

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. Recommendations

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. Central Government Guidance

National Planning Policy Framework promotes sustainable development.

5. Development Plan Policy

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

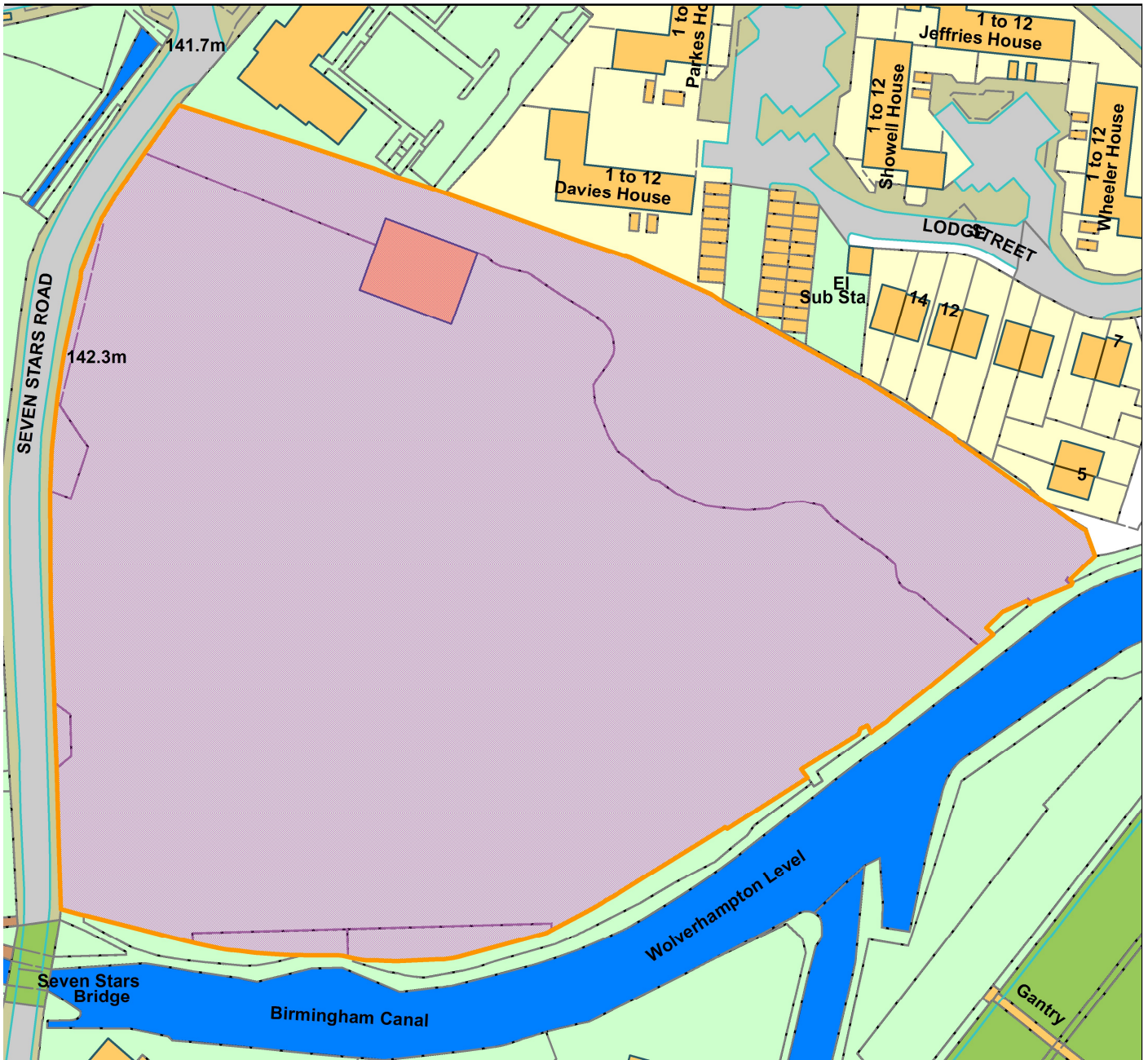
6. Contact Officer

Carl Mercer

0121 569 4048

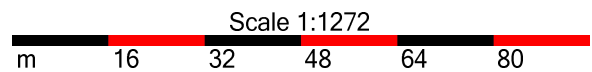
carl_mercer@sandwell.gov.uk

DC/18/62516
Seven Stars Road



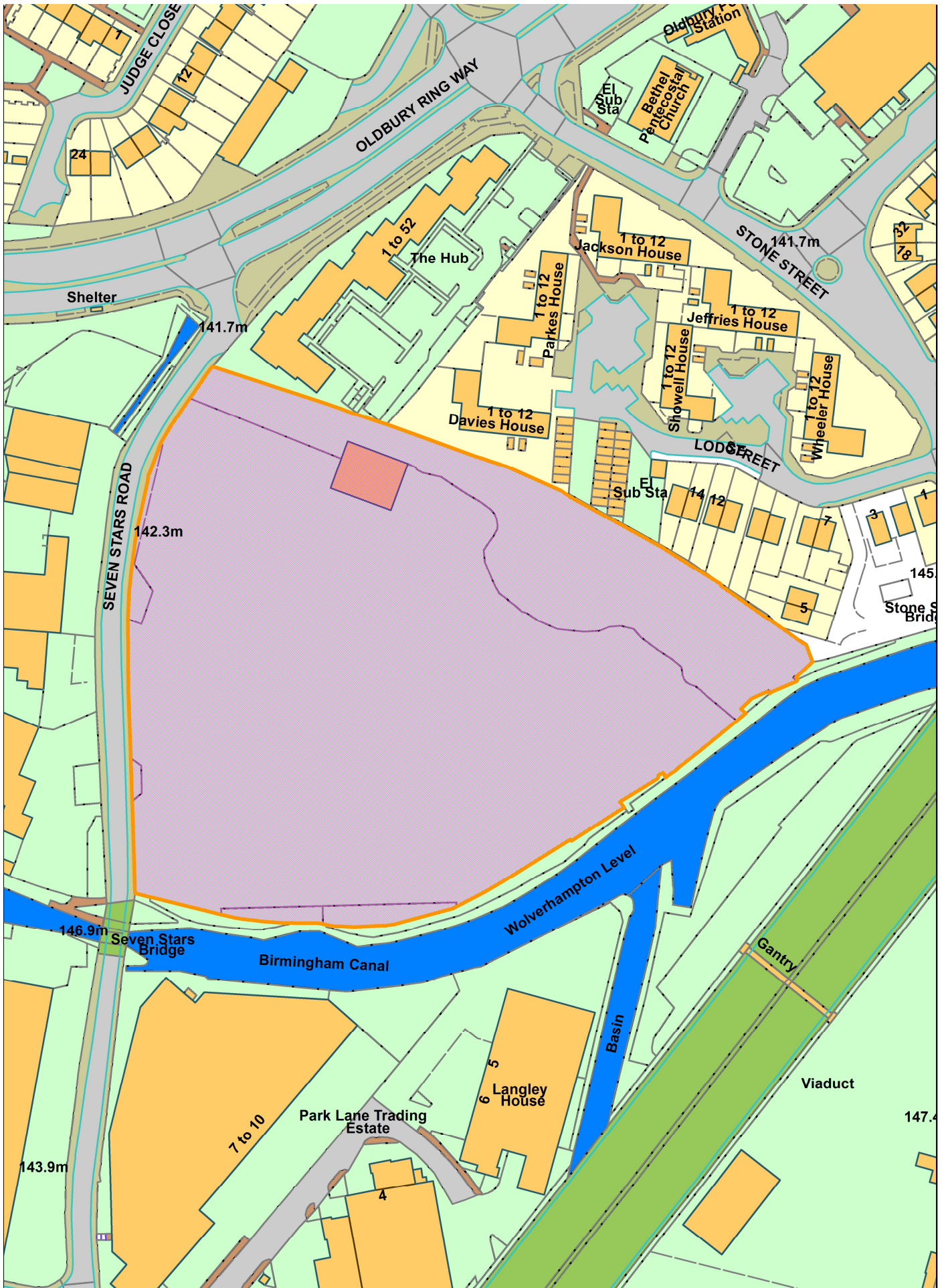
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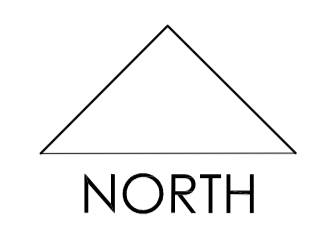
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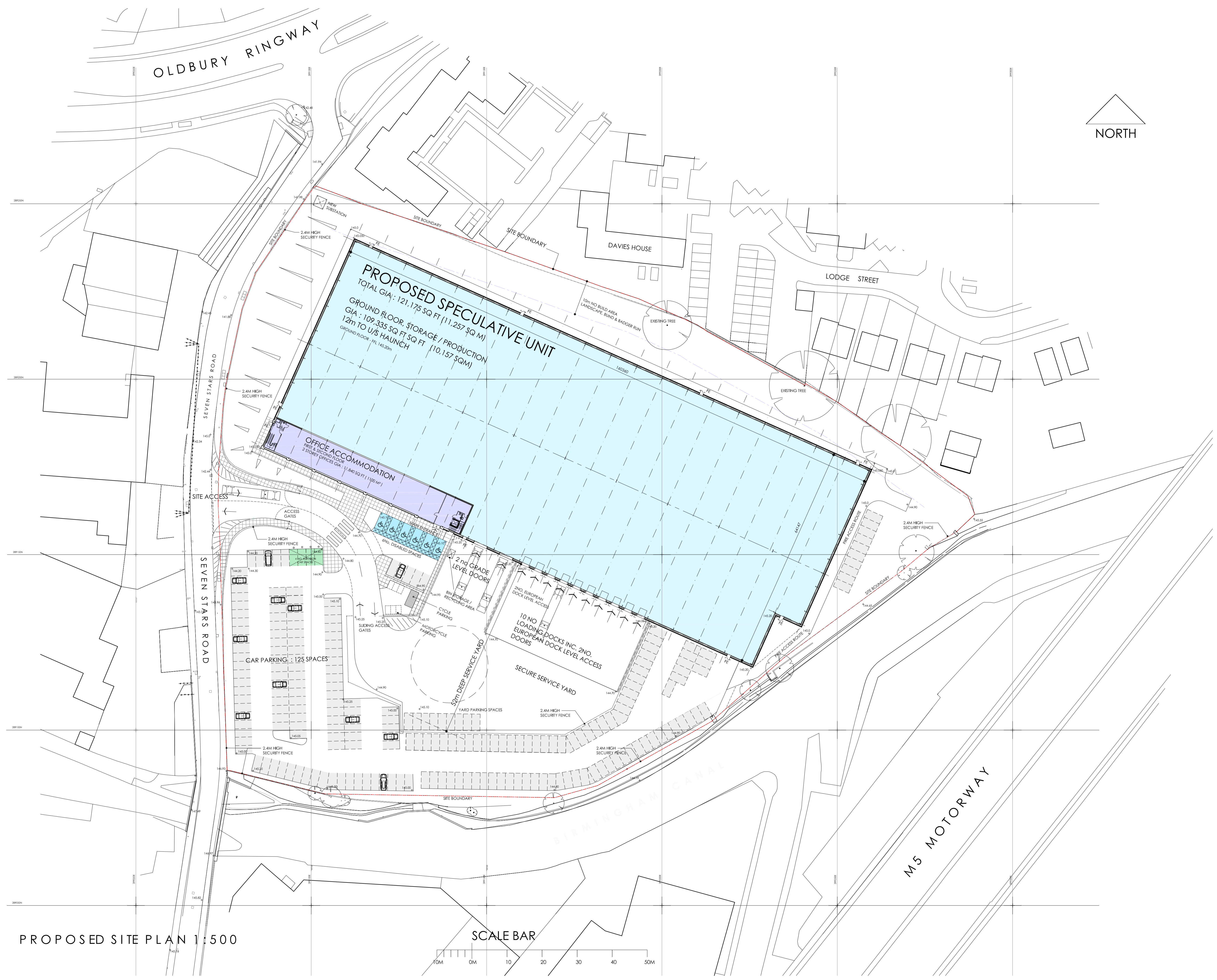
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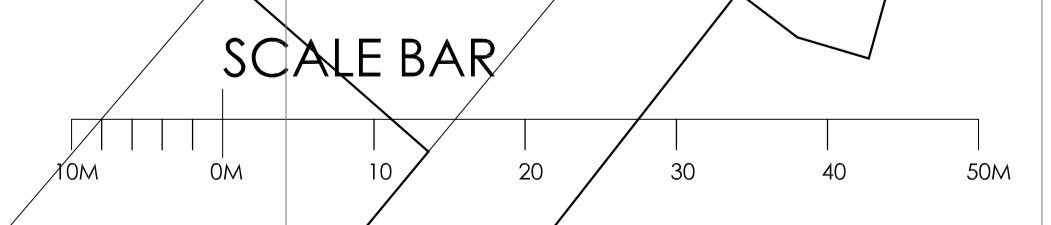


DEVELOPMENT ANALYSIS

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



PROPOSED SITE PLAN 1:500

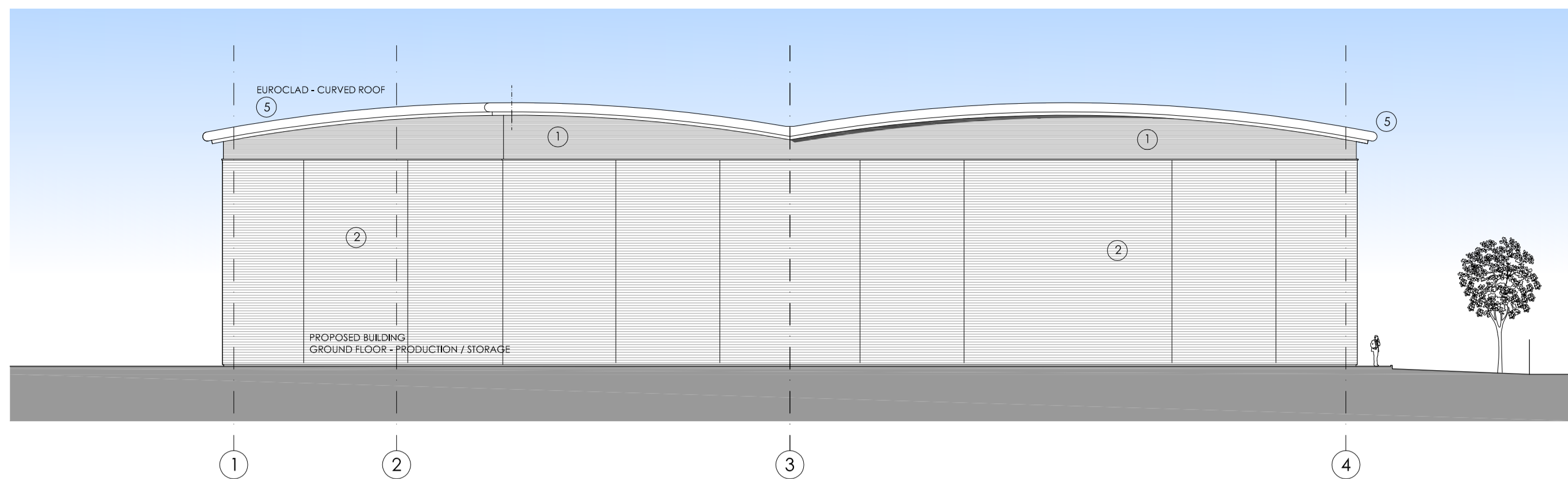


PLANNING ISSUE

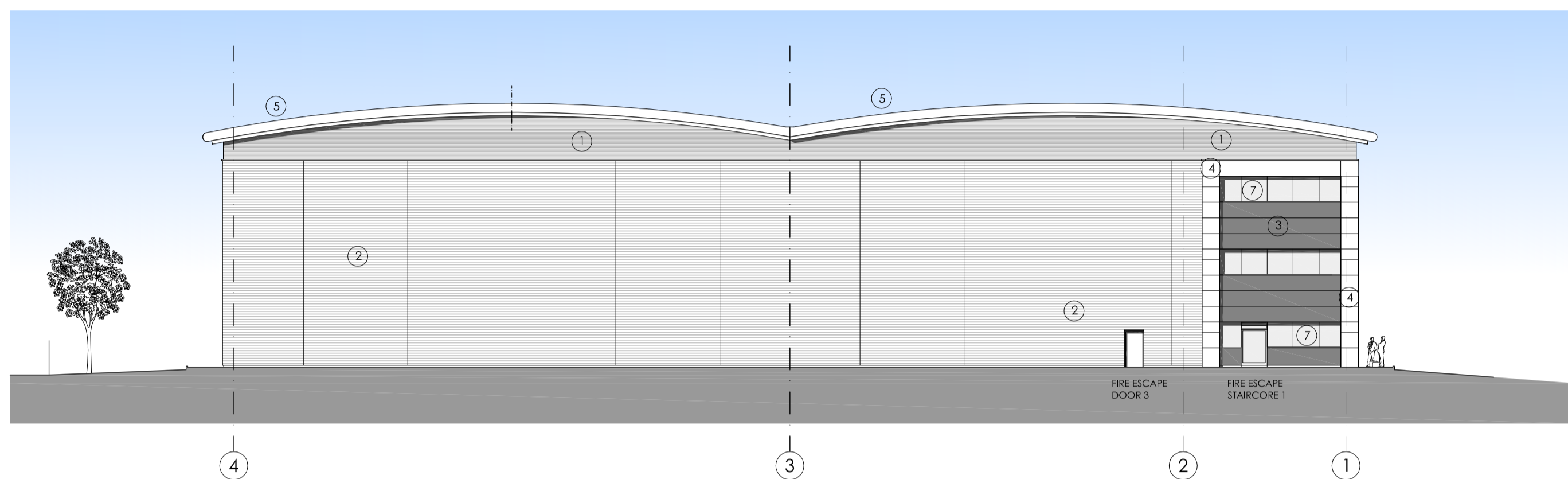
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P2	PRELIMINARY ISSUE 2	MJH	05.12.18	MCW
P1	PRELIMINARY ISSUE 1	MJH	03.12.18	MCW
REV.	AMENDMENT	DRAWN	DATE	AUTHD

client: OPUS LAND
 project: PROPOSED WAREHOUSE DEVELOPMENT
 site: SEVEN STARS ROAD - OLDBURY WEST MIDLANDS
 content: PROPOSED SITE PLAN B2 LAYOUT
 date: NOVEMBER 2018
 scale: 1 : 500 @ A1
 ALL DIMENSIONS TO BE CHECKED ON SITE

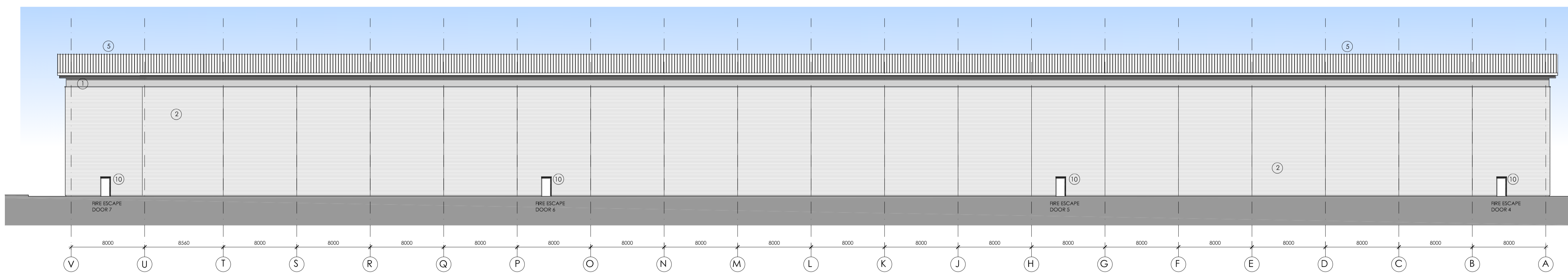
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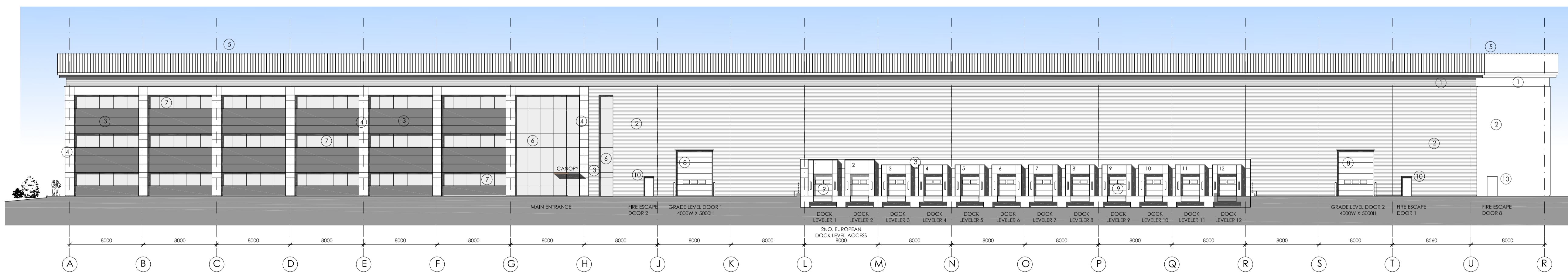
EAST ELEVATION



WEST ELEVATION

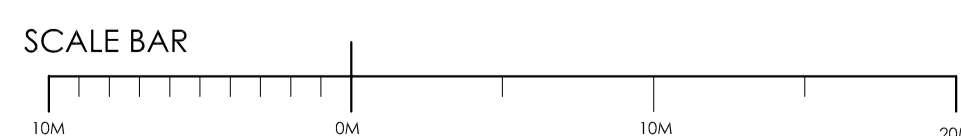


NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS 1:250



- ① **HORIZONTAL WALL PROFILE 1** [HIGH LEVEL]
NEW SINGOSIAL PROFILED CLADDING TO HIGHER WALL AREAS WITH EXPRESSED T JOINTS CUT INTO GABLE
REF : EUROCLAD 13.5/990 SINU CLADDING PROFILE
COLOUR : SILVER RAL9006
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 RAL7012
U VALUE : TO BRUKL DOCUMENT
- ③ **HORIZONTAL WALL PROFILE 3**
MICROBIB KINGSPAN MR CLADDING PANELS
COLOUR : SLATE GREY RAL7012
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
- ⑥ **CURTAIN WALLING**
DOUBLE GLAZED POLYESTER POWDER COATED ALUMINIUM
COLOUR : GREY - RAL 7015
GLASS TO BE GREY ANTI - SUN GLASS
- ⑦ **RIBBON WINDOWS**
DOUBLE GLAZED POLYESTER POWDER COATED ALUMINIUM
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 RAL9006
U VALUE : TO BRUKL DOCUMENT
- ⑨ **LOADING DOCK 1.2M HIGH**. INSULATED SECTIONAL VERTICAL LIFT LOADING DOORS ELECTRICAL OPERATION
DOORS TO BE POWDER COATED FINISH SILVER RAL9006
U VALUE : TO BRUKL DOCUMENT
- ⑩ **STEEL FIRE EXIT DOOR AND FRAME**
COLOUR : SILVER RAL9006
U VALUE : TO BRUKL DOCUMENT
- ⑪ PAINTED GALVANISED STEEL TUBULAR PROTECTION BOLLARDS TO LOADING DOORS

PLANNING ISSUE

P0 PRELIMINARY ISSUE 1 MJH 03.11.18 MCW
REV. AMENDMENT DRAWN DATE AUTHD

Client : OPUS LAND

Project : PROPOSED WAREHOUSE DEVELOPMENT

Site : SEVEN STARS ROAD - OLDBURY WEST MIDLANDS

Content : PROPOSED ELEVATIONS

Date : DECEMBER 2018

Scale : 1 : 250 @ A1

ALL DIMENSIONS TO BE CHECKED ON SITE

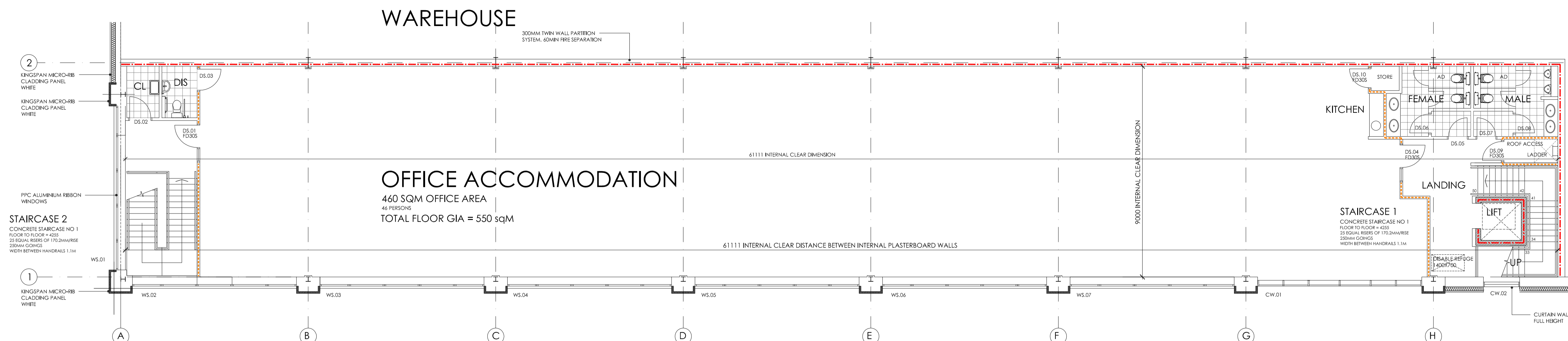
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Revision : 2566 AA(PL) 15 P1

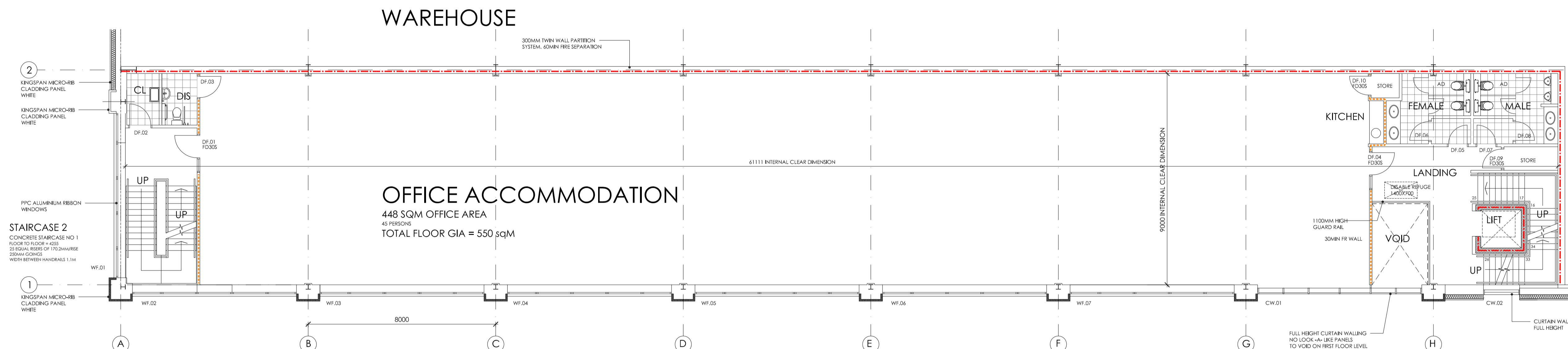
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NOTES :

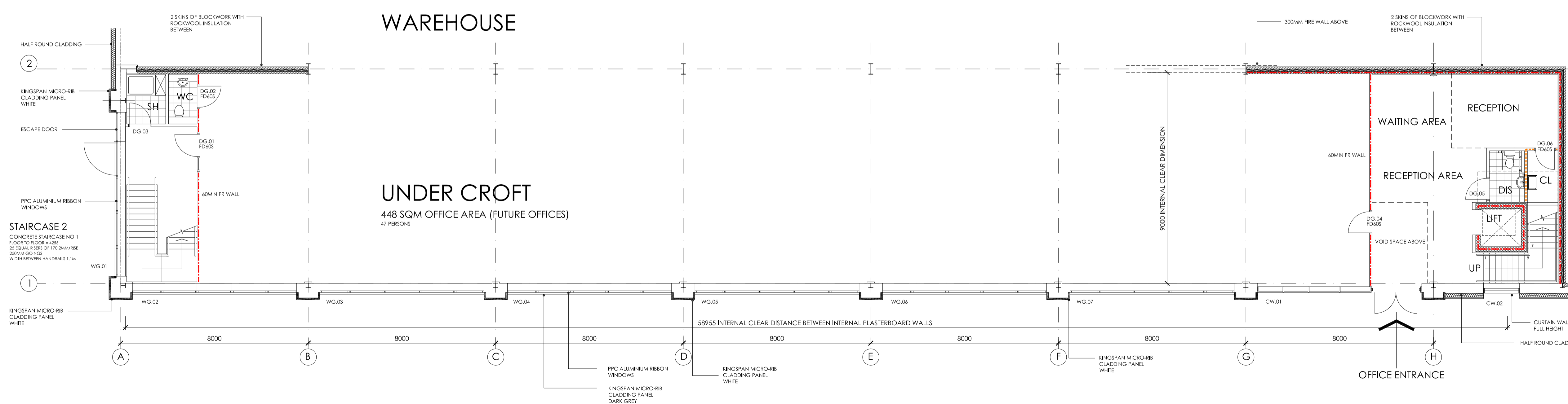
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- DENOTES 30 MINUTES MINIMUM FIRE RESISTING CONSTRUCTION.
 - DENOTES 60 MINUTES MINIMUM FIRE RESISTING CONSTRUCTION.



SECOND FLOOR PLAN

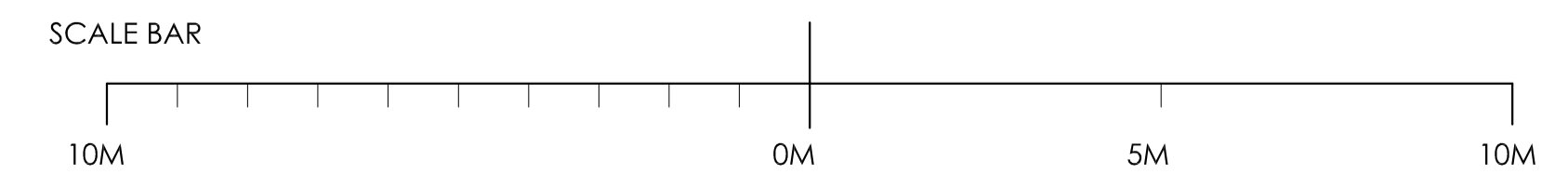


FIRST FLOOR PLAN



GROUND FLOOR PLAN

OFFICE FLOOR PLANS 1:100

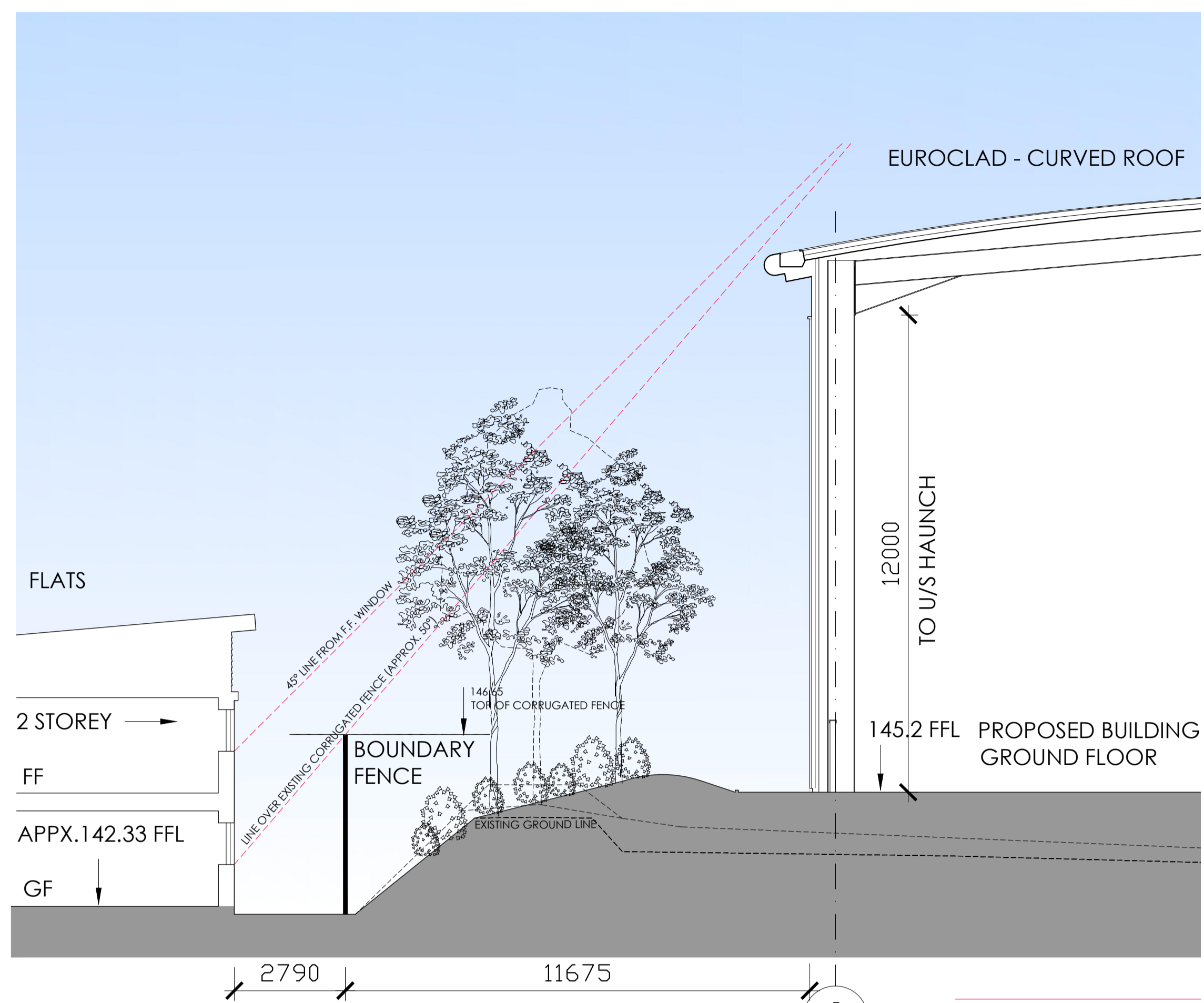


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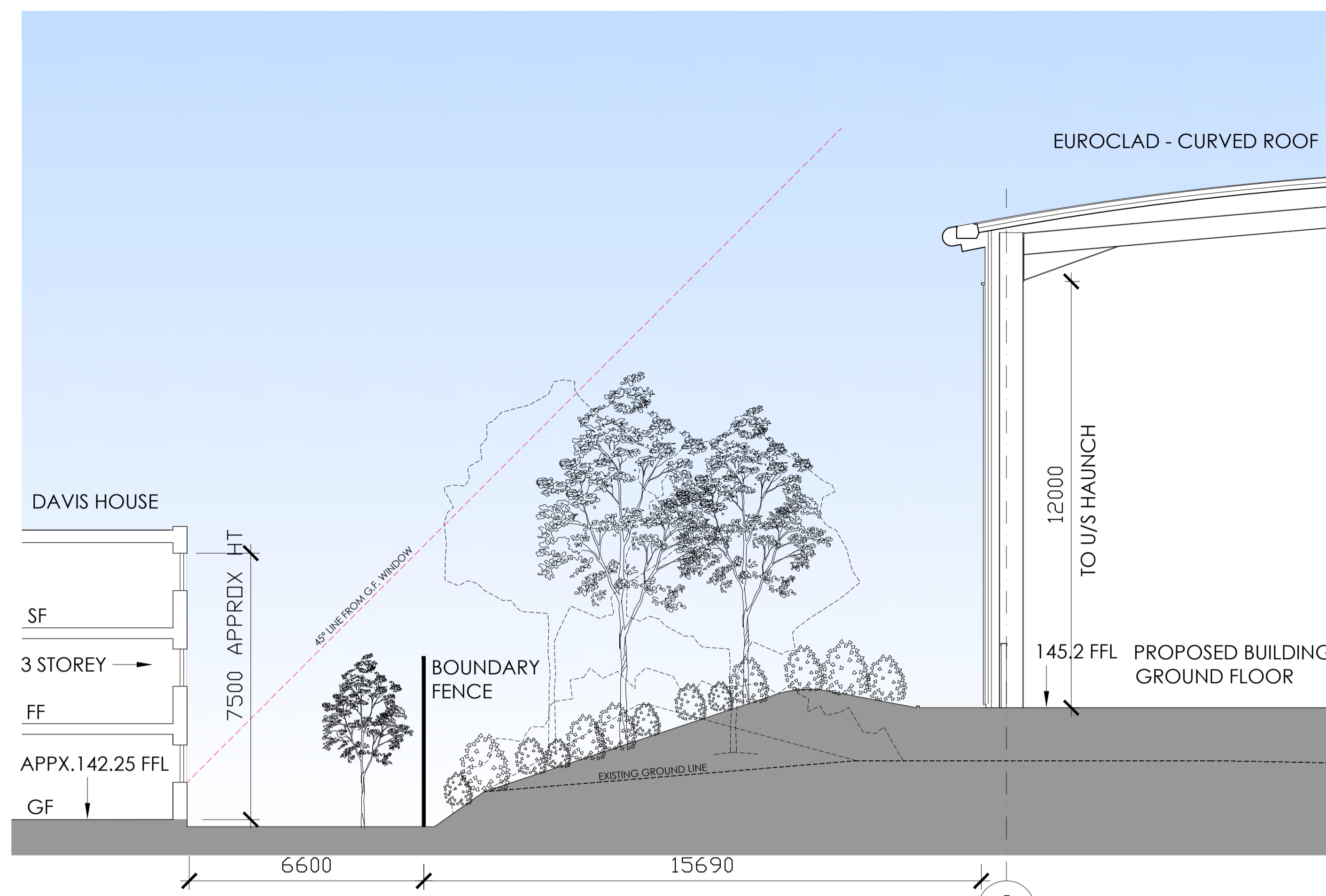
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REV.	AMENDMENT	DRAWN	DATE	AUTHD
client:	OPUS LAND			
project:	PROPOSED WAREHOUSE DEVELOPMENT			
site:	SEVEN STARS ROAD - OLDBURY WEST MIDLANDS			
content:	PROPOSED OFFICE FLOOR PLANS TYPE D LAYOUT			
date:	NOVEMBER 2018			
scale:	1 : 100 @ A1			
ALL DIMENSIONS TO BE CHECKED ON SITE				

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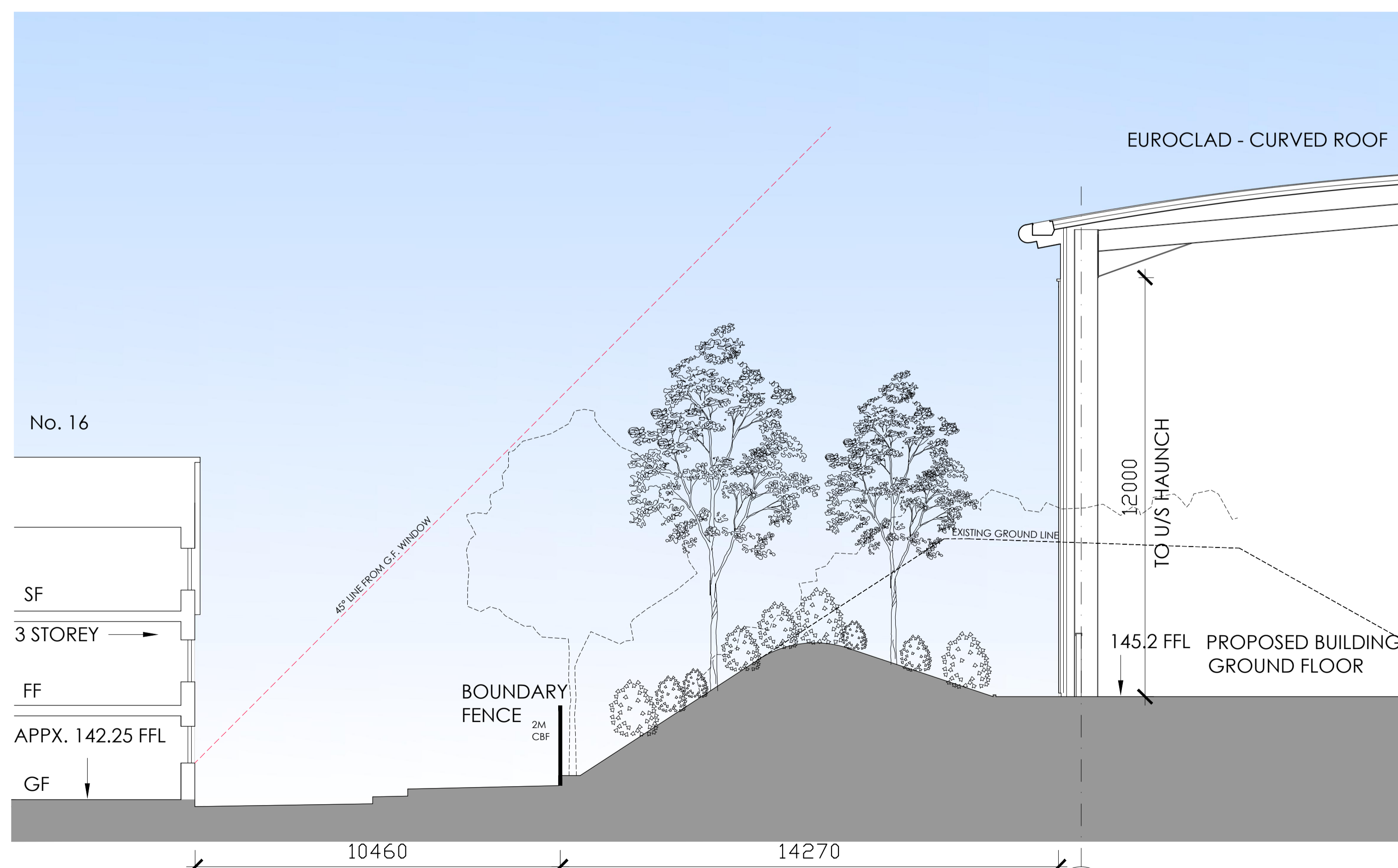
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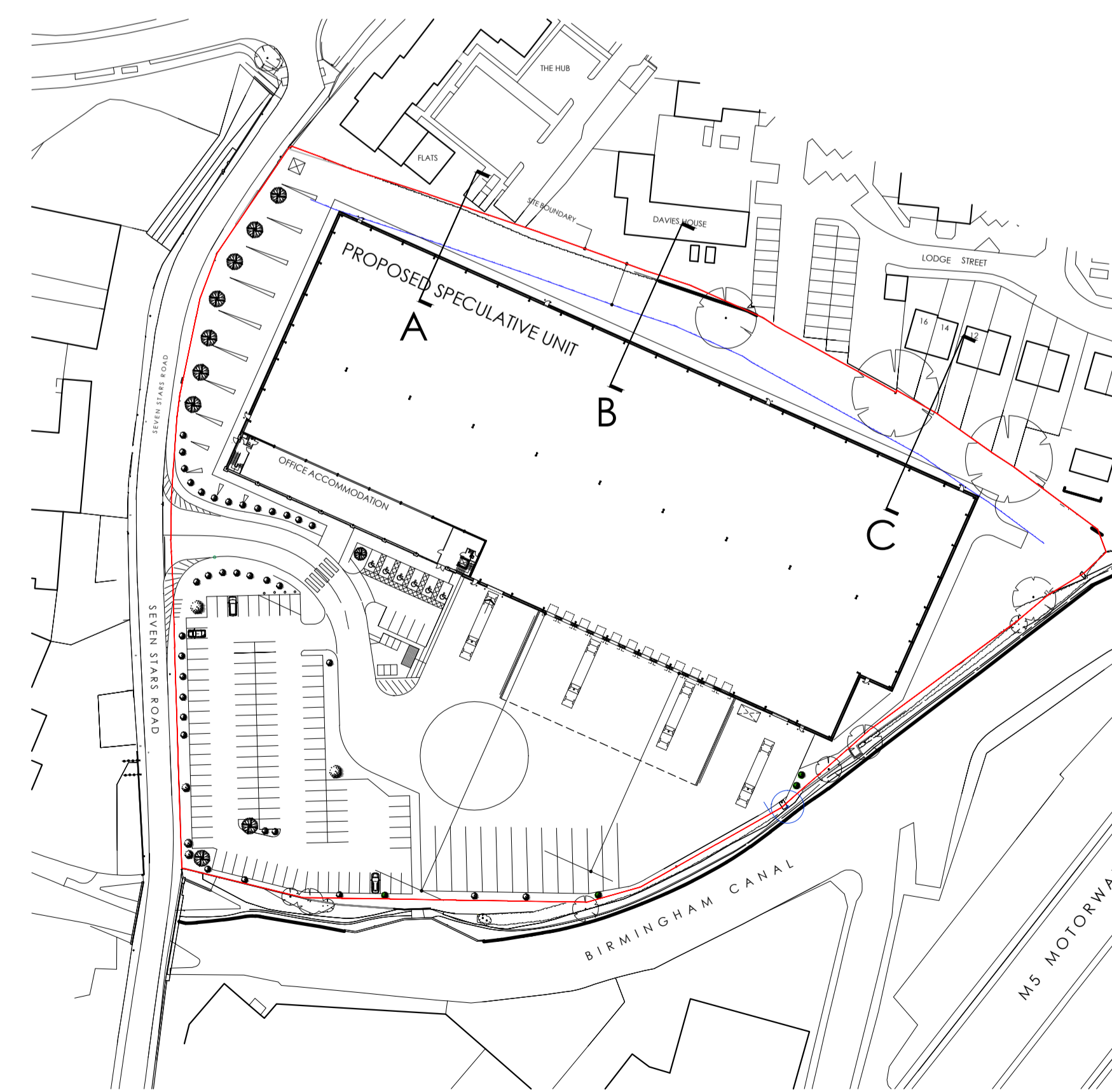
SITE SECTION A SCALE 1:100



SITE SECTION B SCALE 1:100



SITE SECTION C SCALE 1:100



KEY PLAN

PRELIMINARY ISSUE				
REV.	AMENDMENT	DRAWN	DATE	AUTHD
client: OPUS LAND				
project: PROPOSED WAREHOUSE DEVELOPMENT				
site: SEVEN STARS ROAD - OLDBURY WEST MIDLANDS				
content: SECTIONS THROUGH N.E. BOUNDARY SHOWING PROPOSED DEVELOPMENT				
date: FEBRUARY 2019				
scale: 1:100 @ A1				
ALL DIMENSIONS TO BE CHECKED ON SITE				
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