

Appendix 54

WBC Confirmation on Exclusion of Winwick B+Q and Exclusion of Omega Zone 7

From: Flood, Richard <x-rflood@warrington.gov.uk>
Sent: 26 September 2016 16:34
To: dave.tighe@highgatetransportation.co.uk
Cc: fiona.bennett@highgatetransportation.co.uk; Oates, Andy; Coupe, Gavin D
Subject: Peel Hall - Committed Developments: B&Q Winwick

Hi Dave

Following on from our discussion around committed developments, we have checked the details and subsequent assessment for the Winwick B&Q. We agree that any additional traffic is insignificant and so B&Q can be excluded from the list of committed developments.

For the record, we should point out that report TN10 states that: “there will be no net change to the store’s overall GFA and it is therefore considered that there would be very little, if any, impact on the local highway network during peak hours as a result of this development.” However, the Planning Officer’s report for the B&Q application states that there would be a net increase of 188sqm - which would equate to an additional 10-trips to/from the B&Q store.

We accept that this number is low enough to be discounted.

Regards
Richard

Richard Flood
Consultant - Transport for Warrington
Economic Regeneration, Growth and Environment Directorate

Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH
Tel - 01925 442521
Mobile – 07730 075765

Email – x-rflood@warrington.gov.uk
Web - www.warrington.gov.uk

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From: Zenner, Michelle <mzenner@warrington.gov.uk>
Sent: 10 February 2016 12:15
To: fiona.bennett@highgatetransportation.co.uk
Cc: Flood, Richard; Davies, Michael (Planning)
Subject: FW: Peel Hall, Warrington - Committed Developments

Hi Fiona,

Following on from Mikes email,

Omega Zone 7 is too far from the modelled network to make an impact, The Genesis Centre app was refused according to our APAS system but yes, Calver Park should be included as this site has yet to be built out. There are further permissions on this site and these can be found by using the Councils interactive planning system on the Councils website.

Regards

Michelle Zenner
Transport Development Control Team Leader

Warrington Borough Council
Environment & Regeneration Directorate
3rd Floor New Town House
Buttermarket Street
Warrington, WA1 2NH.
Tel: 01925 443540
Fax: 01925 443255

Email: mzenner@warrington.gov.uk
Web: www.warrington.gov.uk

From: Davies, Michael (Planning)
Sent: 09 February 2016 17:46
To: 'fiona.bennett@highgatetransportation.co.uk'
Cc: Zenner, Michelle
Subject: RE: Peel Hall, Warrington - Committed Developments

Fiona –

Sorry for the delay.

Major sites with planning permission which may be worth considering as committed development for the modelling would include:-

- Befred office HQ site, Birchwood – 2015/26220
- Birchwood Shopping Centre expansion – 2015/25880
- Birchwood Park office development (for Patrizia) – 2015/26044

Possibly the following also – Michelle may be able to confirm whether these are eligible for inclusion too:

- Omega, Zone 7 – 2014/23290
- Genesis Centre – 2014/23569
- Calver Park – 2015/26685