

Planning Application Form

FOR ALL PLANNING APPLICATIONS EXCEPT HOUSEHOLDER APPLICATIONS WHICH HAVE A SEPARATE FORM

Send FOUR copies of this form, together with FOUR sets of plans, the appropriate certificate and fee to :

Operational Director - Environmental and Regulatory Services,

Environment Directorate,

Halton Borough Council,

Rutland House,

Halton Lea, Runcom, WA7 2GW



PLEASE ANSWER ALL RELEVANT QUESTIONS: FAILURE TO COMPLETE THE FORM MAY RESULT IN YOUR APPLICATION BEING DELAYED OR INVALIDATED.

Part One

1 Applicant's Details (block capitals please)

Name O'Connor Properties Ltd

Address Widnes Intermodal Rail Depot

Desoto Road, Widnes

Cheshire

Post Code: WA8 0PE Tel: C/O Agent

E-Mail Address: C/O Agent

2 Applicant's Agent (If applicable)

Name GL Hearn

Address 1 St James's Square

Manchester

Post Code: M2 6DN Tel: 0161 829 7800

E-Mail Address: Steve_Edgeller@glhearn.com

3 Full postal address of the application site

Widnes Intermodal Rail Depot, Desoto Road, Widnes, Cheshire

4 Brief description of proposed development

Alteration and extension to rail freight park

a (stating number of storeys and position in relation to the existing buildings).

b What is the size of the site (sq metres or hectares) Approximately 14 Hectares

c Do you own any adjoining land?. If yes please edge in blue on submitted plans YES NO

d State whether the proposal involves: (please tick relevant boxes)

a New Residential Development

b Change of use from non-residential use to a residential use

c Conversion of a residential property

d Demolition of any existing dwellings

If any box ticked: please complete Part 3 (see page 4)

5 Type of application

Tick one box only

This is a **full** application for **change of use only** and does not involve any external building works at present.

This is a **full** application for **change of use** which also involves external new building works/extensions.

This is a **full** application for external **new building works/extensions/engineering operations**.

This is a full application for other (please specify)

This is an outline application. (outline applications should specify precisely the number of units or size of development/buildings being applied for).

If YES The following matters are reserved for future consideration:

Access Appearance Landscaping Layout Scale

This is a **reserved matter** application.

If YES i Reference No. of outline permission and date granted _____

ii The following reserved matters are dealt with in this application:

Access Appearance Landscaping Layout Scale

This is an application to renew a temporary planning permission

6 Existing uses of buildings/land

- a Present use of buildings/land ? Rail Freight Terminal
- b If vacant, the last previous use ? _____
- c Date when last used, if known ? _____

7 Type and colour of external materials to be used (please specify make and colour)

- a External wall facings See submitted plans
- b Roofing materials See Submitted plans
- c What is the maximum height of the proposed structure? Approximately 18 metres
Please show on detailed drawings.

8 Access to the highway/drainage

Do you intend to:

- a Construct a new access to a highway ? YES NO VEHICULAR PEDESTRIAN
- b Alter an existing access to a highway ? YES NO VEHICULAR PEDESTRIAN
If YES please show this on the site plan.
- c How many parking spaces are to be provided on the site? 100
How many parking spaces are to be provided per dwelling? N/A
or/how many parking spaces per sq metres of new floor space? N/A
- d Does the development effect a public right of way ? YES NO
- e By what method is it proposed to drain the property/land? To existing main drains and surface drains
(If not main drainage, give full details)

9 Waste disposal/re-cycling

What provision is to be made within the site for waste disposal and re-cycling? (please show on submitted plan) Private contractor to service site

10 Trees

- a Are there any trees on this site ? If YES please show them on the site plan YES NO
- b Are there any trees to be felled ? If YES please show them on site plan YES NO
- c Do you intend to carry out any other works to the trees on site? YES NO
If YES please specify

11 Demolition of buildings

Do you intend to demolish any buildings, walls or fences ? YES NO
If yes please show them on the detailed drawings.

12 Contaminated land

- a Are you aware of any previous uses of the site which may have caused land contamination ?
If YES please give details. YES NO
Former chemical manufacturing site, now remediated
- b Has a ground contamination survey/investigation been undertaken ? YES NO

13 Non-Residential uses

- a Please state your proposed opening/operating hours As existing
- b Please indicate the proposed maximum number of employees at the busiest time 100 / 150
- c How many of these will be resident staff ? None
The provision for staff and visitor parking, including cycle, motor cycle and disabled space and servicing must be shown on a site plan.

Part Two

If your proposal is for industrial or commercial development, complete Part 2. If not please go straight to Part 3.

14 Industrial development

- a Describe any processes to be carried out and the end products.

Storage and distribution of rail freight

- b What type of plant or machinery will be installed ?

Extension of existing crane tracks

15 Related development

Is the proposal related to any of the following:-

- a An existing use on or near the site. YES NO

- b A larger scheme for which permission is not at present sought. YES NO

If yes, please give details

- c Existing premises which are no longer satisfactory. YES NO

If yes, please give details HQ and workshop buildings to be replaced

16 Floorspace and site

- a Please specify the total amount of floorspace involved in the proposal.

If more than one use is involved, please specify the extent of each use i.e. manufacturing, storage etc.

Office building-1231sqm / Locker Block-158sqm / Workshop-302sqm / Gatehouse-16sqm

- b What is the full size of the application site

Approximately 14 Hectares

17 Employment

- a How many new staff will be employed on the site as a result of the proposal ? Potentially 280

- b How many existing staff are employed on the site ? 140

- c How many of the new staff will be transferred from the other premises ? None

Please give the address of the other premise

18 Hours of working

Please specify the proposed hours/days of working/opening. 24 hours

19 Servicing

What provision will be made for the loading and unloading and the turning of vehicles within the site ?

See proposed site plan

The location of such provision should be shown on the plans.

20 Vehicular traffic flow

How many vehicles will visit the site during a normal working day ?

(excluding employees vehicles)

- a) Heavy Goods Vehicles: 250

- b) Other Vehicles: 5

21 Hazardous substances

Will the proposal involve the use or storage of any of the materials of the type and quantity listed in the Planning (Control of Major Accident Hazards) Regulations 1999 ? YES NO

If YES i) You will need to submit a separate application for Hazardous Substances Consent, on appropriate forms.

ii) please state the materials and approximate quantities.

Part Three N/A

If your proposal is for the demolition, construction or conversion of a dwelling complete part 3. If not please go straight to part 4.

22 Residential development

Please state number of units and net density of the development proposed. _____

A net site density includes only those areas that will be developed for housing and directly associated uses. This includes: access roads within the site, private garden space, car parking areas, incidental open space and landscaping, children's play areas where provided. It excludes: major distributor roads, primary schools, open spaces serving a wider area, significant landscape buffer strips.

23 Number of types of dwellings

i) What is the number of existing residential units? _____

ii) What is the number of proposed residential units? _____

iii) What is the number of residential units demolished? _____

Please complete the following schedule.

	Local Authority	Registered Social Landlord	Private Sector	Total
	No. Dwelling Units	No. Dwelling Units	No. Dwelling Units	No. Dwelling Units
Whole houses or bungalows				
(a) 1 bedroom				
(b) 2 bedroom				
(c) 3 bedroom				
(d) 4 or more bedrooms				
Flats maisonettes or apartments				
(a) 1 bedroom				
(b) 2 bedroom				
(c) 3 bedroom				
(d) 4 or more bedrooms				
Temporary Structures				

What is the size of the site (in hectares or square metres) _____

Part Four

24 Interest in the site

State the nature of the applicant's interest in the site (e.g.: are you the owner, lessee, prospective purchaser etc.) Owner of majority / Lessee of small portion

25 Please complete

We submit this application and attach the necessary plans.

We attach a completed Certificate of Ownership And We enclose a fee of £ 6,095

SIGNED _____ Date _____

20th June 2007

On Behalf of O'Connor Properties Ltd

26 Applicants checklist

- a FOUR copies of completed forms, signed and dated.
- b At least one copy of the Certificate of Ownership signed and dated.
- c FOUR copies of appropriate plans and drawings. (include O.S. based location plan)
- d Appropriate fee.

PLEASE NOTE:-

You MUST complete a Certificate of ownership.

* Complete Certificate A if you are the sole owner of all the land to which the application relates.

* Complete CERTIFICATE B if you are not the sole owner of all the land to which the application relates. In this case any other owner/s must be told about your application and you do this by serving Notice No. 1 on each owner. Please note that if any part of the building works, including the foundations or roof overhang, encroaches onto your neighbour's land, you must complete Certificate B and serve Notice No.1 on the adjoining owner.

IN MOST CASES EITHER CERTIFICATE A OR B WILL HAVE TO BE COMPLETED



UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT 1990

Certificate A

I hereby certify that:

- 1 No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2 None of the land to which the application relates constitutes or forms part of an agricultural holding.

SIGNED

Date

On Behalf of



UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT 1990

Certificate B

I hereby certify that:

- 1 The requisite Notice No.1 has been given to the owner(s) of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Name and address of owner Tessenderlo, West Bank Dock Estate, Widnes, Cheshire
WA8 0NY

- 2 None of the land to which the application relates constitutes or forms part of an agricultural holding.

SIGNED

Date 20th June 2007

On Behalf of O'Connor properties Ltd



TO BE FORWARDED TO THE OWNER OF THE LAND BY THE APPLICANT



UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT 1990

Notice No.1

An application for Planning Permission is being made to Halton Borough Council and you are owner/part owner of the application site.

Address of application site _____

Description of the proposed development _____

Name and address of applicant _____

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to the:
Operational Director - Environmental Health & Planning Department, Environment Directorate, Halton Borough Council, Halton Lea, Runcorn, WA7 2GW

SIGNED

Date

On Behalf of