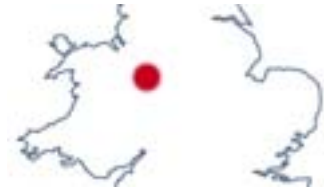


Project Profile



Ruyton Depot

PENTONS



Client: Pentons Haulage & Cold Storage Ltd

Role: Town Planning advice and Project Co-ordination of the development team

Location: Pentons Depot, School Road, Ruyton XI Towns, Oswestry

J10 Planning provided planning and project co-ordination advice to re-develop land and property in Ruyton XI Towns, which is owned by Pentons. The site, located in this attractive large rural village, located between Shrewsbury and Oswestry, used to operate as a Creamery / Dairy when it was owned by Kraft Dairies and Express Dairies, before being bought by Pentons in 1993 who have used the site for chilled storage.

The proposed redevelopment involves an exclusive residential proposal for up to 80 no. residential dwellings (35 dwellings per hectare) with associated Public Open Space (POS), landscaping, and single means of access based upon an innovative Homezone Layout. Affordable housing of 25% will be levied as will a S106 commuted sum relating to local educational provision.

J10 assembled a team including Planit EDC and Giffords to address the landscape, urban design, ecology, drainage, highway, technical ground conditions and archaeology aspects in order to successfully address site capacity and development mix issues. J10 successfully managed the delivery of the project through to achieving a valuable Outline planning permission, which shall now form the basis of site disposal, handled by local agents Beresford Adams Commercial, which will enable the Pentons operations to relocate to a more accessible and sustainable business estate location.