



Appeal Decision

Site visit made on 8 April 2025

by **B Astley-Serougi BA(Hons) LLM MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12th June 2025

Appeal Ref: APP/M0655/W/24/3356857

11 Manchester Road, Woolston, Warrington WA1 4AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Sainsbury's Supermarkets Ltd against the decision of Warrington Borough Council.
 - The application Ref is 2023/01438/FUL.
 - The development proposed is for replacement external lighting.
-

Decision

1. The appeal is allowed and planning permission is granted for replacement external lighting at 11 Manchester Road, Woolston, Warrington, WA1 4AE in accordance with the terms of the application, Ref 2023/01438/FUL, subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with drawing nos PL-A-2010 (Location Plan), PL-A-2012 (Proposed Site Plan) and 541380-00 R6 (Proposed Lighting Layout).

Preliminary Matters

2. The description of development on both the application and appeal forms reference 'retrospective'. This is not a form of development and I have removed words not in relation to acts of development. However, the application form states that the development was completed in March 2022. I have therefore considered the appeal on the basis that the development has already taken place, as did the Council.

Main Issue

3. The main issue is the effect of the development on highway safety.

Reasons

4. The appeal site, 11 Manchester Road (No 11), is currently occupied by a supermarket and associated car park. The site is bounded by Manchester Road (A57) to the North, New Cut Lane to the West and Hawthorne Road to the South. There are residential dwellings neighbouring No 11 to the east of Manchester Road and Hawthorne Road. There is a mix of residential and industrial uses in the surrounding area.
5. The appeal scheme provides adequate lighting of the store and its associated car park to create a safe and appropriately lit environment.

6. A plan¹ was brought to my attention by the Council during the appeal process which pertains to a Section 278 agreement of the Highways Act 1980. This plan outlines the installation of a lighting column on the public highway adjacent to the appeal site.
7. Given that the lighting column has been installed, the Council considers this to overcome its reason for refusal with regard to the overspill of light as a result of the appeal scheme. Had it been installed at the application stage, the Council has indicated it would have granted permission for the appeal scheme. Having considered the effect of the aforementioned lighting column in relation to the appeal scheme and access from Hawthorne Avenue and the adjacent highway, I find it reasonable to conclude that the appeal scheme does not result in significant light overspill and consequently does not result in significant harm to highway safety in this case.
8. In light of the above, I find there to be no identifiable conflict with Policy ENV8 of the Warrington Local Plan 2021/22 – 2038/39 as referred to on the Council's Decision Notice. This Policy seeks to ensure, amongst other things, that developments do not result in harm to highway safety.

Conditions

9. I have attached a condition specifying the approved plans to provide certainty (1).

Conclusion

10. The material considerations do not indicate that a decision should be made other than in accordance with the development plan. For the reasons given above the appeal should be allowed.

B Astley-Serougi

INSPECTOR

¹ Drawing Number: SL/1300/001/A