Committee: 13 March 2019 DC/18/62516

Mrs Victoria Turnbull Opus Land (PCDF IV Oldbury) LLP Opus Studios 5-7 High Street Solihull B95 5AA	Proposed industrial/warehouse development for B1(c), B2 and B8 with ancillary office space, landscaping, associated parking and external works. Former Site Used By Car Disposable Co Limited Seven Stars Road Oldbury
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Date Valid Application Received: 18 December 2018

1. <u>Recommendations</u>

Approval is recommended subject to further consultation with Policy and Urban Design, the Canal and River Trust, approval by Full Council and to the following conditions:-

- i) Submission of external materials;
- ii) Submission of boundary treatments;
- iii) Submission of SI and remediation;
- iv) Submission of specifications of internal and external plant for B2 use;
- v) Retention and continued maintenance of northern boundary treatment;
- vi) Implementation of landscaping plan;
- vii) Submission of cycling provision;
- viii) Submission of construction management plan;
- ix) Submission of finished land/floor levels;
- x) Implementation of lighting scheme;
- xi) Compliance with Flood Risk Assessment;
- xii) Compliance with Travel Plan;
- xiii) Compliance with Ecological Impact Assessment;
- xiv) Submission of foul and surface water discharge;
- xv) Limit B1c use;
- xvi) Submission of employment and skills strategy; and,
- xvii) Construction times limited to between 7.30am and 6pm Monday to Friday, and 8am and 2pm on Saturdays, with no activity on Sundays or National Holidays.

2. Observations

The application is being brought to the attention of your Committee as the proposal constitutes a departure from the Local Plan.

The Application Site

The site is approximately 2.57 hectares in area and lies outside of the defined town centre boundary, which is located 80 metres to the north. The site is immediately adjacent to Seven Stars Road to the west, the Birmingham Canal (Wolverhampton Level) to the south with industrial uses and the M5 motorway further beyond, and residential dwellings to the north.

Planning History

The site is a long established industrial site, most recently used as a scrap yard and metal recycling facility, which has been derelict for a number of years. Outline applications for residential have been approved and renewed; but none of the schemes have come to fruition.

Current Application

The proposal seeks full permission for the construction of a 12,273 sq m (GIA) Class B1c, B2 or B8 employment development with ancillary office space. The scheme includes a single employment unit, new vehicle access off Seven Stars Road, and external yard areas along with other ancillary development elements.

Publicity

The application has been publicised by neighbour notification letter and by site press notice, without response.

Statutory Consultee Responses

Highways – No objection, subject to the B1c use being limited to light industrial.

Policy – Concerns are raised as to the principle of commercial use on a site which is allocated for residential in the Local Plan.

Evidence of marketing for residential development is required to support the claim of no market interest/lack of viability. Further information has been received from the applicant and is currently being considered by Policy.

Urban Design – Concerns are raised in respect of the appearance of the western elevation, which is being considered by the applicant and could be addressed with external materials. The position of car parking within the site has also been raised, however, the site layout is dictated by the access to the site, which is situated in the only safe position from a highway perspective. Concern is also raised in respect of the relationship between existing dwellings on Lodge Street and the rear of the proposed unit.

Noise – No objection, subject to limited construction times and dust suppression. As the development is speculative, a further noise report and remediation measures for B2 use is recommended.

Air Quality – No objection, subject to the provision of EVC bays and compliance with Travel Plan.

Contaminated Land – No objection, subject to submission of further site investigation and remediation.

The Wildlife Trust – The revised Ecological Impact Assessment and associated plans issued are sufficient to address concerns.

The Canal and River Trust – Concerns raised in respect of boundary treatment, impact on water quality and noise bund. Further information has been received and is currently being considered by the Trust.

Lead Local Flood Authority – No objection subject to compliance with the FRA and relevant conditions.

Planning Policy and Other Material Considerations

In response to planning policy concerns, the applicant has submitted information which outlines justification for the development based on BCCS housing delivery targets already being achieved, and that Sandwell and the West Midlands has a shortfall in employment land. Policy are yet to comment on this additional information, but weight could be attached to such justification, and the application is recommended for approval on this basis pending further comment.

Discussing further the concerns raised by the proximity of the unit to residential uses to the north, site sections have been submitted and are currently being considered by Urban Design. The separation distances from the rear of the unit to these properties would range from 14.5m to 25m. The unit would also sit higher than the adjacent residential properties, and it is thought that the greatest impact would be had on four of the recently constructed three storey dwellings on Lodge Street. However, taking into account the existing metal sheet boundary treatment which shielded these properties from the former scrap yard, and the landscaping and planting which is proposed, some of this concern is mitigated against. Conditions could ensure the quality of materials in respect of outlook, and that the landscaping/screening is provided and maintained.

Conclusion

On balance, the benefits of utilising this long derelict site and bringing it forward for employment use, which is currently lacking in availability, outweigh concerns.

The application is recommended for approval subject to conditions.

3. Relevant History

- DC/18/62524 Screening opinion for proposed mixed commercial development comprising of B1(c), B2 & B8 with ancillary office space EIA not required 08.01.19
- DC/13/56038 Renewal of extant outline application DC/10/51951 - (pursuant to approval -DC/06/46302) for the erection of 30 houses, 156 apartments, 274 car parking spaces and amenity space – Approval 16.09.2013
- DC/10/51951 Renewal of outline application DC/06/46302 for the erection of 30 houses, 156 apartments, 274 car parking spaces and amenity space – Approved 16.06.2010

- DC/06/46302 Outline application for the erection of 30 houses, 156 apartments, 274 car parking spaces and amenity space Approved 25.10.2007
- BCS0304 Two storey office block Approved 16.09.1988
- DC/15722 Single storey shed steel framed with brick walls – Approved 23.03.1983

4. <u>Central Government Guidance</u>

National Planning Policy Framework promotes sustainable development.

5. <u>Development Plan Policy</u>

Black Country Core Strategy –

HOU1 - Delivering Sustainable Housing Growth
EMP5 - Improving Access to the Labour Market
TRAN2 - Managing Transport Impacts of New Development
TRAN4 - Creating Coherent Network for Cycling and Walking
ENV3 - Design Quality
ENV4 - Canals
ENV5 - Flood Risk, Sustainable Drainage Systems Urban Heat Island
ENV7 - Renewable Energy
ENV8 - Air Quality
Site Allocations and Delivery Development Plan Document -

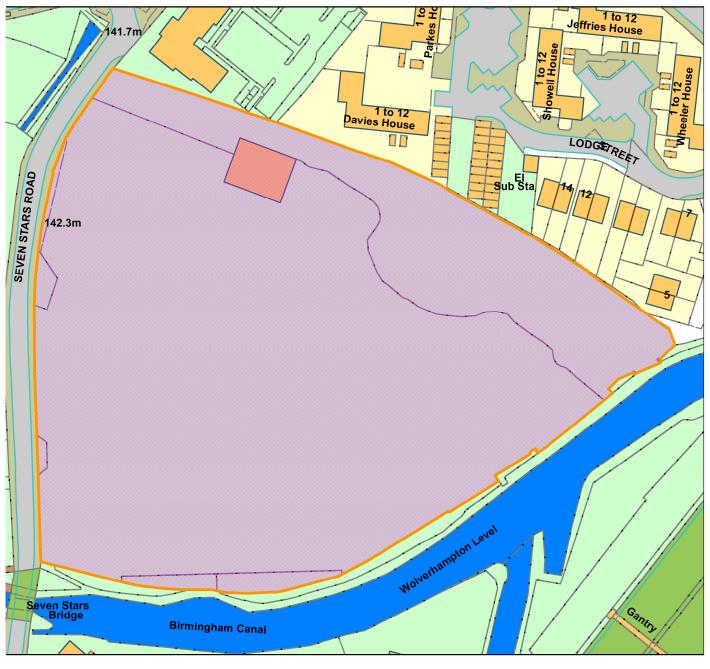
SAD H1 - Housing Allocations SAD EMP2 - Training and Recruitment SAD EOS 9 - Urban Design Principles SAD EOS 10 - Design Quality & Environmental Standards

6. <u>Contact Officer</u>

Carl Mercer 0121 569 4048 carl_mercer@sandwell.gov.uk

Sandwell Metropolitan Borough Council

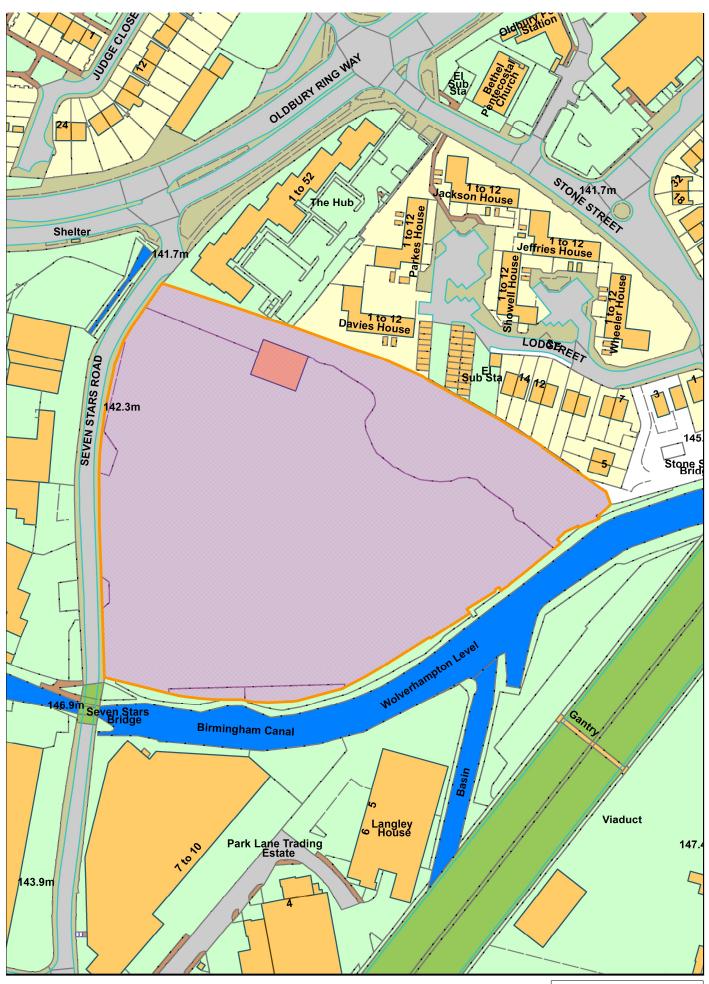
DC/18/62516 Seven Stars Road



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Legend	m	16	32	48	64	80

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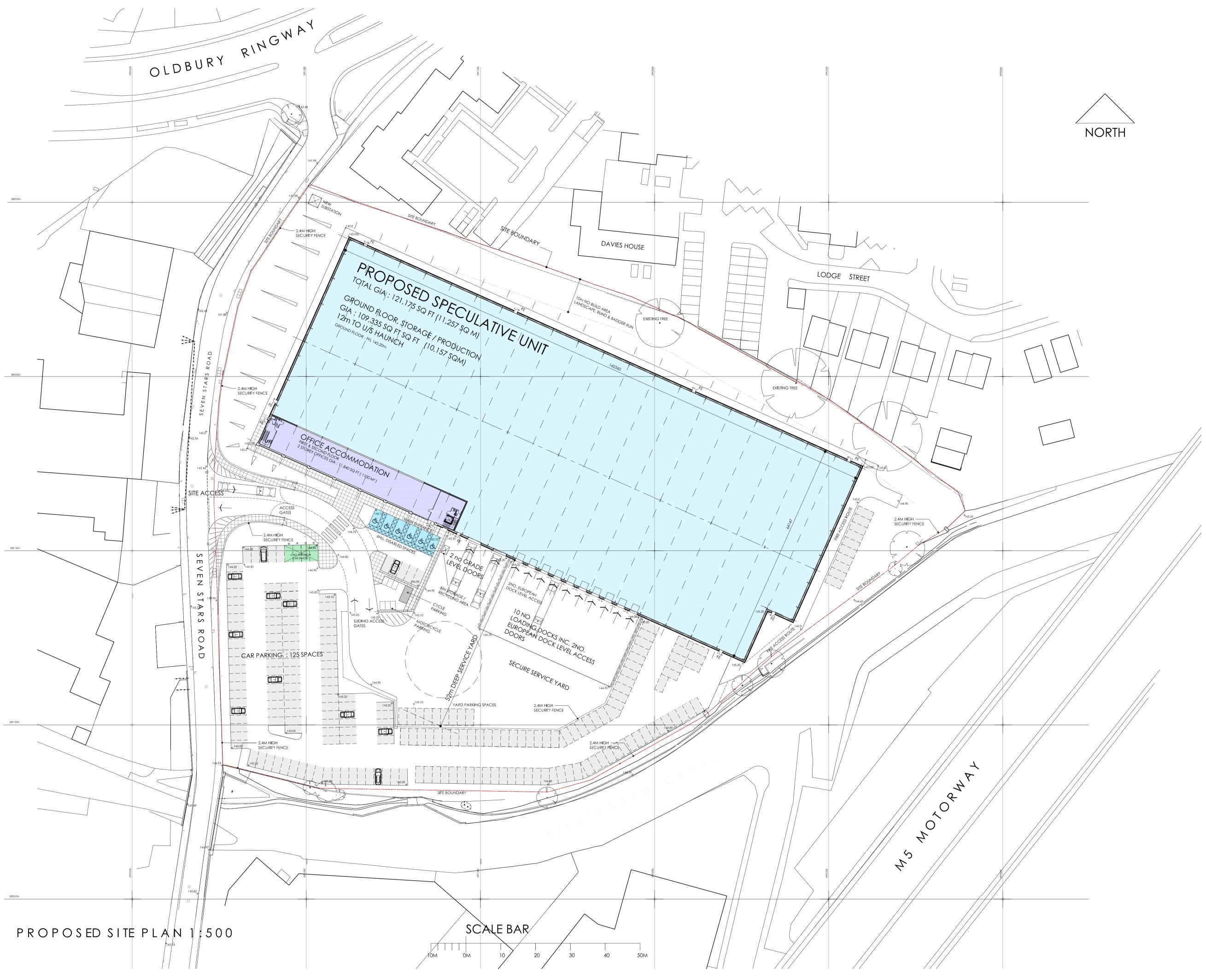
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Department	Not Set
Comments	Not Set
Date	28 February 2019
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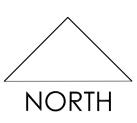


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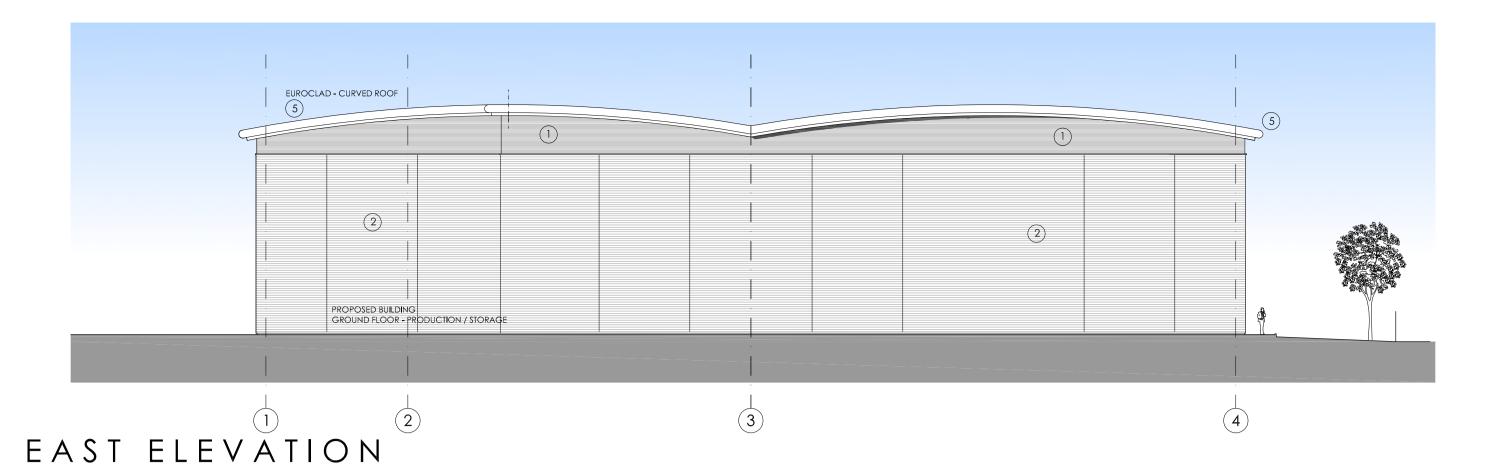


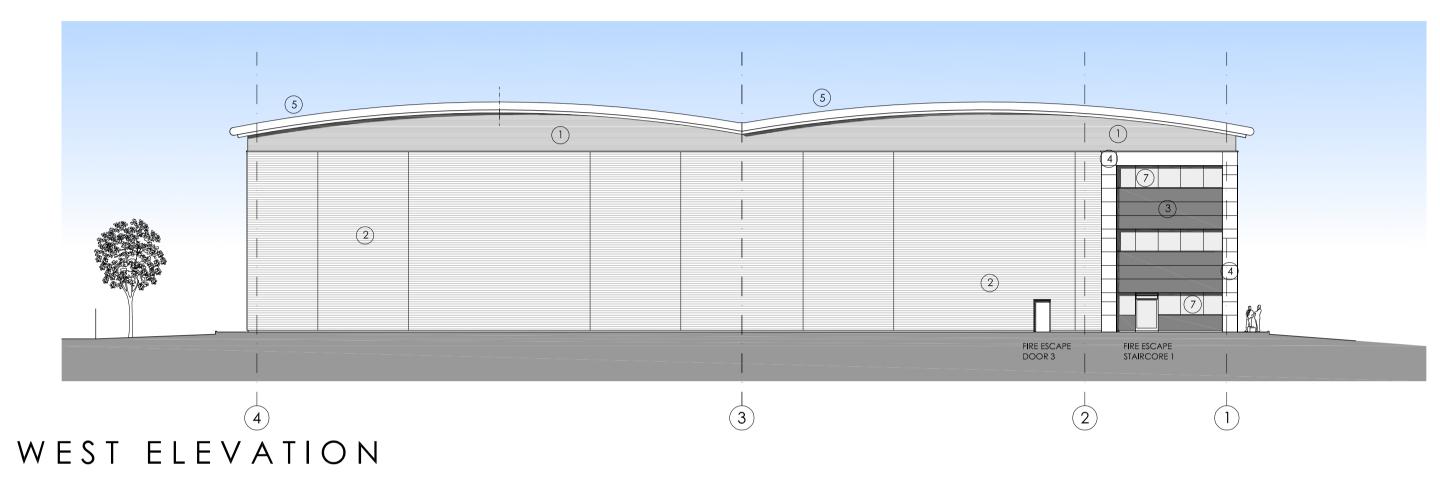


DEVELOPMENT ANALYSIS

GROSS SITE AREA	6.35 ACRES (25,721 SQ M)
BUILDING GIA	121,175 SQ FT (11,257 SQ M)
COVERAGE	43%
CAR PARKING	225 SPACES INCL 6 DISABLED SPACES
DOCK LEVELLERS	10 NO
GRADE LEVEL DOORS	2. NO
MOTOR CYCLE PARKING	6. NO
BICYCLE PARKING	20. NO

	PLANNING	ISS	UE
P3	PRELIMINARY ISSUE 3	MJH	10.12.18 MCW
P2	PRELIMINARY ISSUE 2	MJH	05.12.18 MCW
P1	PRELIMINARY ISSUE 1	HLW	03.12.18 MCW
REV.	AMENDMENT	DRAWN	DATE AUTH'D
client :	OPUS LAND		
project :	PROPOSED WAREHO	USE	
site :	SEVEN STARS ROAD - WEST MIDLANDS	OLDBU	RY
content :			
	PROPOSED SITE PLAN B2 LAYOUT		
date :	NOVEMBER 2018		
scale :	1 : 500 @ A1		
	all dimensions to be checked on site		
	GARRETT		
drg.no :	2566 AA(PL) 08	evision : P	3







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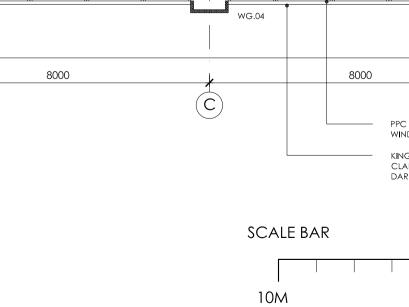
- (1)HORIZONTAL WALL PROFILE 1 (HIGH LEVEL) NEW SINOSODIAL PROFILED CLADDING TO HIGHER WALL AREAS WITH EXPRESSED T JOINTS CUT INTO GABLE REF: EUROCLAD 13.5/990 SINU CLADDING PROFILE COLOUR : SILVER RAL:9006 U VALUE : TO BRUKL DOCUMENT
- 2 HORIZONTAL WALL PROFILE 2 NEW HALF ROUND PROFILED CLADDING AREAS WITH EXPRESSED T JOINTS CUT INTO GABLE REF : EUROCLAD 50MM HALF ROUND CLADDING COLOUR : SLATE GREY RAL:7012 U VALUE : TO BRUKL DOCUMENT
- 3 HORIZONTAL WALL PROFILE 3 MICRORIB KINGSPAN MR CLADDING PANELS COLOUR: SLATE GREY RAL:7012 U VALUE : TO BRUKL DOCUMENT
- 4 HORIZONTAL WALL PROFILE 4 KINGSPAN FLAT CLADDING PANELS TO FRAME COLOUR: WHITE RAL 9010 U VALUE : TO BRUKL DOCUMENT
- 5 HORIZONTAL ROOF PROFILE 1 EUROCLAD - CURVED ROOF SYSTEM COLOUR : GOOSEWING GREY U VALUE : TO BRUKL DOCUMENT
- CURTAIN WALLING 6 DOUBLE GLAZED POLYESTER POWDER COATED ALUMINIUM COLOUR : GREY - RAL 7015 GLASS TO BE GREY ANTI - SUN GLASS
- RIBBON WINDOWS DOUBLE GLAZED POLYESTER POWDER COATED ALUMINIUM 7 COLOUR : GREY - RAL 7015 GLASS TO BE GREY ANTI - SUN GLASS
- 8 INSULATED SECTIONAL VERTICAL LIFT LOADING DOORS. DOORS TO BE POWDER COATED FINISH AND ELECTRICAL OPERATION COLOUR : SILVER RAL:9006 U VALUE : TO BRUKL DOCUMENT
 - LOADING DOCK 1.2M HIGH. INSULATED SECTIONAL VERTICAL LIFT LOADING DOORS ELECTRICAL OPERATION DOORS TO BE POWDER COATED FINISH SILVER RAL:9006 U VALUE : TO BRUKL DOCUMENT
- (10) STEEL FIRE EXIT DOOR AND FRAME COLOUR : SILVER RAL:9006 U VALUE : TO BRUKL DOCUMENT

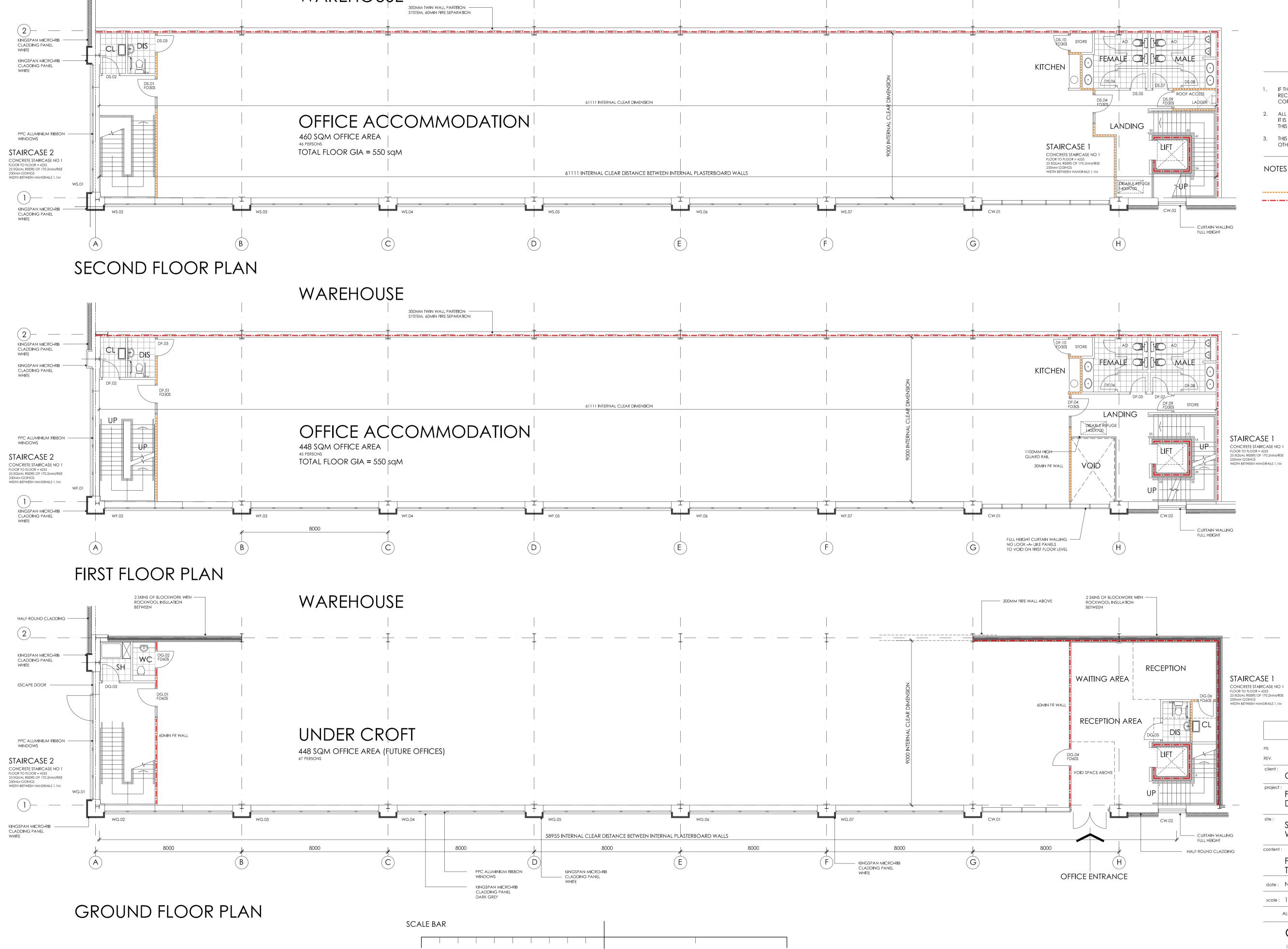
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(11)PAINTED GALVANISED STEEL TUBULAR PROTECTION BOLLARDS TO loading doors

	PLANNING	ISSU	JE	
PO REV.	preliminary ISSUE 1 Amendment	MJH DRAWN	03.11.18 DATE	MCW AUTH'D
client :	OPUS LAND			
project :	PROPOSED WAREHO DEVELOPMENT	DUSE		
site :	SEVEN STARS ROAD WEST MIDLANDS	- OLDB	URY	
content :	PROPOSED ELEVATIO	ONS		
date :	DECEMBER 2018			
scale :	1 : 250 @ A1			
	ALL DIMENSIONS TO BE CHECKED ON SITE			
	GARRETT			
drg.no :	2566 AA(PL) 1	revision : 5	ןכ	







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- IF THIS DRAWING HAS BEEN RECEIVED ELECTRONICALLY IT IS THE RECIPIENTS RESPONSIBILITY TO PRINT THE DOCUMENT TO THE CORRECT SCALE.
- 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. IT IS RECOMMENDED THAT INFORMATION IS NOT SCALED OFF THIS DRAWING.
- 3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.

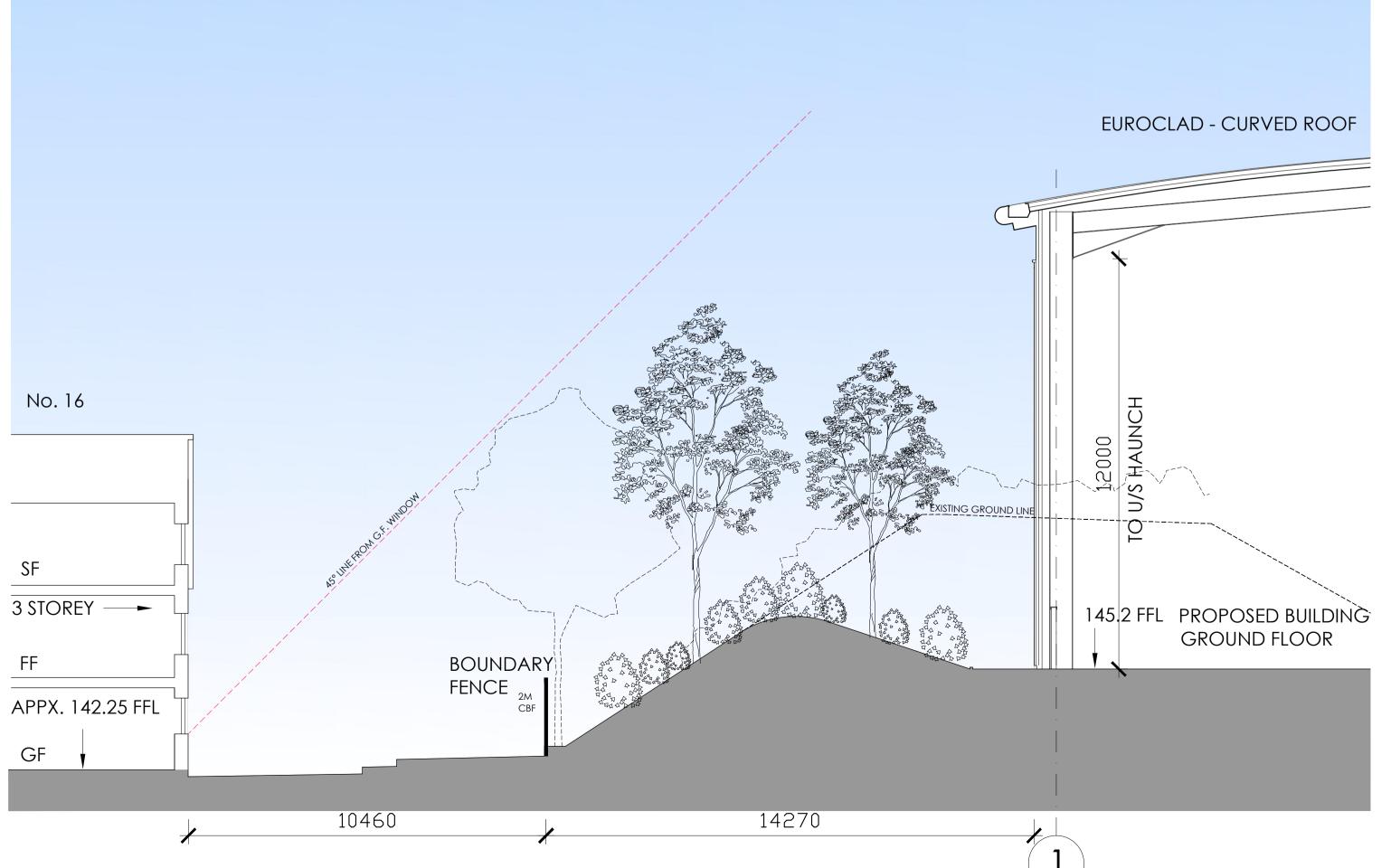
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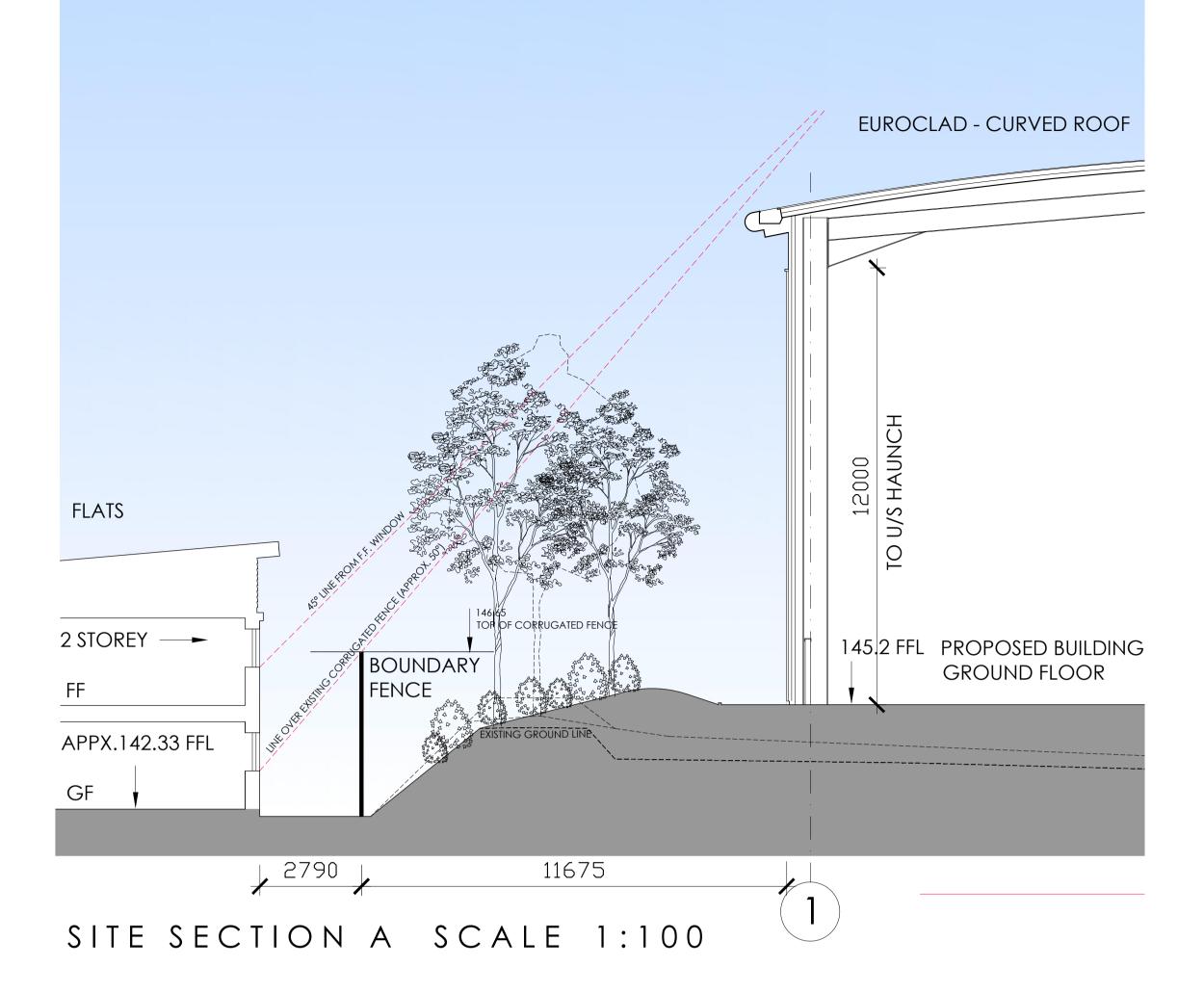
FIRE STRATEGY LEGEND

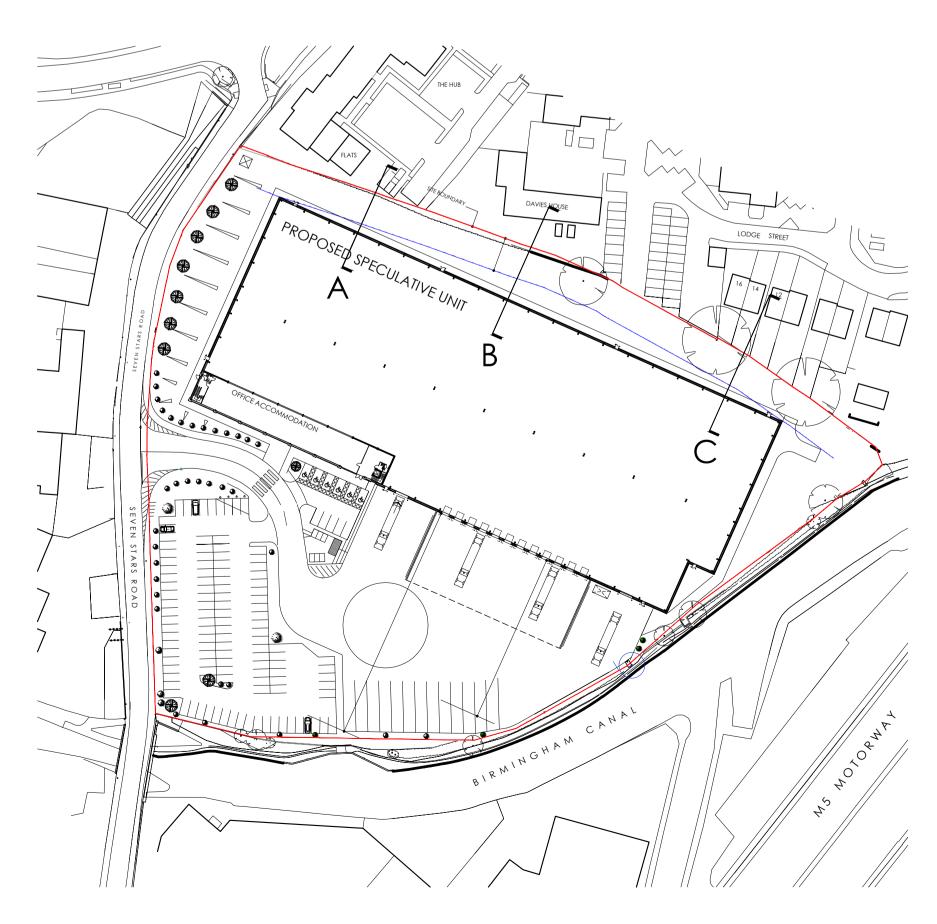
DENOTES 30 MINUTES MINIMUM FIRE RESISTING CONSTRUCTION. DENOTES 60 MINUTES MINIMUM FIRE RESISTING CONSTRUCTION.

	ΡΙΑΝΝΙΝ	GISS	UE
PO	Planning Issue 1	MJH	03.12.18 MCW
REV.	AMENDMENT	DRAWN	DATE AUTH'D
client :	opus land		
project :	PROPOSED WAR	ehouse	
site :	SEVEN STARS ROA WEST MIDLANDS	ad - Oldb	URY
content :			
	PROPOSED OFFIC	CE FLOOR	PLANS
date :	NOVEMBER 2018		
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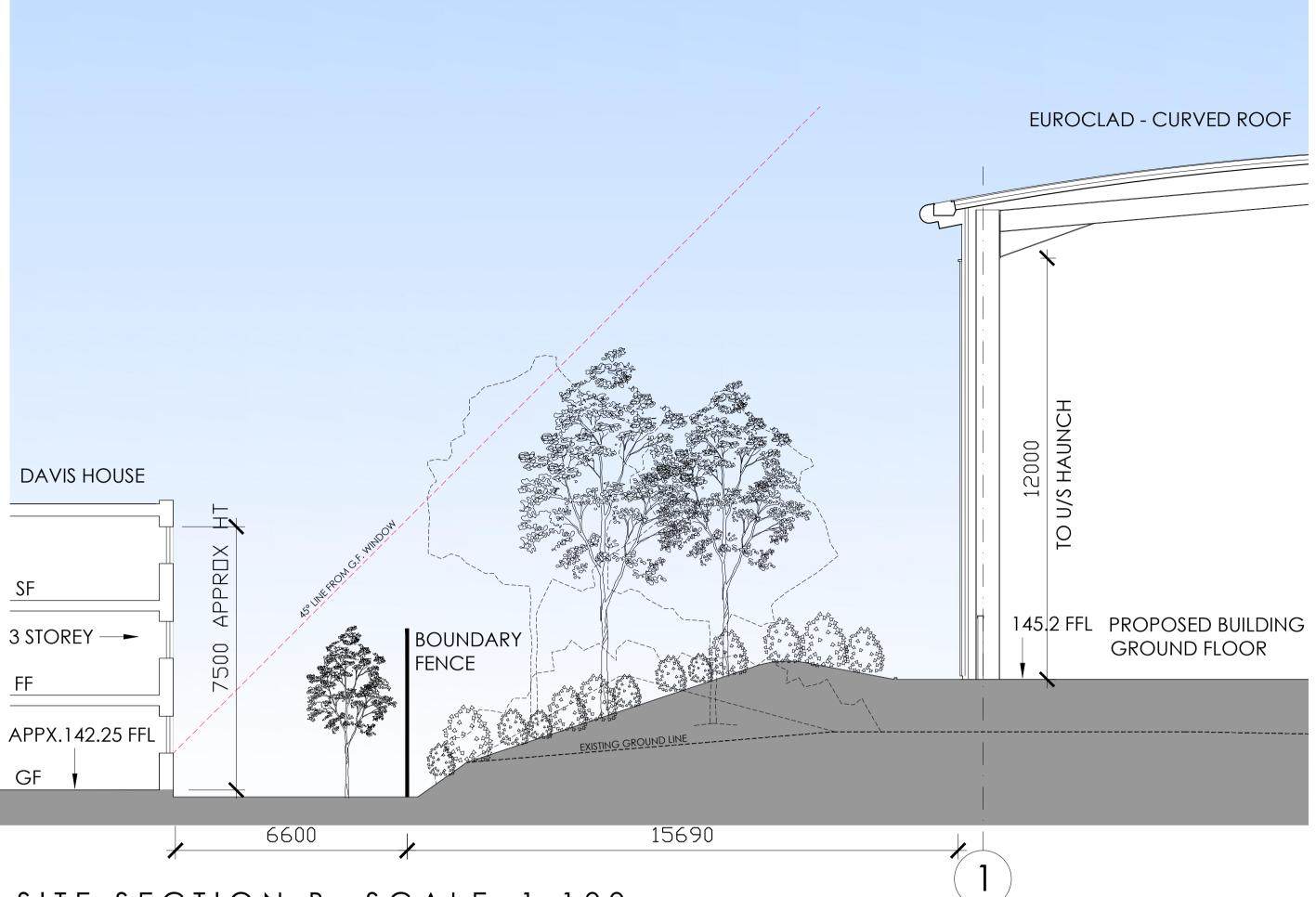








SITE SECTION B SCALE 1:100



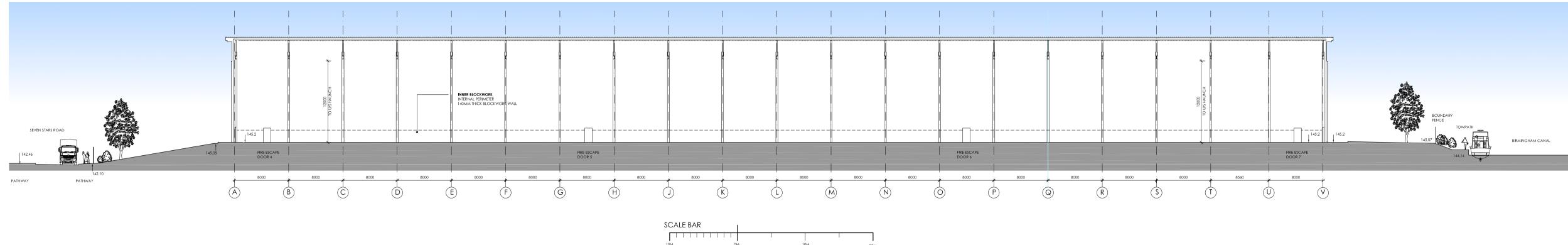


REV.	AMENDMENT	DRAWN	DATE	AUTH'D
client :	OPUS LAND			
project :	PROPOSED WA DEVELOPMENT	REHOUSE		
site :	SEVEN STARS RO WEST MIDLAND		JRY	
content :	:			
	SECTIONS THRC SHOWING PRO		-	
date :	FEBRUARY 2019			
scale :	1:100@A1			
	ALL DIMENSIONS TO BE CHECKE	d on site		
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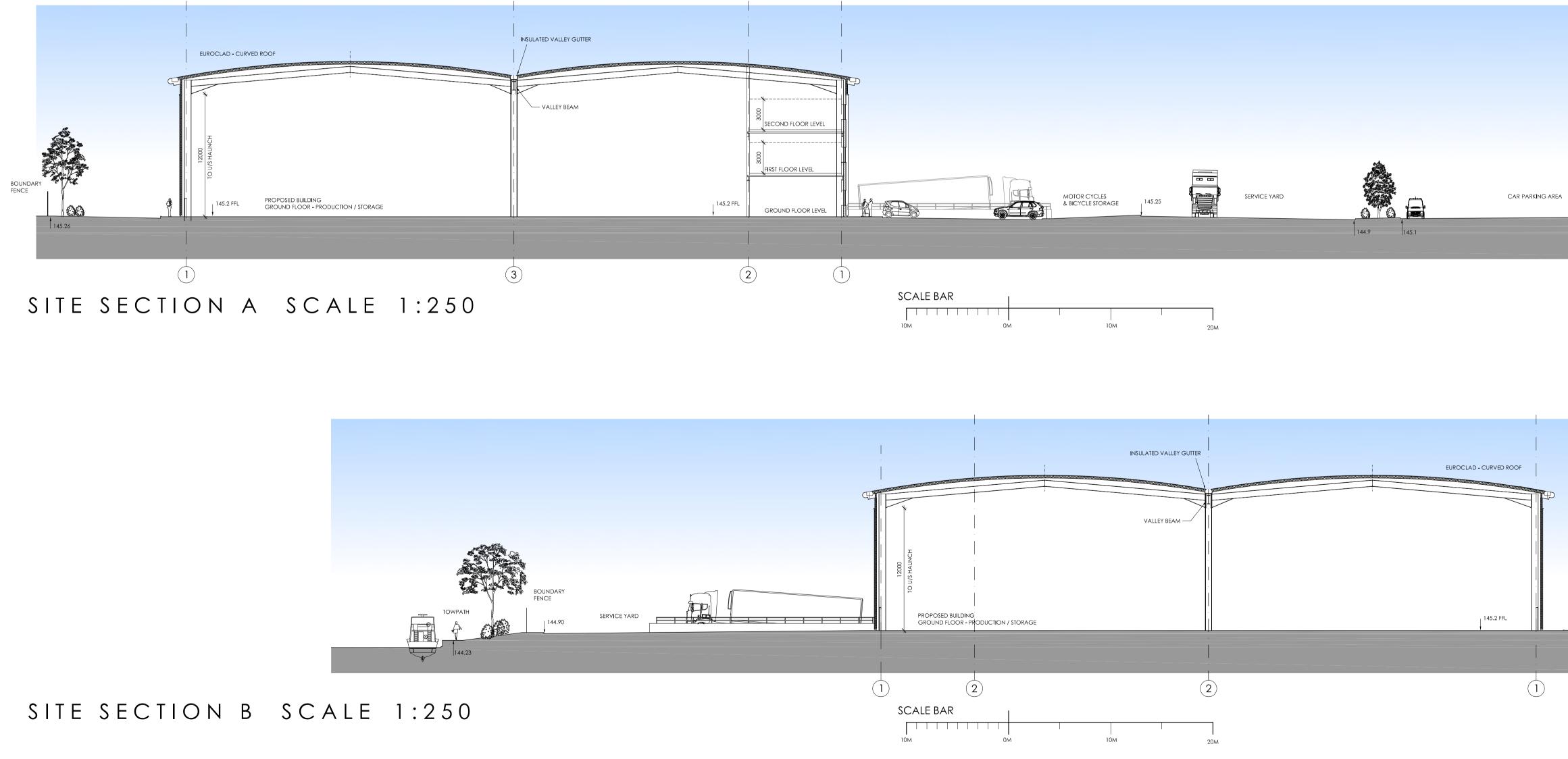
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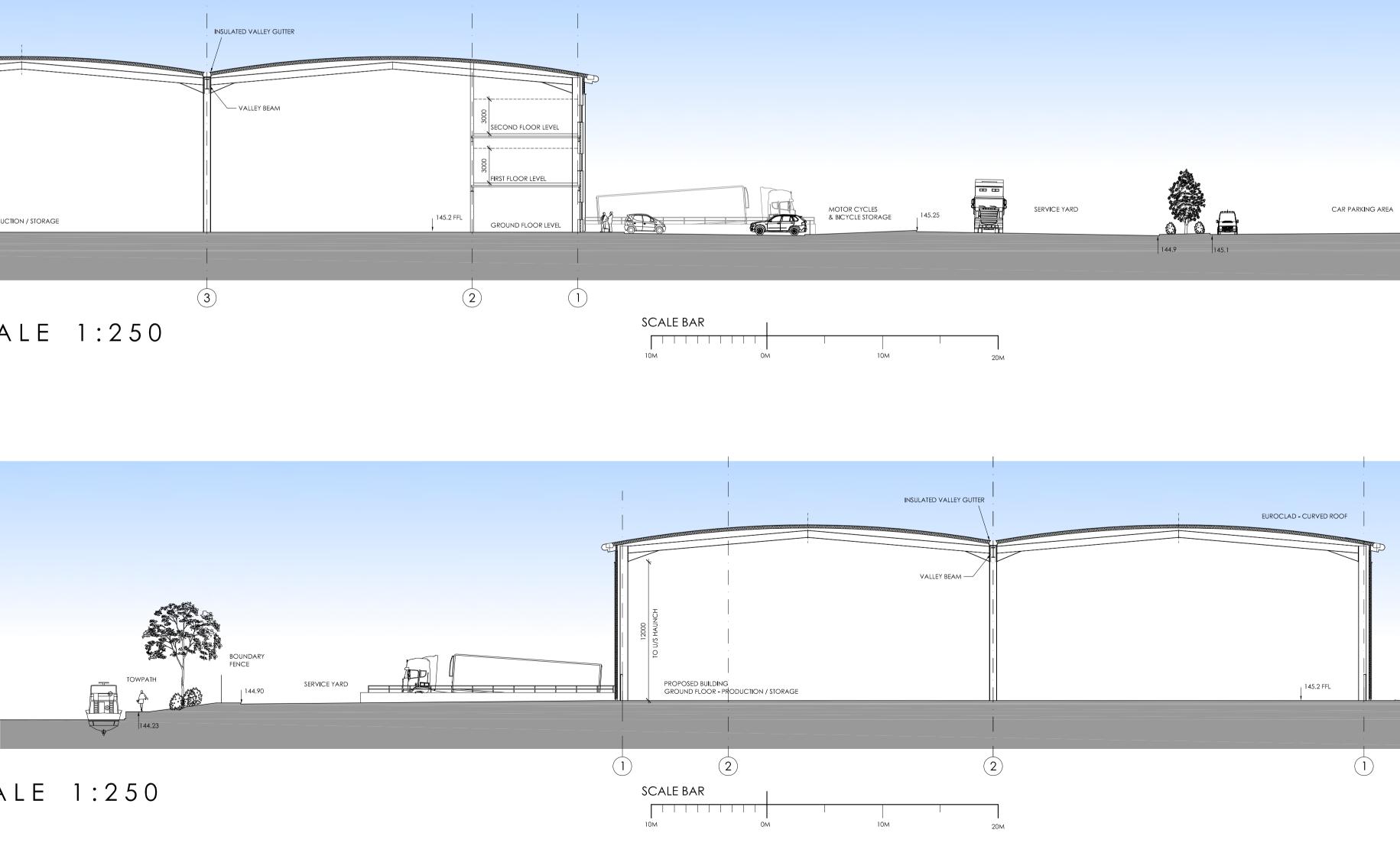
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PRELIMINARY ISSUE

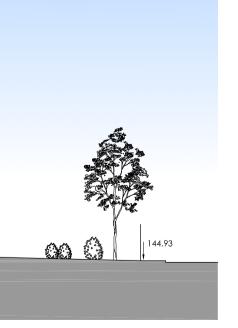


SITE SECTION C SCALE 1:350



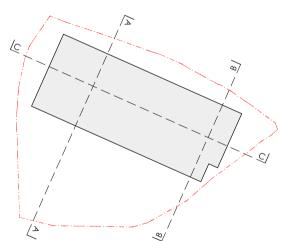


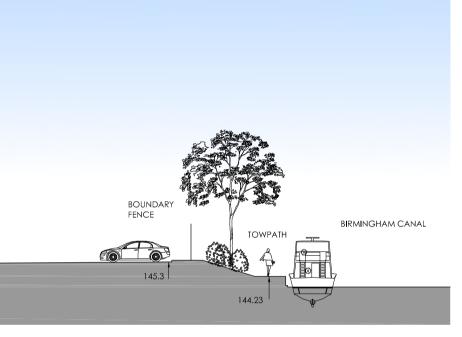
SITE SECTIONS



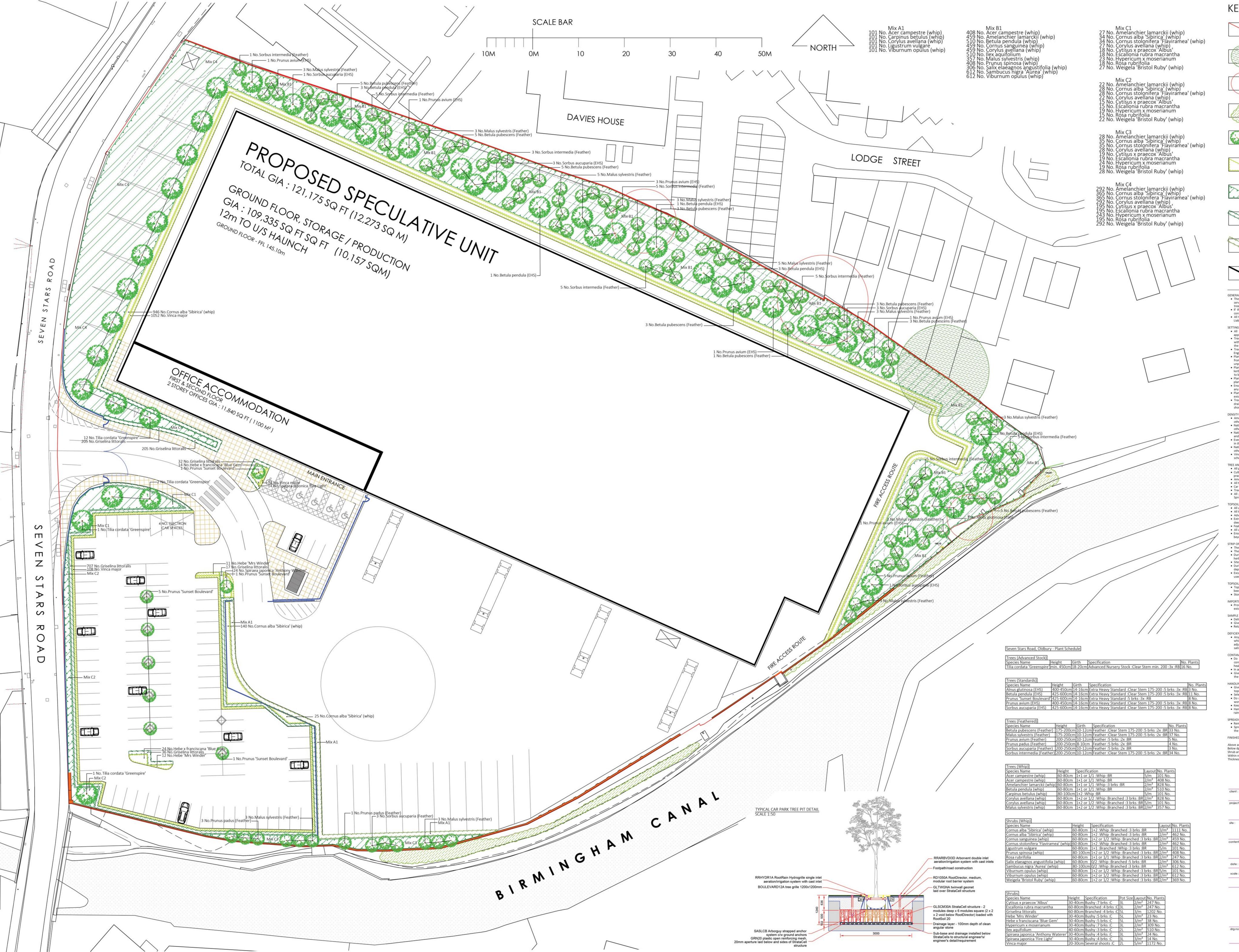
	PLANNING		UE
PO REV.	PRELIMINARY ISSUE 1	MJH DRAWN	03.12.18 DATE A
client :	OPUS LAND		
project	PROPOSED WAREH DEVELOPMENT	OUSE	
site :	SEVEN STARS ROAD WEST MIDLANDS	- OLDB	URY
content	PROPOSED SITE SEC	TIONS	
date :	DECEMBER 2018		
scale :	1 : 250 @ A1		
	ALL DIMENSIONS TO BE CHECKED ON SIT	E	
	GARRETT	KEE httects	
drg.no	2566 (PL) 07	revision :	וכ

KEY PLAN









KEY

ation	Layout	No. Plants
l/1 :Whip :BR	5/m	101 No.
l/1 :Whip :BR	2/m ²	408 No.
l/1 :Whip :3 brks :BR	2/m ²	828 No.
l/1 :Whip :BR	2/m ²	510 No.
nip :BR	5/m	101 No.
1/2 :Whip :Branched :3 brks :BR	2/m ²	828 No.
1/2 :Whip :Branched :3 brks :BR	5/m	101 No.
1/2 :Whip :Branched :3 brks :BR	2/m ²	357 No.

Specification	Layout	No. Plants
1+2 :Whip :Branched :3 brks :BR	3/m ²	1111 No.
1+2 :Whip :Branched :3 brks :BR	2/m ²	462 No.
1+2 or 1/2 :Whip :Branched :3 brks :BR		459 No.
1+2 :Whip :Branched :3 brks :BR		462 No.
1+1 :Branched :Whip :3 brks :BR		101 No.
1+2 or 1/2 :Whip :Branched :3 brks :BR		408 No.
1+1 or 1/1 :Whip :Branched :3 brks :BR	2/m ²	247 No.
0/2 :Whip :Branched :5 brks :BR	2/m ²	306 No.
0/2 :Whip :Branched :3 brks :BR	2/m ²	612 No.
1+2 or 1/2 :Whip :Branched :3 brks :BR		101 No.
1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m ²	612 No.
1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m ²	369 No.

ecification	Pot Size	Layout	No. Plants
ishy :7 brks :C	3L	2/m ²	247 No.
anched :4 brks :C	3L	2/m ²	247 No.
anched :4 brks :C	5L	3/m	1202 No.
ishy :5 brks :C	5L	3/m ²	23 No.
shy :5 brks :C	5L	3/m²	38 No.
shy :7 brks :C	3L	2/m ²	309 No.
ishy :3 brks :C	2L	2/m ²	510 No.
ishy :4 brks :C	3L	3/m ²	24 No.
ishy :4 brks :C	3L	3/m ²	14 No.
veral shoots :C	2L	5/m ²	1172 No.

Existing trees Existing trees to be removed Existing scrub/bramble Proposed tree planting Proposed amenity planting Proposed native planting Proposed evergreen

Boundary

hedgerow Proposed mixed native hedgerow Buildings

GENERAL NOTES: • The contractor is to liaise with the main contractor to establish the position of as-built services and manhole covers prior to cultivation and excavation of planted areas and tree pits. · If there is any conflict in the information indicated on the contract drawings, the If there is any connect in the information indicated on the contract drawings, the contractor must seek clarification from all the design consultants involved.
All trees and planting will be subject to a 12-month Maintenance and 5 year Defects Liability Period.

- SETTING OUT NOTES: · All tree, amenity and structure shrub shrub planting is to be pegged/set out for approval by the Landscape Architect prior to planting. · Tree planting in relation to manhole covers and statutory runs is to be co-ordinated with the main contractor and in accordance with statutory guidelines, for approval by the landscape architect.
- · Tree positions are to be set out and staked for approval by the Landscape Architect and Engineer prior to planting. · Planting adjacent to road kerbs and path edges along roads is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce trampling, but unplanted area to be mulched · Planting adjacent to car park area road kerbs is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce car damage, but unplanted area to be mulched.
- · Planting adjacent to the footpaths to be set back 300mm from the edging to allow planting to expand without inhibiting footpath use. Ensure that Root Barrier has been installed in the foundation trench before planting any trees on the site. Contact Engineers to determine specification and depth required. · Planting adjacent to existing vegetation to be retained to be carefully integrated with existing planting, and cultivations evenly graded into existing levels. · Trees are to be set out to ensure a minimum of 1.5m exists between tree stations and
- drains/mains lines, in accordance with BS5837. Otherwise, approved root barriers should be employed. DENSITY NOTES: · Amenity planting to be carried out at approximately 3no. plants per m², unless otherwise stated in the plant schedule · Native planting Mix B to be carried out at approximately 2no. plants per m², unless otherwise stated in the plant schedule.
- · Native planting to be randomly planted in groups of 8-15 no. plants of a single species and any evergreen species are to be distributed evenly throughout the planted area. Evergreen hedge planting to be at 3no. plants per linear metre, unless otherwise stated in the plant schedule · Native hedge planting to be at 5no. plants per linear metre, double staggered, unless otherwise stated in the plant schedule. · Vinca major planting to be at 5no. plants per m², unless otherwise stated in the plant schedule.
- TREE AND SHRUB NOTES: All planting to be planted in accordance with standard landscape practice · Cultivate and weed-kill all areas to be planted/turfed as per standard landscape practice
- Ameliorate soil prior to planting. Water retaining polymer to be in planting pit only. All trees to be staked and protected with spiral guards. Car park trees to be planted in tree pits as per detail on drawing. Tree planting in soft areas to be in topsoiled tree pits as per depths noted below. · All planting to be bark mulched to a depth of 50mm with Melcourt's 'Ornamental
- Spruce'. TOPSOIL NOTES: · All areas to be landscaped are to be free from contaminated ground. · All trees are to be planted in pits and topsoiled to the following dimensions:
- Advanced stock trees 1200mm x 1200mm x 900mm deep • Extra heavy standard trees (in soft landscape areas) -1200mm x 1200mm x 900mm Feathered trees - 900mm x 900mm x 450mm deep All areas to be planted are to be topsoiled to a depth of 400mm. · Ensure adequate growing medium exists to provide sustained healthy plant growth
- beyond the Defects Liability Period. STRIP OF EXISTING TOPSOIL: The site topsoil which is to be retained for later use shall be stripped and stockpiled. The following method shall be used:
- · During suitable dry weather conditions, the existing vegetation shall be treated with herbicide as directed. Site to be cleared of foreign materials. · During suitable dry weather conditions, topsoil to be stripped down to its full natural
- depth, taking care to avoid contamination with subsoil or other foreign materials. · Excavated topsoil unsuitable to be reused as topsoil shall be stored separately and used as subsoil. TOPSOIL STORAGE: · Topsoil which has been stripped and stored before use in the works shall not have
- been stacked in heaps higher than 1.5m for more than four weeks. Stored topsoil shall not have become waterlogged, compacted or destructured. IMPORTED TOPSOIL FOR ALL SOFT LANDSCAPE FINISHES: · Provide topsoil to BS3882: 2007 as necessary to make up any deficiency of topsoil
- existing on site and to complete the work. SAMPLE LOAD OF IMPORTED TOPSOIL: Deliver to site a sample load of not less than 5m³. Give notice to all CA to inspect before making further deliveries to site.
- Retain sample for comparison with subsequent loads. DEFICIENT TOPSOIL: Any topsoil offered which is deficient in nutrient levels as required by BS3882:1994 but which otherwise conforms to the specification, may be acceptable providing suitable adjustments are made with the addition of organic and inorganic fertilisers to the satisfaction of the CA and entirely at the landscape contractor's expense.
- CONTAMINATION: · Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive or flammable; hazardous to human or animal life; detrimental to healthy plant growth. In areas to receive topsoil, do not use subsoil contaminated with the above materials. Give notice to CA if any evidence or symptoms of soil contamination are discovered on the site or in topsoil to be imported.
- HANDLING TOPSOIL: · Give notice of evidence of aggressive weeds and obtain instructions before moving topsoil
- · Select and use plant to minimise disturbance, trafficking and compaction. · Do not mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work; other grades of topsoil. Keep handling to a minimum and use topsoil immediately after stripping.
- · Handle topsoil in the driest conditions possible and do not handle during or after heavy rainfall or when it is wetter than the plastic limit. SPREADING TOPSOIL: Remove temporary roads/surfacing before spreading topsoil.
- Spread in layers of 150mm depth (max.) and gently firm each layer before spreading the next. FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT:

Above adjoining paving or kerbs......50mm

Below dpc of adjoining buildings.....Not less than 200mm ...Higher than adjoining grass areas by 50mm Shrub areas..... Within root spread of existing trees.....Unchanged Thickness of turf or mulch is included.

	GARRETT ARCHITECTS RILEY HOUSE RILEY ROAD MARLOW BUCKINGHAMSHIRE T 01628 907000
	ALL DIMENSIONS TO BE CHECKED ON SITE
scale :	1:250@A0
date :	NOVEMBER 2018
	DETAILED SOFT LANDSCAPE PROPOSALS
content :	
	WEST MIDLANDS
site :	SEVEN STARS ROAD - OLDBURY
	DEVELOPMENT
project :	PROPOSED WAREHOUSE
client :	OPUS LAND

2566 AA(PL)06