

Fiddler's Ferry Power Station, Warrington



Comprehensive redevelopment of the former Fiddler's Ferry Power Station

CLIENT

Peel NRE

LPA

Warrington Borough Council

STATUS

Ongoing

SERVICES

Planning, Sustainability

Our role

- We are appointed by Peel NRE to provide Planning and Sustainability services in respect of the comprehensive redevelopment of the former Fiddler's Ferry Power Station (FFPS) site in Warrington, which was decommissioned in 2020 and acquired in 2022.
- The FFPS site is the largest brownfield site in the Warrington Borough, and one of the largest redevelopment opportunities in the country. Its potential to contribute towards economic growth and local regeneration objectives is unparalleled.
- The redevelopment potential of the FFPS site has been recognised by Warrington Borough Council ("WBC") through its identification as a mixed-use development allocation in the adopted Warrington Local Plan. The allocation reflects a vision for the mixed-use redevelopment of the former power station to provide 101 ha (c. 4 million sq ft) of new employment floorspace on the site of the former power station, alongside the development of land previously within the Green Belt to deliver a minimum of 860 new homes, a local centre, public open space, green infrastructure network and other supporting infrastructure. The employment land is allocated for distribution and industrial uses and for low carbon energy projects utilising the site's established power infrastructure.

Results

- We supported through the Local Plan process, including attending the examination in public hearing sessions and preparing written representations.
- Given the scale, the redevelopment is expected to extend over 15–20 years. We helped prepare and secure the approval of a Development Framework, identifying strategic design principles and parameters as well as establishing an infrastructure delivery and phasing framework. We also supported the preparation and approval of a Design Code for the employment phases.
- The first phases will see the delivery of new employment floorspace on the footprint of the former power station. To facilitate this, we have secured the 'prior approval' for the first two phases of demolition and continue to oversee the preparation of applications for the remaining demolition phases.
- We led the preparation, submission and successful negotiation of an application for full planning permission for the first phase of employment development, which will deliver approximately 1.38 million sq ft of B2/B8 floorspace on 38.82 ha of land currently occupied by the former coal stockyard, receiving unanimous approval at planning committee.

Turley