority is needed for the detailed plans and specifications; and to seek approval for such details and specifications.

Please complete using block capitals and black ink if completing by hand.

1. Developer / Company Details

Title First name
Last name
Company (optional)
Unit
Address 1
Address 2
Address 3
Town
County
Country
Postcode
Telephone number
Mobile number:
Email address:
2.

Agent Details (if any)

Title First name
Last name
Company (optional)
Unit
Address 1
Address 2
Address 3
Town
County
Country
Postcode
Telephone number
Mobile number
Email address

3. Site Address Details (if different from those in Part 1)

Company (optional)
Unit
Address 1
Address 2
Address 3
Postcode

4. Description of the Proposed Development (Please include the Use Class(es) of the Proposed Development) (e.g. Use Classes B1a, B1b, B1c, B2 or B8)

Erection of 3no. storage and distribution units/general industrial with ancillary offices, associated parking, service yards, landscaping and ancillary structures, and new access from North Road

5. Vacant land details

Has the land been vacant of all buildings, plant and/or machinery relating to any former use for no less than 2 years? Yes No

Please confirm the amount of proposed Class B1a floorspace (which shall not exceed 500 square metres)

please refer to cover letter

6. New Build Details

1. Please confirm the gross internal floor area to be created (*in square metres*)
N.B. The development should not exceed a maximum of 100,000 square metres.

2. Please state the maximum height of the proposed development
N.B. The development should not exceed a maximum of 25 metres in height.

3. Is the land on which the proposed development would be located on form part of any of the following:
Please tick

A safety hazard area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Consultation Distance of Major Hazard Site or Pipeline	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Military explosives storage area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

7. Application as to whether prior approval needed and application for approval of detailed plans and specification

I/we hereby apply for confirmation as to whether application for prior approval of the local planning authority is needed for the detailed plans and specifications of the above development; (please tick box)

And, on the basis that such prior approval is required; I/we hereby submit the following application and accompanying detailed plans and specifications for such approval. (please tick box where applicable)

Please note that your submission may need to cover the following issues: (if in any doubt about the need to submit details under any of the headings please contact planning@cheshirewestandchester.gov.uk or phone 0300 123 7027).

siting,

design / external appearance

landscaping,

noise impacts of the development,

air quality and pollution impacts of the development,

contamination risks,

drainage and flooding risks,

biodiversity and habitat impacts,

heritage impacts,

construction impacts

8. Please list the drawings and documents submitted in support of the Prior Approval application:

please refer to cover letter

9. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification /prior approval application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- a) All sections of this notification completed in full, dated and signed (typed signature if sent electronically)
- b) A plan indicating the site and showing the proposed development. Plans can be bought from one of the national Planning Portal's accredited suppliers using the Planning Portal's Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

10. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed – Developer

Or signed – Agent

James Warrington

Date (DD/MM/YYYY) (date cannot be pre-application)

25/03/21