

Planning Committee

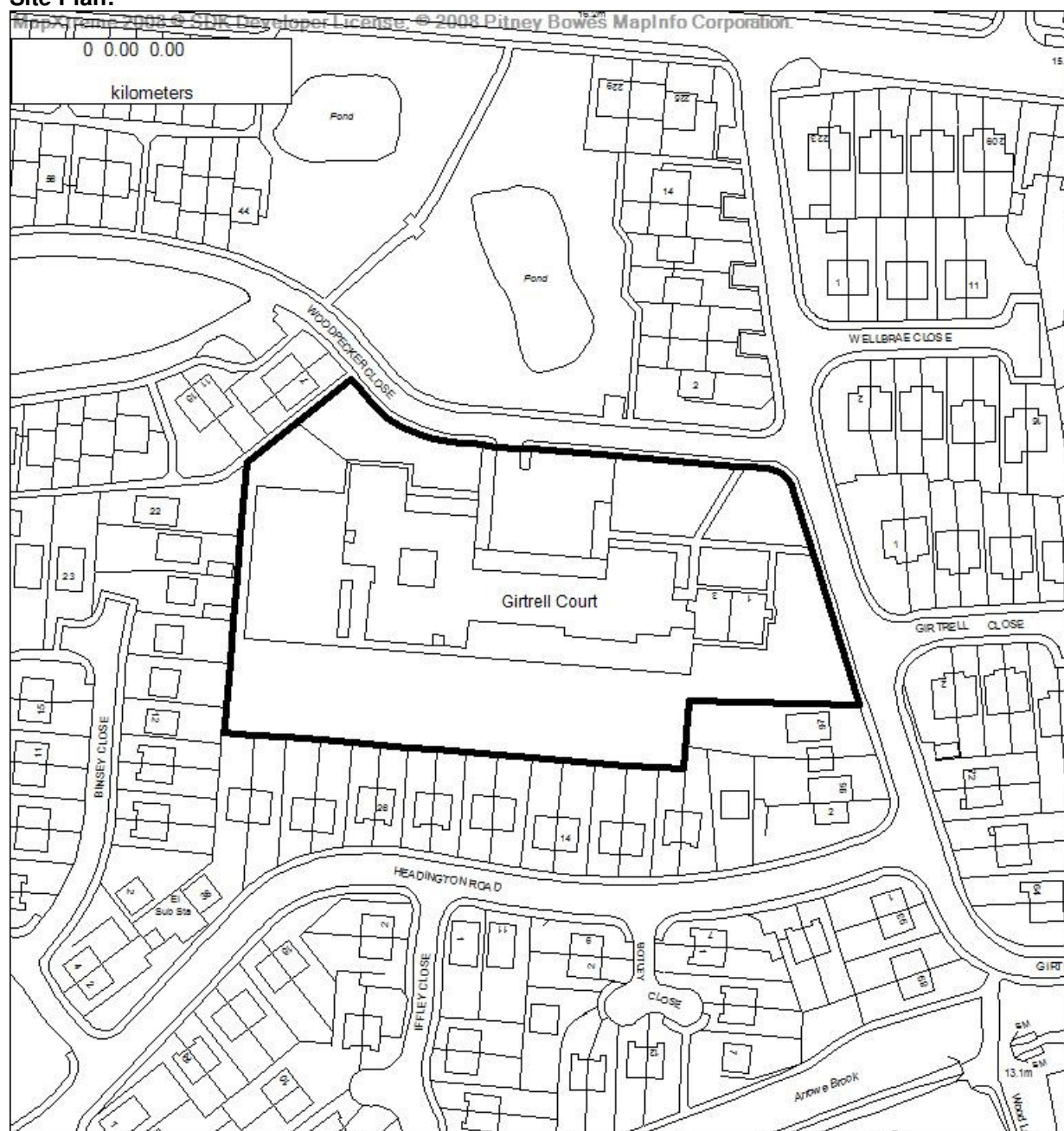
18 October 2018

Reference: APP/18/01002 **Area Team:** North Team **Case Officer:** Mr D Clapworthy **Ward:** Moreton West & Saughall Massie

Location: Girtrell Court, 5 WOODPECKER CLOSE, UPTON, CH49 4QW
Proposal: Three-storey Extra Care development (Use Class C3) comprising of 78no. one and two bed affordable apartments, 195m² office space, 59no. car parking spaces to the east of the site, and landscaped areas to the south.

Applicant: Alpha Homes
Agent : Pozzoni

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: Girtrell Road ,Upton ,L49 4L
Application Type: Deemed
Proposal: Erection of hostel and day centre for the younger physically handicapped
Application No: DPP/78/10463
Decision Date: 05/09/1978
Decision Type: Approve

Location: Bungalow 1 &. 3, Girtrell Court, Woodpecker Close, Saughall Massie. L49 4QW
Application Type: Work for Council by Council
Proposal: Construction of two front porches.
Application No: APP/96/05165
Decision Date: 15/03/1996
Decision Type: Approve

Location: Girtrell Court, 5 WOODPECKER CLOSE, UPTON, CH49 4QW
Application Type: Prior Notification of Demolition
Proposal: Brick built complete to be demolished
Area to be redeveloped - Development unknown at this point
Application No: DEM/17/00341
Decision Date: 20/04/2017
Decision Type: Prior approval is not required

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, notifications were sent to neighbouring properties, a press notice was issued in the Wirral Globe and a site notice was also displayed. At the time of writing this report 38 objections and a 164 signatory qualifying petition of objection have been received raising matters that are summarised as follows:

1. At three storeys high on the footprint proposed, the proposal would be too large and overly prominent, dominating and overbearing and out of scale and character with surrounding buildings, contrary to UDP Policy HS4 and HS7;
2. The proposed development would be of a poor design;
3. A three storey building with balconies would be detrimental to neighbouring privacy and cause overshadowing;
4. The plant building/sub-station and waste store, due to their respective positions close to the boundaries would impact on neighbouring amenity, by way of noise, litter and odours;
5. Disruption and disturbance owing to construction activities;
6. Impact of greater levels of night-time traffic (light from headlights) disturbing neighbouring residents;
7. This level of residential and associated development would increase traffic by an unacceptable level on the local road network;
8. The off-street parking provision proposed is not adequate to serve the whole development and parking would overspill onto surrounding streets, blocking driveways and exacerbating an existing problem;
9. There are existing mature trees on the site which would be affected by the development;
10. nesting birds would be disrupted;
11. There isn't enough infrastructure to support this, GP surgery, no nearby primary schools, no playgrounds and now no green area or pond.

Other matters have been raised that cannot be accepted as material considerations in relation to the assessment and determination of the proposed development e.g. impact on house price, there should be a reduction in Council Tax, views would be obscured.

CONSULTATIONS:

Highways : No objection.

Merseyside Environmental Advisory Service: No objection subject to conditions.

Lead Local Flood Authority: No objection subject to conditions.

Environmental Health: No objection.

Housing Strategy: No objection.

United Utilities: No objection subject to conditions

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection with 164 signatures along with 38 individual objections have been received and as such, under the provisions of the current Scheme of Delegation for Determining Planning Applications (March 2014), this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The proposed development is for the erection of a 100% affordable rent extra care apartment scheme (Use Class C3: Dwelling houses) to be let to people aged fifty-five and over. It would comprise 78no. apartments (60no. one-bedroom and 18no. two-bedroom) with associated and ancillary communal facilities (e.g. kitchen/café, hair and beauty salon (both of which would be open to the public)) and cycle, refuse and scooter storage, offices, a 59no. space car park with access from Girtrell Court and outdoor amenity space with landscaping.

Extra care is a form of supported accommodation providing housing for older people that enables occupants to live in a home of their own in a designated development for older people, with 24-hour care and support services on site.

The main building would be three storeys featuring projecting gables and colonnades, balconies, bays and Juliette balconies. Principal façades would address Girtrell Road (which would contain the main entrance) and Woodpecker Close and two south projecting wings would enclose a rear courtyard. There would be further landscaped amenity areas between the building and the western and southern elevations and the car parking would be located between the building and the eastern boundary. The plant/maintenance store and the cycle store would be positioned close to the southern boundary and the scooter and bin store between the main building and the western boundary. The main pedestrian access would be from Girtrell Road

The proposed materials are as follows:

- Red brick and timber effect boarding to elevations with features in brown stock brick;
- Thin edged grey slate effect tiles to roof and single ply membrane to flat areas,
- Garden walls would also be in red brick and outbuildings would be in timber effect boarding.

Boundaries would be formed by 1.5m high steel railings, 1.8m high timber trellis and steel weldmesh fencing and 0.4m high timber knee rails.

The submission is supported by a Design and Access Statement which states that most apartments would have a balcony to take advantage of the orientation and that consideration has been given throughout the building to appropriate design in relation to disabilities, low energy consumption with high levels of sound insulation and accessibility.

SITE AND SURROUNDINGS

The site is located in a predominantly residential area within Saughall Massie. Residential streets

immediately bound the site and are lined with single and two storey dwellings. The site is largely framed by two storey red or brown brick dwellings that back onto the southern and western boundaries. Woodpecker Close, which fronts the northern boundary, is a cul-de-sac serving single storey dwellings farther west. The site falls within the Primarily Residential Area as indicated on the Proposals Map of the Wirral UDP.

The site is generally level and rectangular in shape and equates to around 0.98 hectares in area. There are groups and sporadic trees close to the eastern, southern and western boundaries.

POLICY CONTEXT

Wirral Unitary Development Plan (UDP) Policies

Policy HS4: Criteria for New Housing Development
Policy HSG2: Affordable Housing
Policy HS6: Principles for Affordable Housing
Policy HS7: Sheltered Housing Policy
Policy HS15: Non-Residential Uses in Primarily Residential Areas
Policy GR7: Trees and New Development
Policy NC7: Species Protection Policy
Policy TR9: Requirements for Off Street Parking
Policy TR12: Requirements for Cycle Parking
Policy SHO1: Principles for New Retail Development
Policy SH9: Criteria for Out-of-Centre and Edge-of-Centre Retail Development
Policy SH10: Design and Location of Out-of-Centre and Edge-of-Centre Retail Development
Policy WA2: Development and Land Drainage
Policy WA5: Protecting Surface Waters
Policy PO5: Criteria for the Development of Contaminated Land

Joint Waste Local Plan for Merseyside and Halton

Policy WM8: Waste Prevention and Resource Management
Policy WM9: Sustainable Waste Management Design and Layout for New Development

Policy WM8 requires development to incorporate measures for achieving efficient use of resources and Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

Other Material Considerations

Wirral Supplementary Planning Guidance and Documents

Supplementary Planning Document SPD2 (Designing for Self-Contained Flat Development and Conversions) is applicable to proposals for self-contained apartments.

Supplementary Planning Guidance 9 (Sheltered Housing and Residential Care Homes) sets out the criteria for sheltered housing and residential care homes.

Supplementary Planning Document 4 (Parking Standards) provides advice on the maximum levels of parking provision for motor vehicles necessary to serve new development including residential uses.

The National Planning Policy Framework 2018 (NPPF)

Section 2: Achieving sustainable development
Section 4: Decision Making
Section 5: Delivering a sufficient supply of homes
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment

The National Policy for Waste

PRINCIPLE OF DEVELOPMENT

The site falls within the Primarily Residential Area as identified on the Proposals Map of the Wirral UDP and was occupied and used as a residential care facility before being cleared earlier this year (and is previously developed land). The development proposes the erection of residential apartments with support and ancillary facilities, within the existing residential area. The ancillary salon and cafe would be small scale and would be located centrally at ground floor, such that they would principally serve on-site needs (and are required to be delivered in extra care developments). Therefore, a proposal for an extra care residential development, which would fall under Use Class C3, is acceptable in principle, subject to compliance with the above relevant UDP policies and other material considerations.

HOUSING IMPLICATIONS

The NPPF seeks to support the Government's objective of significantly boosting the supply of homes, stating that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed. To ensure that there is an adequate supply of homes, Section 5 of the NPPF sets out the requirement for Local Planning Authorities to plan for new housing to meet identified needs, and a requirement to provide a 5-year supply of deliverable housing land. The Council cannot presently demonstrate a 5 year supply.

UDP Policy HS4 is consistent with national policy in that it permits residential development within the Primarily Residential Areas, subject to criteria that requires development to relate well with its surrounding and achieve a good standard of amenity.

As such, the proposal would need to be considered in light of paragraph 11 of NPPF, which states that housing applications should be considered in the context of the presumption in favour of sustainable development. The proposal would see the creation of 78no. new dwellings, which would represent a significant contribution to the Council's ability to meet its overall housing land target and help meet a need for the type accommodation identified in the Councils Extra Care Housing Project and the Housing Strategy. There are no specific policies in the NPPF which indicate that development should be restricted.

AFFORDABLE HOUSING

All of the accommodation on the site would be affordable (rented) extra care accommodation with a mix of one- and two-bedroom apartments. In particular, the proposal would deliver affordable specialist accommodation for older people to promote independent living and directly address the need for this type of accommodation. As such, the proposal would be compliant with UDP Policy HSG2 and the NPPF. The affordable housing would be delivered in accordance with the submitted Affordable Housing Statement, which would thereafter be secured by condition.

APPEARANCE AND AMENITY ISSUES

Policy HS4 sets out the criteria for new housing development on allocated sites and within the Primarily Residential Area. In summary, this requires that new housing is of a scale which relates well to its surroundings and does not result in a detrimental change to the area.

In addition to UDP Policy HS4, Policy HS7 provides criteria for sheltered housing development, which indicates that such schemes will be permitted subject to being of a scale which relates well to surrounding property; adequate private amenity space being provided at a rate of approximately 10 square metres for every bed space (except where the proximity of open space or other features adjoining the site justifies a reduced provision).

UDP Policy GR5 requires landscaping proposal to be submitted before full permission is granted in order to secure the protection and enhancement of visual amenity.

Policy GR7 seeks to substantially retain trees on development sites giving due consideration to their general health, structure, size and life expectancy, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to preserve trees that are worthy.

Section 11 of the NPPF states that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe

and healthy living conditions.

Section 12 of the NPPF makes it clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

More specifically, decisions should ensure that developments: function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Layout, scale, design and landscaping

The proposal is subject to significant objections relating to the scale, layout and design of the proposed development, stating at three storeys high in an area which is characterised by single and two storey dwellings, would be too large and overly prominent, dominating and overbearing and out of scale and character with surrounding buildings and would thus represent poor design and be contrary to UDP Policy HS4 and HS7.

The site has historically been occupied by a single storey building and the site is predominantly bounded by two storey dwellings, although there are intermittent single storey dwellings adjacent to the western and southern boundaries (only 3no. single storey dwellings share a boundary with the site). There is a short terraced row of single storey dwellings to the north on the opposing side of Woodpecker Close which present a blank gable to the site and more significant numbers enclose the end of Woodpecker Close further from the site. The site is principally framed by two storey dwellings that are suburban, if utilitarian in character and this constitutes the context for the site. Clearly, there is presently variety in the scale and height of the existing stock and this is acknowledged in the objections.

The proposed building would be three-storey with ancillary single storey buildings within the proposed curtilage. They would be positioned within landscaped grounds with robust boundaries and with an associated surface car park. The principal facades to the east, north and west would incorporate architectural and design features such as projecting gables, colonnades, bays and balconies that would reduce the impression of height, bulkiness and mass and the application of the proposed materials would create visual vertical subdivision. Furthermore, the separation of the building from boundaries and intervening landscaping treatment would serve to visually isolate it such that there would not be a step up in height in immediate juxtaposition to the nearest dwellings.

It is considered that the proposed layout, scale and design and the variety of the materials would ensure that the building would have a satisfactorily varied and interesting visual appearance. Whilst it would be three storeys in height, the building, due to the variation of the elevations and vertical subdivision of materials and siting within landscaped grounds, would have a strong presence in the street scene but it would not be out of scale in the context of the large site or be overly dominant. It is considered that the proposed scheme would enhance the street scene relative to the former development at the site. The layout, orientation and the design of the fenestration would maximise solar gain.

The submitted Arboricultural Assessment found that in general the trees at the site were in poor to moderate condition for their age and species. The proposed development would directly necessitate the felling of many trees, but three groups (G1, G2 and SH2) sited immediately adjacent to the southern and western boundaries would be trimmed back and partially retained and thereafter augmented and enhanced by a replacement landscaping scheme that would include more significant tree planting to the eastern, southern and western boundaries and the sensory garden at the south west of the site. The landscape scheme lacks detail in relation to species and planting rates, but it is noted that the proposed

area of outdoor amenity space far exceeds the rate of 10sqm per bed space i.e. more than 1560sqm (based on a maximum of two occupants per apartment).

Subject to a condition requiring the submission and agreement of materials and a landscaping scheme, it is considered that the proposal would be acceptable having regard to the above local policies and the NPPF.

Neighbouring amenities

UDP Policy HS4 requires that for all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

In order to preserve local residential amenity, the following separation distances need to be achieved: Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres

Paragraph 127 of the NPPF states that decisions should ensure that developments 'create places with a high standard of amenity for existing and future users'.

Objections refer to loss of privacy and overshadowing of neighbouring properties and gardens and potential nuisance caused by the positioning of the bin store and plant and maintenance store (at 10m and 6m from the nearest garden boundaries).

The proposed development would achieve such requirements as where the three storey element would be in closest proximity to nearest neighbouring habitable rooms (i.e. within 24.6m of the dwellings to the south) the south facing window would be a narrow secondary window (serving habitable rooms with principal windows facing either east or west). Furthermore, the three storey building would maintain a generous area of curtilage between the building and all side and rear boundaries of at least 14m (but largely exceeding 17m). There would be additional softening with intervening landscaping that would mature to substantially screen the development from neighbouring properties.

The Council's Environmental Protection Section has considered the proposal and raised no objections concerning potential impacts on amenity.

Given the above, it is found that the scheme is deemed acceptable and thus compliant with the above policies and the NPPF.

HIGHWAY/TRAFFIC IMPLICATIONS

UDP Policy HS7 states that proposals for sheltered housing will be permitted subject the site being easily accessible on foot to local shops and public transport and the proposal otherwise complying with UDP Policy HS4.

UDP Policy TR9 relates to off-street parking and sets out the criteria for assessing the level of off-street parking that may be required by a scheme having regard for access to public transport, operational requirements and road safety and traffic management issues. Policy TR12 states that cycle parking should be provided at the rate of 1 space per flat.

This is supplemented by SPD4 (Parking Standards) which expects one street parking space per flat to be provided for the scheme, lower levels may consider in highly accessible locations where it can be demonstrated that there will be no adverse impact safety or amenity from overspill parking (paragraphs 4.6 & 4.7 refers).

Section 9 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. Development should give priority first to pedestrian and cycle movement, address the needs of people with disabilities and reduced mobility, create safe, secure and

attractive places whilst minimising the scope for conflict between different users and allowing for the efficient delivery of goods and emergency access.

The application is supported by a Transport Statement (TS) which includes a calculation of the likely vehicle movements associated with a development of this scale based on TRICS, which is a nationally recognised database. In addition, a capacity assessment has also been undertaken to assess the likely impact of the development on the operation of the Girtrell Road / Saughall Massie Road junction using junction modelling software. The Accessibility Appraisal therein confirms that footways on Woodpecker Close have dropped kerbs, tactile paving and street lighting leading to Girtrell Road and Saughall Massie Road where there are bus stops within 200m of the site. Pedestrian access into the development would be provided and a secure store for 20no. bicycles and 26no. electric scooters would be provided. The nearest convenience store to the site 500m away and a church, supermarket, library, post office and bank are within 2km. The car park would provide 59no. parking spaces (including 6no. disabled spaces). The TS states that servicing could take place from within the site and from Woodpecker Close. The submitted Travel Plan includes measures to reduce reliance on the private car, promote walking, cycling, public transport and car sharing, to reduce the transport impact of the development and promote healthy lifestyles.

Objections have been received raising concerns about traffic, congestion and parking and the impact the development would have on the local network. The Head of Environment & Regulation (Traffic & Transportation Division) has expressed satisfaction with the proposal, thus agreeing with the findings of the submitted TA. The proposal would therefore comply with the above policies and the NPPF.

The Council's Highway Engineer has considered the figures submitted and concludes that the increase in traffic between the previous site use and the proposal would not have a material adverse impact on the local highway network. The results from the junction modelling also indicate that the Girtrell Road / Saughall Massie Road would operate within capacity.

The car park would provide 59no. parking spaces, which whilst being less than the maximum level indicated by SPD4, is considered to be sufficient given the proximity to public transport links for staff and visitors and the likely low car ownership anticipated by the operator of the facility. Given the specialist nature of the proposed accommodation and the sustainable location, it is considered acceptable to accept a lower provision of secure cycle parking than that required by policy TR12.

In conclusion, it is not considered that there would be any unacceptable impacts on highway safety or congestion.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Biodiversity

UDP Policy NC7 states that development which would have an adverse effect on wildlife species protected by law will not be permitted unless the Local Planning Authority is satisfied that the protection of the species can be secured through the use of planning conditions and/ or planning obligations.

Section 15 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. It advises that if significant harm to biodiversity is identified as a result of a development that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

The proposal would require the removal of the majority of the trees at the site and objections have raised concerns in relation to potential impacts upon nesting birds. However, MEAS have responded positively to the proposal subject to conditions that would deliver enhancements to biodiversity at the site, namely the provisions of bat and bird nesting boxes, protection of nesting birds, native tree planting and ecologically sensitive external lighting. With such conditions, the proposal would not have any unacceptable impacts upon protected or other species and would deliver biodiversity enhancements in accordance with the above local policy and the NPPF.

Ground Conditions

UDP Policy PO5 states that development on land that may be contaminated will require a detailed ground survey that identifies: the nature, level and extent of contamination; the implications of any

identified contamination for the proposed development; and the remediation required.

Section 15 of the NPPF requires decisions to ensure that sites are suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

A combined Phase 1 and Preliminary Phase 2 Geo-Environmental & Geotechnical Site Assessment has been submitted which identified the presence of low level soil contaminants in the shallow soils at the site, but pose no risk to any receptors identified (if they remain present beneath the site following development).

Environmental Protection have raised no objection to the proposal, recommending that further site survey work is undertaken and submitted for agreement prior to the commencement of development. Subject to such a condition, the development would comply with the above policy and the NPPF.

Drainage

UDP Policy WA2 states that the storage of surface water may be required where a development is of such a size and nature that would necessitate. Policy WA5 states that development will only be permitted which include satisfactory arrangements for the disposal of foul sewage, trade effluent or contaminated surface water; and does not exacerbate existing problems with the storm water or sewerage system.

Section 14 of the NPPF states that development should not increase the risk of flooding elsewhere and that Major developments should incorporate sustainable drainage systems (SUDS) unless there is clear evidence that this would be inappropriate. Such systems should: have appropriate proposed minimum operational standards; have arrangements in place to ensure an acceptable standard of operation for the lifetime of development; and where possible, provide multifunctional benefits.

The proposal is supported by a Proposed Drainage Strategy and associated plan. Surface water from the proposed development would be connected to the existing public combined and surface water sewer network, as this is the only available option. The proposal would include on site attenuation for flows up to a 1 in 100 year (including 40% climate change storm events) with a controlled release to the public network at a maximum rate of 5.0 litres/sec. Attenuation would be in the form of cellular storage. The drainage infrastructure would be maintained by a management company. The proposed building would be set at 150mm above the surrounding ground level to prevent flood flow ingress (with ramped access at various points). Site levels would prevent flood flow onto adjacent property.

Neither the Lead Local Flood Authority (LLFA) or United Utilities have objected to the proposal, subject to a legal agreement concerning the SUDS maintenance in perpetuity and conditions in relation to detailed sustainable drainage design, operation and maintenance plan for that system in perpetuity, and separation of foul and surface water. Subject to these requirements, the proposal would comply with the above policies and the NPPF.

Waste Management

Policy WM8 of the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton requires development to incorporate measures for achieving efficient use of resources. Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

The National Policy for Waste states that proposals should make sufficient provision for waste management and promote good design to secure the integration of waste management facilities with the rest of the development. It suggests that this should provide for the discrete provision of bins.

The proposal includes dedicated areas for the storage of waste and recycling located to enable easy movement and collection. Therefore, the proposal would comply with the above policies and the National Planning Policy for Waste.

Planning Balance

The proposed development is considered to be acceptable within the terms of the statutory development plan, which consists of the Wirral Unitary Development Plan, and Joint Waste Local Plan.

The NPPF supports the presumption in favour of sustainable development, of which there are three dimensions, 'economic role'; 'social role'; and 'environmental role'.

In terms of the economic role, the proposed development would provide economic investment and employment in Wirral through construction and on-going employment at the facility and would bring inhabitants into the area, which would support local facilities.

The proposed development would also bring social benefits through the provision of affordable extra care accommodation and the on-site café would be available to visitors as well as residents.

In terms of the environmental role, the proposed development would re-use previously developed land and deliver enhancements to habitat and landscaping. It would also be located in a sustainable location with good access for public transport users, pedestrians and cyclists. Furthermore, the development would not have any unacceptable adverse impacts upon highway safety, flood risk, drainage or ground conditions.

In terms of the overall planning balance, the proposal would bring a number of benefits such as increasing the Council's supply of housing, the delivery of affordable extra care accommodation and economic investment and employment. It is considered that this location would be a sustainable location for the proposed development. Overall it is considered that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal. In accordance with the NPPF, planning permission should be granted for development that accords with the relevant policies in the local plan..

Conclusion

The proposed development would provide 78no. affordable extra care apartments and associated facilities,. The application site constitutes previously developed land that falls within the Primarily Residential Area and was last occupied by a Use Class C2 use. The proposed development would possess an appropriate level of design quality and visual interest, and would be of a layout, scale and mass that would respect the existing residential context and neighbours. It can deliver biodiversity enhancements and would not have any adverse impacts in relation to flood risk and drainage, ground conditions or waste management. The proposed development would bring social and economic benefits and, whilst objections have been received which have been carefully considered and taken into consideration, there are no material considerations which would significantly and demonstrably outweigh the benefits of the scheme. The application is considered to be acceptable with the terms of local and national policy. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal therefore merits approval.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development would provide 78no. affordable extra care apartments and associated facilities,. The application site constitutes previously developed land that falls within the Primarily Residential Area and was last occupied by a Use Class C2 use. The proposed development would possess an appropriate level of design quality and visual interest, and would be of a layout, scale and mass that would respect the existing residential context and neighbours. It can deliver biodiversity enhancements and would not have any adverse impacts in relation to flood risk and drainage, ground conditions or waste management. The proposed development would bring social and economic benefits and, whilst objections have been received which have been carefully considered and taken into consideration, there are no material considerations which would significantly and demonstrably outweigh the benefits of the scheme. The application is considered to be acceptable with the terms of local and national policy. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal therefore merits approval.

**Recommended
Decision:**

Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following plans:

Site Location Plan (drawing no. 4823-01_1100);
Ground and First Floor Plans (drawing no. 4823-01_1200 A);
Second Floor and Roof Plans (drawing no. 4823-01_1201 A);
Communal Facilities and Office (drawing no. 4823-01_1202 A);
Elevation Sheet 1 (drawing no. 4823-01_1350);
Elevation Sheet 2 (drawing no. 4823-01_1351);
Site Layout Plan (drawing no. 4823-01_1800 A);
Bin, Scooter, Plant and Maintenance Stores (drawing no. 4823-01_1900 A);
General Landscape Arrangement (drawing no. 001-ND084-D-01).

Reason: For the avoidance of doubt and to define the permission.

3. Before the development hereby approved is first commenced a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: This information is required prior to the commencement of development to ensure that the development has a satisfactory appearance in the street scene and to avoid unacceptable overlooking of neighbouring properties having regard to Policy HS7 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

4. Before the development hereby approved is first commenced, details of the facing/roofing/windows and door materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: This information is required prior to the commencement of development to ensure that the development achieves a satisfactory appearance in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

5. Before the development hereby approved is first commenced, a scheme for the protection and enhancement of biodiversity within the development site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following elements:

- A bat box that shall be installed on a suitably mature tree or on the extra care building;
- Bird nesting boxes (indicating the number, type and location on an appropriately scaled plan);
- An external lighting scheme that protects ecology and does not result in excessive light spill onto habitats, and;
- A timetable for the implementation of the biodiversity protection and enhancement.

The scheme shall thereafter be implemented in full accordance with the approved details

and timetable.

Reason: This information is required prior to the commencement of development to ensure that biodiversity protection and enhancements are secured as required by Wirral Unitary Development Plan Policy NC7 and Section 15 of the National Planning Policy Framework.

6. No tree felling, scrub clearance or hedgerow removal is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted and approved prior to the commencement of such works.

Reason: To protect birds during their breeding season and to comply with Policy NC7 of the Wirral Unitary Development Plan.

7. Before the development hereby approved is completed or occupied, whichever is the soonest, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include the following:

- a) a scheme of landscaping, which shall include indications of existing trees to be retained, together with measures for their protection in the course of development;
- b) a schedule of proposed native tree species, plant species, size and density and planting locations; and
- c) an implementation programme.

All planting, seeding or turfing comprised in the approved landscaping details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the soonest. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless, the Local Planning Authority gives written consent to any variation.

Reason: In order that landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with surrounding development in accordance with Policy HS4 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

8. Before the development hereby approved is completed or occupied, whichever is the soonest, details of all the means of enclosure on the site boundaries shall be submitted to and approved by the Local Planning Authority. Thereafter, the means of enclosure shall be provided in accordance with the approved details before the approved development is occupied.

Reason: In order that boundary treatment contributes to a satisfactory standard of completed development and its long term appearance harmonises with surrounding development in accordance with Policy HS4 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

9. No part of the development shall be occupied until the facilities for bicycle parking have been provided in accordance with the approved plans. These facilities shall thereafter be retained for bicycle parking.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan and Section 9 of the National Planning Policy Framework.

10. Before the development hereby approved is first commenced, the final detailed sustainable

drainage design for the management and disposal of surface water from the site based on the principles and details identified in the Proposed Drainage Strategy Document (16.08.18 / Ref 1437/ Shape Consulting Engineers) and Drainage Strategy Plan (30.04.2018 / Rev P04/ Project No 1437/ Shape Consulting Engineers) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: This information is required prior to the commencement of development to ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Section 14 of the National Planning Policy Framework.

11. The development hereby approved, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy and maintained in perpetuity in accordance with an Operation and Maintenance Plan approved by the Local Planning Authority as required by Condition 10.

The approved scheme shall be fully constructed prior to occupation in accordance with the approved details and timetable embodied within the approved Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Also prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and an Operation and Maintenance Plan detailing how any communal elements of the sustainable drainage system, not adopted by the Water and Sewerage Company will be maintained in perpetuity.

12. Foul and surface water shall be drained on separate systems.

Reason: To secure appropriate drainage and to manage the risk of flooding and pollution in accordance with Policy WA5 of the Wirral Unitary Development Plan and Section 14 of the National Planning Policy Framework.

13. The affordable housing shall be provided within the development in accordance with the submitted Affordable Housing Statement (Version 2. October 2nd 2018 - alpha).

Reason: To secure satisfactory affordable housing provision within the development in accordance with Policy HSG2 of the Wirral Unitary Development Plan and Section 5 and Annex 2 of the National Planning Policy Framework.

14. Before the development hereby approved is first commenced, a Construction and Environmental Management Plan (CEMP), which shall also include a Site Waste Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to for the duration of the construction of the development.

Reason: To maintain the operation of the local and strategic highway networks and to protect the amenities of neighbouring residents in accordance with Policy HS4 of the Wirral Unitary Development Plan and Sections 9 and 12 of the National Planning Policy Framework.

15. Before the development hereby approved is first commenced and further to the recommendations of the Combined Phase 1 & Preliminary Phase 2 Geo-Environmental & Geotechnical Site Assessment Report (Shape Consulting Engineers dated May 2018) included with the application, an intrusive site investigation should be undertaken and submitted to the local planning authority for approval. In the event that remediation or risk management works are required, a Remediation Strategy shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details and a Verification Report shall be submitted to the local planning authority that confirms that the development has been implemented in accordance with the agreed remediation measures.

If, during the course of development, unacceptable land contamination risks are found which have not been previously identified, or have not been adequately addressed in the remediation/risk management strategy, the local planning authority shall be informed and additional measures for the remediation of the land shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and these shall be included in the above Verification Report to be submitted to and approved by the local planning authority.

Reason: In order to identify all potentially contaminative former site uses, adequately characterise potential contaminants that might reasonably be expected given those uses, identify significant contaminant linkages (sources, pathways and receptors) and develop a conceptual model of the site. To enable a risk assessment to be undertaken, including refinement of the conceptual model to enable the development of a suitable Remediation/Risk Management Strategy to ensure that the site is suitable for its intended end use in accordance with Section 14 of the National Planning Policy Framework.

Further Notes for Committee:

1. Concerning the requirements of condition 7, suggested tree species include: rowan; birch; willow; hawthorn; blackthorn; cherry; field maple; alder; and oak. Although species should be tailored to the local area and this should be discussed with the local tree officer.

Waste Local Plan - policy WM8

A waste audit or similar mechanism provides a mechanism for managing and monitoring construction, demolition and excavation waste. This is a requirement of WLP policy WM8 and the National Planning Policy for Waste (paragraph 8, bullet point 3); and is advised for projects that are likely to produce significant volumes of waste (NPPG, paragraph 49). Implementation of such mechanisms may also deliver cost savings and efficiencies for the applicant. The following information could be included within the waste audit (or similar mechanism) as stated in the Planning Practice Guidance:

- the anticipated nature and volumes of waste that the development will generate;
- where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
- the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

Information to comply with policy WM8 could be integrated into a Construction Environment Management Plan (CEMP) if one is to be produced for the development. This would have the benefit of ensuring that the principles of sustainable waste management are integrated into the management of construction on-site to improve resource efficiency and minimise environmental impacts.

Further guidance and templates are available at:

<http://www.meas.org.uk/1090>

<https://www.gov.uk/guidance/waste>

<http://www.wrap.org.uk/>

http://ec.europa.eu/growth/tools-databases/newsroom/cf/itemdetail.cfm?item_id=8983

2. Developers should forecast replacement of any SuDS features which have a life expectancy of less than the development they serve, e.g. geocellular storage. In accordance with S10 and S11 DEFRA's technical standards all components of the sustainable drainage system must be designed to ensure structural integrity of the drainage system and to withstand the anticipated loads over the design life of the development. Reasonable levels of maintenance can be taken into account, but materials must be fit for purpose and you must give

consideration as to whether components which will foreseeably require replacement during the design life of the development meet the requirements of S10 and S11. The design life of geocellular storage is better suited to commercial rather than residential developments.

The House of Commons: Written Statement (HCWS161) on Sustainable Drainage Systems states that the SuDS should be designed to ensure that the maintenance and operation requirements are economically proportionate. Economic proportionality may need careful consideration where SuDS requiring replacement during the lifetime of the development (e.g. geocellular storage) are proposed and the occupier will also be paying the WaSC surface water drainage charges. This is especially important where inclusion of such a component introduces the necessity for a maintenance charge on the resident which would not otherwise have been required. The projected costs for replacing components of the SuDS must be included when completing the Operation and Maintenance Plan - omitting this information is a frequent cause of delaying progression of an application.

In relation to Condition 10, final Detailed Sustainable Drainage Design should comply with DEFRA's technical standards for sustainable drainage systems and include:

Drawings to include:

- Final layout of roads and properties including plot numbers, finished floor levels and boundaries
- Final layout of sewers; outfalls; SuDS; flow control details (must match flow control in calculations)
- Overland flow paths designed for exceedance of the 1 in 100 plus climate change event, system blockages, etc. An impermeability of 100% for the whole site area (including soft landscaped areas) should be used in all cases when determining exceedance flows
- Invert levels (to OS datum), manhole and pipe sizes; pipe gradients; SuDS; emergency overflows and annotation that correlates to the hydraulic calculations
- Hydraulic modelling for final drainage strategy to include:
- System performance for following return periods; 1, 30, 100, 100 plus appropriate climate change allowance
- Demonstration of sufficient storage for the 1 in 100 year (plus climate change) critical rainfall event with a limiting discharge rate of QBAR or 5 l/s (whichever is greater)
- Design criteria summary, Full network details table, pipe and manhole schedules, contributing area summary, control/storage structure details, results summary print outs
- Flow control device design calculations demonstrating compliance with 5 l/s discharge rate at the correct design head
- Volumetric runoff co-efficient (Cv) should be set to '1'
- Urban creep allowance of 10% should be applied in the design criteria
- Sensitivity checking for climate change at 40% if lower allowance used and climate change allowance to be applied in simulation criteria
- Timetable demonstrating completed SuDS construction prior to occupation

3. **Water Comments**

For larger premises or developments of more than one property, including multiple connections, where additional infrastructure is required, a water network behaviour/demand modelling exercise would be required to determine the network reinforcements required to support the proposed development. With this in mind we recommend the applicant contacts United Utilities at the earliest opportunity. The applicant must contact the water fittings section at Warrington North WwTW, Gatewarth Industrial Estate, off Liverpool Road, Sankey Bridges, Warrington, WA5 1DS.

Water pressure in this area is regulated to around 18 metres head. This should be taken into account when designing the internal plumbing.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with United Utilities at the earliest

opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

General comments

Where United Utilities assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>.

Plans can be viewed for free. To make an appointment to view sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at the Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Supporting information - Drainage

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, United Utilities strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

The applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>.

Last Comments By: 17/10/2018

Expiry Date: 30/10/2018