



## New Development, Bridge Lane, Woolston, Warrington

Foden Estates Ltd

# Proposed Development

## Two New Units & Associated Wildlife Footway & New Traffic Access

- ▶ **Foden Estates Ltd purchased the previous Flemings Rope works on Bridge Road, Woolston WA1 4AT in early 2023 we commenced upgrading the defunct unit and bring it up to Government Standards of Energy Performance Level at this time.**
- ▶ **We completed the upgrade later that year, at the same time purchasing the areas of land & buildings adjacent to the factory which borders the canal path and also the un adopted Bridge Lane.**
- ▶ **Having discovered issues with the surrounding neighbours along with WBC, Foden's then had to apply for planning permission to legalize the minor changes to the existing building. This in turn highlighted servicing issues that had been apparent unknown to the Foden's.**
- ▶ **Our Planning application is still to be determined, for various reasons, however we now plan to apply for planning permission for the separate land and adjoining redundant roadway owned by WBC to enhance the area completely and build two new 4000 sqft units. With special emphasis on the free to use pedestrian only footway leading to the New Cut heritage trail**
- ▶ **You will be pleased to know that the new owners of CSS Ltd want to take these TWO buildings to expand their existing business, CSS are a very reputable Warrington Business owned and run locally by Chris and Michelle, who are happy to answer any servicing issues should any person be worried that the business would cause any increase to existing servicing challenges.**

# Proposed Development

## Two Number Units & Associated Wildlife Footway & New Traffic Access

- ▶ **As neighbours, we want to get on and work together to formulate a lasting partnership to help Woolston and its residents thrive.**
- ▶ **In this instance as you can see by the attached drawings , it is proposed that the new units are serviced from BRIDGE LANE, thus relieving the neighbours of excessive traffic and diverting any HGVs in the area. Also adding a passing place from the neighbouring units (former Gaskells) to pass with ease creating less noise and hassle!**
- ▶ **As you can clearly see a lot of time and effort has been put into this scheme to appease all, it is our understanding that pedestrian access to the canal is currently only possible via Bridge Lane, as part of the development a new Public Right of Way is proposed providing a safe route to the Heritage trail without the need to walk along bridge lane, where no footpath currently exists.**
- ▶ **In addition, it is proposed to create a new ecological habitat directly adjacent to the trail, professionally landscaped to enhance biodiversity, this has been brought into the scheme to account for extreme flooding that may occur in the area.**
- ▶ **Flood mitigation such as this should help to alleviate potential issues in all surrounding areas in the event of extreme flooding.**



# Landscaping & Ecology





## Landscaping layout key:




-  Site Boundary
-  Proposed ornamental planting with 75mm bark mulch.
-  Proposed native tree planting, tree pit and stake.
-  Public open space to be sown with Geminal AberSustain mix, or similar approved.
-  Public open space to be sown with Geminal Eco Species Rich Lawn mix, or similar approved.
-  Native scrub planting to be planted as mainly 60-80cm whip planting for additional wildlife habitat.
-  Wildflower seeding, Geminal RE3 River Floodplain / Water Meadow (MG6 Grassland), to the existing water course within public open space to be sown at 5g/m2.
-  Bird box to be Vivara Pro Seville 28mm WoodStone Nest Box or similar approved.
-  Bat box to be Beaumaris Woodstone Bat Box by Vivara Pro, or similar approved.

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.

## Paving Key:

-  Roads and public footpaths to be black asphalt. Thickness and substrates to be detailed by engineer.
-  Graveled areas, 20mm limestone chippings

## Boundary key:

-  Existing 1.8m paladin fencing
-  Proposed 1.8m paladin fencing
-  Proposed 1.4m kissing gate



# Have Your Say

We welcome your feedback and the opportunity to hear any concerns. We are open to discuss any challenges you think may result from the development.

Please direct all comments to : [ropeworks@fodenstates.co.uk](mailto:ropeworks@fodenstates.co.uk)

Alternatively, please contact : Robert Foden - [robert@fodenstates.co.uk](mailto:robert@fodenstates.co.uk)