

APPENDIX 21.15

Detail of proposed developments (compiled by GVA) in the CEA study area and considered in the CEA for the Further Applications ES. Arranged alphabetically, by local planning authority name.

Cheshire East

Employment / Retail Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
Crewe town centre	P07/0043	Crewe town centre redevelopment scheme including A1-A5, B1, C3, relocation of bus station, multi-storey car park.	36,222 (A1-A5)	
Land South Of Pochin Way and Cledford Lane and East Of Booth Lane, Middlewich	07/0323/OUT	Midpoint 18 Phase 3: Proposed development for B1, B2 and B8, appropriate leisure and tourism (including hotel) uses, the completion of the Southern section of the Middlewich Eastern bypass & associated landscaping mitigation and enhancement works.	143,000	
Basford West Development Site, Crewe Road, Crewe	P03/1071	Outline Application for Warehousing and Distribution, Manufacturing and Light Industrial / Office Including construction of access roads and associated infrastructure	103,397	
Basford West Development Site, Crewe Road, Crewe	09/1480N	Erection of a Building for use within use Class B8, use Class B2 with Ancillary offices, Security Gatehouse and Associated Car Parking and Landscaping	40,598	
PLOTS B I-L & Q TYTHERINGTON BUSINESS PARK Springwood Way, Macclesfield	06/2974P	VARIATION OF 19 CONDITIONS ON APPROVAL 05/0740P TO ALLOW THEM TO BE DISCHARGED ON A PHASED BASIS	24,560	

Wilmslow Office Park, Stamford Lodge, Wilmslow	07/1226P	DEMOLITION OF FORMER LABORATORY BUILDINGS AND REDEVELOPMENT FOR CLASS B1 (a) and (b) USES WITH ANCILLARY USES. THE REFURBISHMENT OF STAMFORD LODGE FOR PRIMARILY OFFICES. ACCESS AND RELATED HIGHWAY INFRASTRUCTURE, INCLUDING A ROUNDABOUT ON ALTRINCHAM ROAD	22,396	
BAE Systems Land Systems Munitions, Radway Green, Alsager	09/1285C	PROPOSED MANUFACTURING BUILDING ON THE FORMER B BLOCK SITE, INCLUDING ANCILLARY INFRASTRUCTURE COMPRISING SITE ACCESS ROAD, SECURITY GATEHOUSE, CAR PARKING AND AN INTERNAL FIRING RANGE.	20,900	

Cheshire East

Housing Commitments

Site Address	Planning Ref.	Scheme	No. of units	Comments
The Villas, PSA Land at Dean Row, Wilmslow	11/0325M	Full planning permission	407	Under Construction
Former Fodens Factory, Moss Lane, Sandbach.	10/4660C	Full planning permission	248	Awaiting S106
Redevelopment Of Victoria Park Flats, Buxton Road, Macclesfield	05/0343P	Full planning permission	215	Under Construction

Cheshire West & Chester

Employment / Retail Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
Ince Marshes, Land at Ince Marshes, Lordship Lane, Ince,	11/00400/WAS	Proposed development of a 20MW Biomass Renewable Energy Plant ("BREP")		Outline permission granted
Frodsham Wind Farm	0/00597/DECC	Application to Construct and Operate a Wind Turbine Generating Station of up to 60MW		Outline permission granted
Land Opposite Blue Planet Aquarium Longlooms Road Ellesmere Port Cheshire	P/2007/118/ST/854	Retail Development Comprising Two Storey Retail Store (circa 18,120m ²) together with decked car parking and surface car parking (Screening Opinion)		

Housing Commitments

Site Address	Planning Ref.	Scheme	No. of units	Comments
Cambridge Road, Ellesmere Port	P/2002/929, P/06/407, P/06/408	Residential – remaining phase	196	S106 signed / No units constructed to date
Land at Lees Lane – Great Hall Park, Former McAlpine site, Ellesmere Port	P/07/725	Residential – phase one	202	S106 signed / 43 units constructed to date
Rosfield Park, Ellesmere Port	P/02/929	Outline residential (Peel)	249	S106 signed / No units constructed to date
Old Port of Chester, Southern Tail, New Crane Street, Chester	00/01335/OUT, 05/00698/REM	Residential	196	No units constructed to date
City Road and Hoole Way, Chester	02/00595/FUL	Residential	265	S106 signed / No units constructed to date

Overpool, Land at Netherpool Road, Ellesmere Port (Rivacre Village)	P/05/639	Residential – phase one	314	S106 signed / No units constructed to date
Upton Dene – Countess of Chester Health Park (surplus land to the north), Liverpool Road, Chester	07/00181/OUT	Residential	199	S106 signed / 17 units constructed to date
Land South of Chapel Street and East of New Warrington Road, Wincham, Northwich, Cheshire	11/01968/OUT	Residential development of up to 1050 dwellings including 30% affordable housing; plus up to 2500m ² of associated commercial facilities. Points of access/egress on to New Warrington Road and Chapel Street.	1050	
Netherpool Road . Land Off Overpool Ellesmere Port Cheshire L24 9LR	P/2004/103/WE/918	Erection Of 360 Dwellings, Provision of 5 No. Football Pitches with Changing Rooms, Wildlife Area & Assoc Works	360	

Halton

Employment/Retail Commitments

Address	Planning Ref.	Description	Floorspace (sqm)	Decision
Ashley Retail Park Widnes TESCO STORE	10/00419/OUT 11/00049/REM	Proposed Class A1 Foodstore, petrol filling station and associated parking and servicing facilities		OUT Permitted (01/02/11) REM Permitted (15/03/11)
Halton Lea Shopping Centre East Lane Runcorn	11/00044/FUL	Proposed demolition of East Lane House and Territorial Army Centre and the development of a retail store (use class A1), car parking, servicing, petrol filling station and associated landscaping (13,782 sq.m total gross internal floorspace)		Pending

INEOS Chlor Ltd South Parade Runcorn	11/00186/COND	Application pursuant to condition 57 (permission granted by Secretary of State) asking Halton Borough Council for agreement in writing, to increase the quantity of refuse derived fuel delivered to the energy from waste power station by road from 85,000 tonnes to 480,000 tonnes per annum		Pending
Tanhouse Yard Tanhouse Lane Widnes	11/00231/OUT	Outline application for the erection of retail warehousing (use class A1) including surface level car parking, new vehicle and pedestrian access and highway works (with appearance, landscaping, layout and scale matters reserved)		Pending
Stobart Park	11/00266/OUTEIA	Outline application (with appearance, landscaping, layout and scale reserved) for the proposed expansion of Stobart Park / 3MG through the comprehensive remediation and redevelopment of the site by the construction of new storage and distribution buildings (B8 Use Class) and a 13.7MWe biomass facility with vehicle parking, landscaping and associated engineering works (up to a maximum combined floorspace of 131,550sqm / 1,416,150sqft)		Pending
Stobart Office	11/00267/OUT	Outline application (with appearance, landscaping, layout and access reserved) for proposed office development (Use Class B1) (up to a maximum of 25,885sqm / 278,625sqft) up to approximately 91m A.O.D. in height (being 12 storeys of offices over 7 decks of vehicle parking) with all associated development including site remediation, engineering works, landscaping and rooftop helicopter pad		Pending

HBC Fields	11/00269/FULEIA	Proposed construction of a single rail-served building for storage and distribution purposes (total gross internal area 109,660sqm/use class B8) together with associated infrastructure, parking, open space, landscaping and ancillary development		Pending
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Knowsley

Employment / Retail Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
Land To The North & South Of Cherryfield Drive Kirkby Town Centre Knowsley	10/00505/OUT	COMPREHENSIVE PHASED RE-DEVELOPMENT OF THE SITE TO PROVIDE A MIXED USE DEVELOPMENT COMPRISING A FOODSTORE, RETAIL SHOPS (USE CLASS A1), FOOD & DRINK USES (USE CLASS A3), PROFESSIONAL & FINANCIAL SERVICES (USE CLASS A2), PUBS/BARS (USE CLASS A4), HOT FOOD TAKE AWAYS (USE CLASS A5) , REPLACEMENT HEALTH CENTRE & LIBRARY (USE CLASS D1) LEISURE USES (USE CLASS D2) & PETROL FILLING STATION TOGETHER WITH MODIFICATIONS TO BUS STATION & TAXI RANKS. HIGHWAY IMPROVEMENTS (INCLUDING A NEW SOUTHERN ACCESS ROAD), SERVICING, CAR PARKING, PEDESTRIAN/CYCLE ROUTES, PUBLIC REALM, LANDSCAPING AND OTHER RELATED WORKS - (ACCESS TO BE CONSIDERED AT THIS STAGE - ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL)	21,050	OUTLINE APPLICATION
Land Between Cronton Road And M62 Motorway (Junction 6) Huyton Knowsley	09/00360/OUT	MIXED USE DEVELOPMENT COMPRISING EMPLOYMENT USES (CLASSES B1 & B2), HOTEL (CLASS C1), RETAIL/FOOD & DRINK USES (CLASSES A1, A3, A4 & A5), AND SALTING DEPOT, TOGETHER WITH CONSTRUCTION OF VEHICULAR ACCESS AND CAR PARKING, LANDSCAPING, INTERNAL ROADS AND SUPPORTING INFRASTRUCTURE (PARTIAL ACCESS TO BE CONSIDERED AT THIS STAGE)	28,395	OUTLINE APPLICATION Granted (I)

Housing Commitments

Site Address	Planning Ref.	Scheme	No. of units	Comments
Land off Thingwall Lane, Huyton (site H4)	03/01149/OUT	Outline planning permission – residential	528	- Granted at appeal (29/08/08) - Identified commitment in 2011 SHLAA Update
North Huyton Action Area, Huyton (Phases 2-5)	07/00338/OUT	Outline planning permission – residential	1,450	- Identified commitment in 2011 SHLAA Update (1,059 units)
Former Prysman Cables & Systems Site, Hall Lane. Prescot	11/00385/OUT	MIXED USE DEVELOPMENT COMPRISING UPTO 623 NO. RESIDENTIAL DWELLINGS, ASSISTED/CLOSE CARE LIVING (USE CLASS C2), OFFICE DEVELOPMENT (USE CLASS B1), GENERAL INDUSTRIAL DEVELOPMENT (USE CLASS B2), STORAGE OR DISTRIBUTION DEVELOPMENT (USE CLASS B8), PUBLIC AND COMMUNITY USES (USE CLASS D1) AND LEISURE USES (USE CLASS D2), TOGETHER WITH OPEN SPACE/GREENSPACE INFRASTRUCTURE; ASSOCIATED ROADS AND INFRASTRUCTURE - ALL MATTERS RESERVED FOR FUTURE APPROVAL	623	OUTLINE APPLICATION
Land Adjacent To Thingwall Hall Thingwall Lane	09/00556/OUT	OUTLINE APPLICATION FOR ERECTION OF 525 NO. DWELLINGS TOGETHER WITH REMEDIATION WORKS (MEANS OF ACCESS TO BE CONSIDERED AT THIS STAGE)	525	SOS

Liverpool

Employment / Retail Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
Project Jennifer, Great Homer Street, Liverpool	Pre-app	Redevelopment to include 110k sq ft Sainsbury's, retail, open market and hall, residential and light industrial units	18,301	CPO ongoing
Edge Lane Retail Park and adjoining sites, Liverpool	10F/2235	Replacement retail and leisure park with 47 retail units including 70k sq ft DIY store, restaurants and leisure comprising cinema, gym and bowling alley	82,774 (26,755 net additional)	
Commercial District, Pall Mall, Liverpool	09F/0816	redevelop site with 2 no. commercial office blocks (eight & eighteen storeys) linked by a glazed courtyard with retail units at ground floor level, 2 no. levels of basement car parking comprising 165 no. spaces	83,610	Outline planning permission – offices Approve with Conditions 28-10-2009
Plot 3B, Princes Dock, Waterloo Road, Liverpool	09O/2349 09O/2350	Outline planning permission - offices	27,870	
Central and Northern Docks	10C/2425	Extensive mixed use scheme comprising leisure, retail and residential.	227,250	Application Submitted

Liverpool

Housing Commitments

Site Address	Planning Ref.	Scheme	Units	Comments
Mann Island Site	06F/2191	Mixed development comprising two apartment buildings with two levels of basement car parking (483 spaces) and one predominantly commercial office building (13,079sqm) all with ancillary retail, cafes, bars and restaurants (7,236 sqm); covered public space (1,247 sqm); open space, public realm works and landscaping	376	On Site. Phase 1 residential expected spring 2011, Phase 2 Residential expected December 2011
Central Village 'Boardwalk'	09F/2427	Mixed use development comprising 214 no. 1 and two bedroom apartments, cinema,	214	Permission granted February 2010

Land bounded by Great George Street/Great George Place/St James Street/Duncan Street/Upper Pitt Street/Cookson Street/Grenville South and Hardy Street, Liverpool, L1	07F/1680	commercial space and 100 parking spaces	Part full/part outline proposal to develop land for a mixed use scheme comprising residential accommodation and commercial units in a phased development. Full application for 306 apartments/10 houses in heights ranging from 2/3 storeys to 7/16 storeys. Outline application for residential/commercial floorspace on 1.1 hectares in heights ranging from 2/4/6 storeys and 5/8 storeys	316	Approve with Conditions 31-03-2010
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St Helens

Employment / Retail Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
Tesco redevelopment, Chalton Way, St Helens	P/2007/1179	Outline Planning Application for the redevelopment of the existing Tesco store site off Chalton Way West for A1 (non-food) retail use, A3 use, car parking, service arrangements and ancillary works.	47,045	
St Helens Stadium	P/2007/1074	Full planning permission. The erection of a new rugby league stadium (D2 and ancillary uses), superstore (A1) including petrol filling station, demolition of buildings, remediation of the site and construction of access roads including new roundabout and junction onto St Helens Linkway, car parking, landscaping, footpaths (including bridge crossings over Linkway East and St Helens Canal), and associated works.	27,385	

St Helens

Housing Commitments

Site Address	Planning Ref.	Scheme	No. of units	Comments
Moss Nook Development Site (Worsley Brow), St Helens	P/2003/1574	Hybrid application: full planning permission for the demolition of existing buildings; formation of site access and internal road network; engineering works (earthworks, drainage); and landscaping. Outline planning permission for residential development, including the siting of 443 units, open space, social/commercial development and sports pitches.	443	Consent currently the subject of application for variation of conditions (P/2011/0058)
Land Bounded by Washway Road / City Road	P/2004/1672	Outline planning permission. Mixed use development comprising business units, housing and environmental improvements.	210	
Deacon Trading Estate, Earlestown	P/2009/1016	Outline application (all matters reserved except for access) for mixed use redevelopment of the site comprising residential (C3) and commercial floorspace (A1, A2, A3, A4, A5, B1, C1, C2, D1).	440	

Sefton

Employment / Retail Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
Former Rolls Royce Factory Dunnings Bridge Road Netherton L30 4UJ	S/2006/1165	Development of an employment park and trade park (use classes B1, B2, B8 and sui generis) with associated areas, servicing and parking and change of use of existing Rolls Royce plant building from B2 to B2/B8	77,532	Outline application
6 Bridle Road Netherton L30 4XS	S/2007/0977	HQ Campus including Erection of 17 no. two storey office units, comprising 3 blocks of 3 units and 2 blocks of 4 units, with layout of 135 no. car	21,998	Full planning permission

		parking spaces and associated landscaping details.		
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Housing Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
Ashworth Hospital, Parkbourn Maghull L31 1HW	S/2011/0909	A residential development comprising up to 300 dwellings, access and public open space.	300	Outline Planning Permission Decision Pending

Warrington

Employment / Retail Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
Omega Phases 1 & 2, Lingley Green Avenue, Warrington	2003/01449	Outline Application for Phases 1 & 2 involving phased redevelopment for primarily employment uses (B1/B2/B8) with associated development for subsidiary uses (A1/A3/D1/D2) and associated car parking	276,700	Extant consent

Warrington

Housing Commitments

Site Address	Planning Ref.	Scheme	No. of units	Comments
Land at Winwick Street, Tanners Lane, Dallam Lane, Warrington	2005/07132 and 2010/16345	Proposed Mixed Use Development of Residential, Commercial and Leisure Uses with associated car parking and landscaping.	613	Widely acknowledged that the approved scheme is now unlikely to be implemented and that the scale of apartment development proposed is unlikely to be achievable and hence replicated in the future. There are still corporate aspirations to ensure that this important site is redeveloped for a mixed use proposal that will likely include a residential element albeit on a far reduced scale to what has been proposed previously. Whilst not achievable in the short to medium term there is nothing to suggest that a reduced quantum of development will not be

Land at former Carrington Wire Works and site of Mayne Coaches, Battersby Lane, Warrington	2006/08636	Proposed amendment to layout and design of dwellings on part of Phase 1B; Phases 2A, 2B and 3 (previously approved under planning permission 2006/06963)	579	Remaining capacity has been confirmed as achievable. Miller Homes have recently secured kick-start funding to help realise the remaining potential on their element of the site.
New World Ltd, New World House, Thewall Lane, Warrington	2007/11944 and 2009/14707	Reserved matters application for 485 dwellings; 2 business units (Use Class B1) 2096.1 sqm gross external floorspace and retail unit (Use Class A1) 273 sqm gross external floorspace and associated infrastructure, open space and landscaping. (Layout, Scale, Appearance & Landscaping) - Revised app reduced density to 424.	424	Remaining capacity has been confirmed as achievable. The site has recently secured round 2 kick-start funding to help realise more of the remaining potential of the site and 'First Buy' funding. Site remains active with ongoing construction.
Brittannia Wire Works, Bewsey Road, Warrington	2006/08950 plus series of subsequent amendments	Proposed residential development of 172 houses and 48 apartments and associated works (variation to planning application A02/45601)	377	Planning consent for residential development implemented and site now under construction. The developer has confirmed that the site remains achievable albeit that sales rates are reduced and likely to remain so in the short term. Site is therefore evidently achievable.
Farrell Street South, Warrington	2009/15420	Reserved matters application for mixed use development (372 dwellings comprising 176 apartments and 196 houses); surgery (Use Class D1); and shop (Use Class A1) with associated parking, landscaping and open space.	372	The SHMA (May 2009 Update) identifies that there is latent demand in Central East Warrington for further market and affordable housing with a requirement for more 3 bedroom family houses. The developer has now commenced development and is confident that the units are achievable.

Chapelford Urban Village, Whittle Hall (Remainder), Off Whittle Avenue, Great Sankey	99/40635	Outline application for an urban village and means of access	317	Planning consent for residential development implemented, majority of site completed and remaining capacity considered achievable.
Former timber planing mill off Chester Road, Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue	2008/13785	Reserved matters application (appearance, landscaping, layout, and scale) pursuant to outline permission (2007/10646) for the construction of 250 dwellings.	250	Site has been confirmed as achievable by the land owner and the scheme has recently secured kick-start funding to help realise the potential of the site in the short term. The site is therefore considered to be achievable.
Land @ Longbutt Lane, Oughtlington Lane, Lymm	2004/04052	Reserved Matters application for the erection of 214 two storey residential dwellings and associated works	214	Planning consent for residential development implemented and site now largely built out. Site remains active and remaining capacity is therefore evidently achievable.

Wirral

Housing Commitments

Site Address	Planning Ref.	Scheme	No. of units	Comments
Wirral Waters	09/05110	Outline App for mixed use dev. comprising a max of 1531 res. units (C3);6037sqm office dev.(B1a),4601sqmretail/restaurants(A1&A3) and cafes/bars (A3&A4) and 1450sqm leisure use,(D2) car & cycle parking, structural landscaping, formation of public spaces	1,531	

Wirral

Employment / Retail Commitments

Site Address	Planning Ref.	Scheme	Floorspace (sqm)	Comments
International Trade Centre – Land to north of Beaufort Road and to east of Wallasey Bridge Road, West Float, Birkenhead	11/00645	Outline planning application with all matters reserved for the demolition of existing buildings and the construction of: Two buildings providing an overall maximum of 111,780 sq m of floor space to be used as an International Trade Centre (Sui Generis Use) (comprising trade showrooms, storage, distribution and product assembly space, exhibition space, ancillary food and drink facilities, ancillary office and management accommodation, security facilities, and associated car parking, access points, servicing areas and landscaping), on land north of Beaufort Road and east of Graving Dock No. 3, West Float, Wirral Waters, Wirral; and. Two buildings providing an overall maximum of 116,529 sq m of floorspace to be used as one or a combination of, an International Trade Centre (as defined), B2 General Industry and B8 Warehouse/Distribution (with associated car parking, access points, servicing areas and landscaping) on land east of Wallasey Bridge Road and west of Graving Dock No. 3, West Float, Wirral Waters, Wirral. equating to a total combined floorspace of 228,300 sq m of mixed employment floorspace	111,780	