

Planning Development
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Date 28 November 2013
Our ref 13492/GM /ZA/5857169v1
PP ref 03019372

Dear Sir / Madam

Unit 3 (also formerly known as unit 6), Wellington Retail Park, Waterlooville, Hampshire

Application for Planning Permission for Installation of Plant and Machinery

Nathaniel Lichfield & Partners (NLP) act as planning consultant to Marks and Spencer plc (M&S) in respect of the above unit. We are instructed to submit the enclosed planning application for the installation of plant and machinery. The plant comprises three condensing units, one condenser, one hybrid pumped CO2, two air conditioning units and one back up generator. A separate application for planning permission and advertisement consent for trolley bay shelters and store signage has been submitted to Havant Borough Council.

Application Submission

This application has been submitted using the planning portal (ref 03019372) and comprises the following information:

- 1 Completed Planning Application Form and Ownership Certificate;
- 2 Location Plan: Drawing No. Q0198-GRW001-A-404 P 01
- 3 Existing External Elevations (as approved): Drawing No. Q0198-GRW001-A-401 P 03
- 4 Proposed External Service Yard Details Planning Drawing: Drawing No. Q0198-GRW001-A-405 P 02

A cheque in the sum of £385.00 has been sent under separate cover to address the application fee.

An Acoustic Statement is also submitted to accompany the application (Acoustic Consultancy Report, Lee Cunningham Partnership, 7th November 2013). The content of this report is discussed further below.



For clarification, notice has been served on Mr Adam Stone, BNP Paribas Jersey Trust Corporation Ltd and Anley Trustees Ltd as Trustees of Henderson UK Retail Warehouse Fund, C/O Henderson Global Investors, 201 Bishopsgate, London, EC2M 3AE. Due to this application being submitted online via the Planning Portal, the name of the owners was unable to be written in full within the space provided on the online form.

Site and Context

The site is a typical warehouse style retail unit (unit 3, also formerly known as unit 6) located within Wellington Retail Park, which comprises a number of retail units and is represented by a number of national multiples including TK Maxx, Matalan and Argos. The retail units are a mix of single storey and double storey comprising ground floor with mezzanine levels, typified by aluminium/steel cladding, glazed shopfronts and large high level signage panels. The application site comprises an existing servicing area to the rear of the unit.

The unit that M&S intends to occupy benefits from permission for the variation of a condition to allow unrestricted A1 use of the site (APP/13/00214). Following this an application was recently permitted for refurbishment including external alternations to the front and rear of the building and a replacement mezzanine floor (APP/13/00777). This permission included a raised rear plant deck onto which this application is seeking permission for the installation of plant and machinery. A separate application is also being submitted for signage and trolley bays related to the M&S store.

Proposal

The proposed plant installation relates to the occupation of the retail unit as an M&S Simply Food store.

Rear Service Yard & Plant Deck

The application proposes the installation of three condensing units, one condenser, one hybrid pumped CO₂, two air conditioning units and one backup generator within a dedicated raised plant deck enclosure (approved under ref APP/13/00777) within the service yard to the rear of the building. The proposed units are located in a position to minimise visual, noise and amenity impact.

The Searle MK2 Hybrid Pumped CO₂ measures 3,089mm (L) x 2,689mm (W) x 2,600 (H) and the Searle Condensor measures 4,535mm (L) x 2,260mm (W) x 1,333mm (H) and will both be floor mounted. The two Searle Condensing Units measure 1,128mm (L) x 505mm (W) x 1,083mm (H), and the Rivacold Condensing Unit measures 1,032mm (L) x 450mm (W) x 751mm (H) and will all be floor mounted. The two air conditioning units measure 300mm (L) x 800mm (W) x 630mm (H) and will both be floor mounted. The back up generator measures 970mm (L) x 580mm (W) x 927mm (H) and will be floor mounted. Taken as a whole, the proposed plant units will be shielded from view by a previously approved raised plant deck enclosure.



Acoustic Consultancy Report

An Acoustic Consultancy Report was produced in November 2013 to inform the proposed plant arrangements. The Report tested the plant solution proposed within this application, and concludes that the units will not have a detrimental impact on residential amenity in terms of noise levels.

Concluding Remarks

Overall, the proposed works and their location have been considered with reference to the host building and neighbouring properties and are all consistent in terms of activity and appearance with the rear of a retail unit. As demonstrated by the Acoustic Assessment Report submitted to accompany the application, the proposals will not have a harmful impact on residential amenity.

We trust you have sufficient information to validate and determine this application and shall contact you shortly to confirm this. If you have any queries in the meantime please do not hesitate to contact Alan Hughes or myself at this office, preferably by telephone in the first instance.

Yours faithfully

Zahra Alrashed
Planner