

Planning Committee

13th December 2018

REPORT OF THE DIRECTOR

Reference: **APP/18/00942**

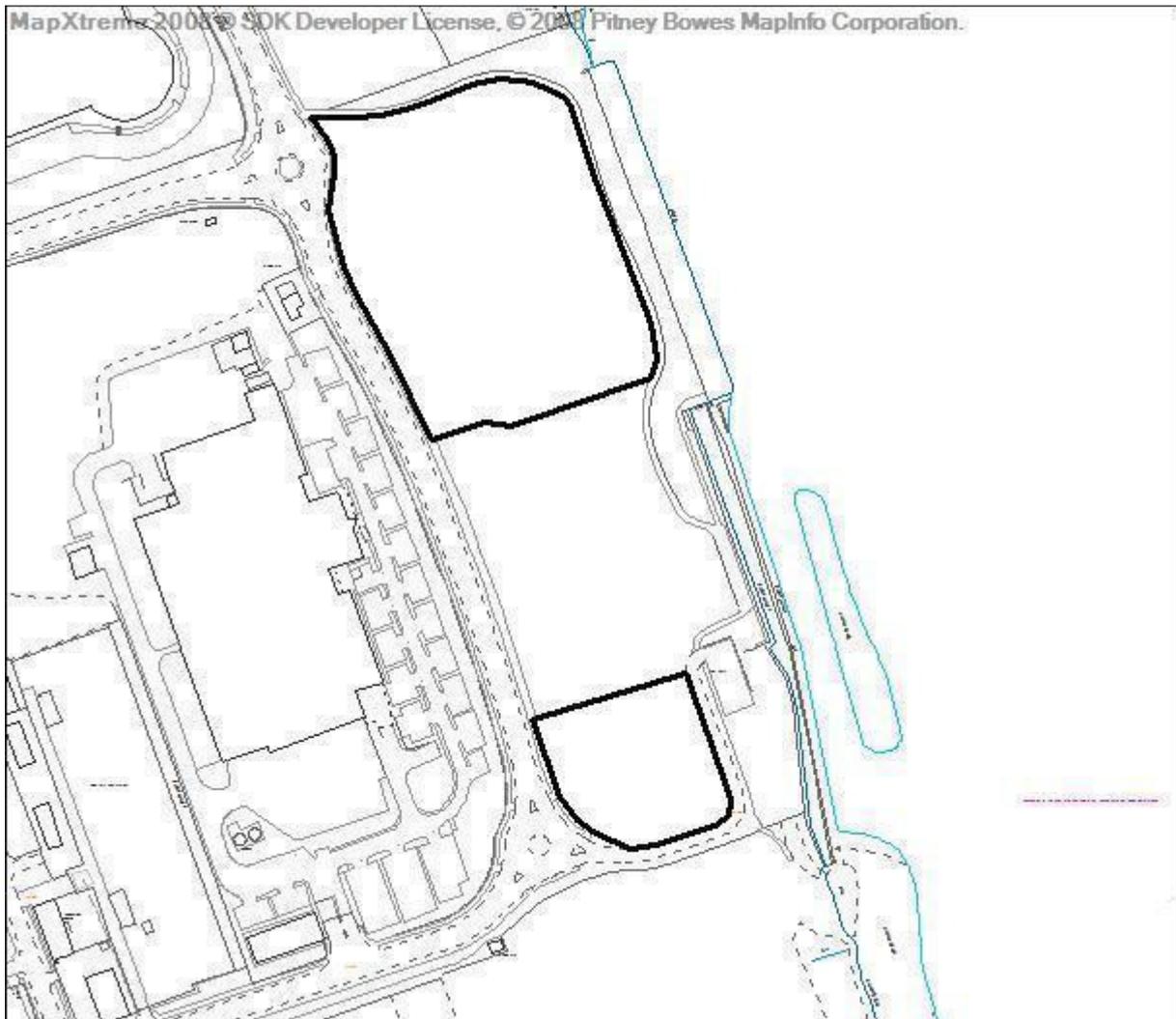
Proposed development: New development providing 3no. industrial units on a vacant site in an established employment area, suitable for B1, B2 or B8 class use, with associated offices, parking, landscaping and infrastructure

Site Address: RIVERVIEW ROAD, BROMBOROUGH

Applicant: Redsun Developments

Agent : C4 Consulting

Ward: **Bromborough**



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1.0 RECOMMENDATION

1.1 Approve - subject to conditions detailed in paragraph 4.1

2.0 KEY ISSUES/SUMMARY OF RECOMMENDATION

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:-

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise. 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 built environment, can deliver biodiversity enhancements without adverse impacts in relation to highway safety, flood risk and drainage, ground conditions or waste management. The proposed development would bring economic benefits by delivering employment development. 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.

3.0 RATIONALE

3.1 Reason for referral to Planning Committee

3.1.1 The proposal is for a major development of over 5000 square metres, thus exceeding the threshold in the Council's Delegation Scheme.

3.2 Site and Surroundings

3.2.1 The application relates to two separate parcels of land that equate to 2 hectares of land located around 1.1km east of Bromborough at the eastern periphery of Wirral International Business Park. The parcels are separated by other land in the ownership of the applicant that has planning permission for two associated industrial units (Noted as Units 3 and 4) approved under planning permission APP/17/01049. The site is bounded by a shared pedestrian and cycleway to the north and east (part of the Wirral Circular Trail), separating it from the River Mersey, whilst a road serving a riverside car park separates the southern parcel from woodland forming the northern extent of Eastham Country Park. New industrial units oppose the site to the west of Riverview Road. Whilst the site constitutes two separate parcels (three with the intervening parcel) the site itself is one continuous and unseparated site in reality with self-seeded trees across it. The site is allocated as an Employment Development Site where provision is made for businesses within Uses Classes B1, B2 and B8 under Proposal EM3 in the Wirral Unitary Development Plan (UDP).

3.3 Proposed Development

3.3.1 The proposal is for the erection of 3no. industrial units, two on the northern parcel and one on the southern parcel. That would provide a total of 7,142 square metres (sqm) of floor space, broken down as follows:

- Units 1 & 2 - 2,921 sqm each including first floor mezzanine offices (northern parcel);
- Unit 5 - 1300 sqm (southern parcel).

3.3.2 Units 1 and 2 would be identical in terms of scale, proportions and the layout of architectural features and all units would be clad in the same finishing materials of composite cladding to

walls and roofs with aluminium framed windows. Each unit would have dedicated service yards and car parking areas (including disabled spaces), cycle storage and bin storage areas and would be accessed by vehicles from new accesses from Riverview Road. The sites are proposed to be enclosed by 2.4m high paladin fencing. The proposal includes small areas of landscaping around the perimeter and car parks.

- 3.3.3 The range of use proposed at all units would encompass the full range of business/industrial uses (Use Classes B1, B2 and B8).

3.4 Development Plan

3.4.1 Wirral Unitary Development Plan (UDP) Policies

Proposal EM3: Land for General Employment Use
Policy EM6: General Criteria for New Employment Development
Policy EM7: Environmental Criteria for New Employment Development
Policy CO1: Development within the Developed Coastal Zone
Policy CO3: Tourism and Leisure in Coastal Zone
Policy PO9: Criteria for Development Near Notifiable Hazards
Policy GR7: Trees and New Development
Policy NC1: The Protection of Sites of International Importance for Nature Conservation
Policy NC4: Sites of National Importance for Nature Conservation
Policy NC7: Species Protection Policy
Policy PO5: Criteria for the Development of Contaminated Land
Policy TR9: Requirements for Off Street Parking
Policy TR12: Requirements for Cycle Parking
Policy WA2: Development and Land Drainage
Policy WA5: Protecting Surface Waters
Policy PO5: Criteria for the Development of Contaminated Land

3.4.2 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

3.5 Other Material Considerations

3.5.1 The National Planning Policy Framework 2018 (NPPF)

Section 2: Achieving sustainable development
Section 4: Decision Making
Section 6: Building a strong, competitive economy
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

3.5.2 Wirral Supplementary Planning Guidance and Documents

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

3.5.3 Core Strategy for Wirral - Proposed Submission Draft (December 2012)

Policy CS2: Broad Spatial Strategy
Policy CS7: Priorities for Bebington, Bromborough and Eastham
Policy CS15: Criteria for Employment Development
Policy CS35: Drainage Management
Policy CS42: Development Management

3.5.4 The National Policy for Waste

3.5.5 The Conservation of Habitats and Species Regulations 2017

3.6 Assessment

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Layout, scale, design and landscaping;
- Amenity;
- Access and Traffic;
- Environmental;
- Biodiversity;
- Other matters.

3.7 Principle of Development

3.7.1 The site is allocated as an Employment Development Site where provision is made for businesses within Uses Classes B1, B2 and B8 under Proposal EM3 in the Wirral Unitary Development Plan (UDP). The proposed development is therefore acceptable in principle subject to compliance with UDP Policies EM6, EM7, and CO1, CO2 and PO9. Additionally, the proposal is associated with the adjacent related development for similar units for the same range of uses approved by planning permission APP/17/01049. Consideration of the proposal against the detailed criteria of Policy EM6, EM7 and other relevant policies is assessed in the following paragraphs.

3.8 Layout, scale, design and landscaping

3.8.2 Policy EM6 states that the siting, scale, design, choice of materials, boundary treatment and landscaping should be of a satisfactory standard and in keeping with neighbouring use. 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.

In terms of scale, form and proportions, the proposed buildings would be utilitarian, reflecting the units in the immediate vicinity and previously approved at the intervening related site. Proposed architectural detailing and external finishes and cladding would result in employment development of a quality that would appropriately reflect the high quality of development exhibited in the area. The proposed paladin fencing, whilst industrial in character would be set back from the frontage to Riverview Road such that intervening landscaping could be introduced to soften the appearance of the surface car parking and servicing areas. Similarly, the fencing would be set back from the shared cycle and pedestrian path to the east of the northern site such that landscaping could intervene. Subject to a condition requiring the agreement of landscaping, the proposed development would satisfy the requirements the above policy and the NPPF.

3.8.3 In terms of scale, form and proportions, the proposed buildings would be utilitarian, reflecting the units in the immediate vicinity and previously approved at the intervening related site. Proposed architectural detailing and external finishes and cladding would result in employment development of a quality that would appropriately reflect the high quality of development exhibited in the area. The proposed paladin fencing, whilst industrial in character would be set back from the frontage to Riverview Road such that intervening landscaping could be introduced to soften the appearance of the surface car parking and servicing areas. Similarly, the fencing would be set back from the shared cycle and pedestrian path to the east of the northern site such that landscaping could intervene. Subject to a condition requiring the agreement of landscaping, the proposed development would satisfy the requirements the above policy and the NPPF.

3.9 Amenity

3.9.1 UDP Policy EM6 requires that proposals do not lead to an unacceptable loss of amenity, have an adverse effect on the operations of neighbouring uses or compromise the future development of land in the vicinity for employment or other uses. Section 12 of the NPPF states that development should create places with a high quality of amenity for existing and future users. The proposed development is to be sited within a Primarily Industrial Area, adjacent to existing similar employment units, remote from housing and other sensitive uses

and immediately associated with similar units for the same range as uses approved under APP/17/01049. The proposal would 'round off' the redevelopment of the site bounded by Riverview Road and the Wirral Circular Trail. Thus, the proposed development would not have any unacceptable impacts upon amenity and would comply with the relevant requirement of the stated policy and the NPPF.

3.10 Access and Traffic

3.10.1 UDP Policy EM6 requires that satisfactory access to the development can be provided, that the proposal does not generate traffic in excess of that which can be accommodated by the existing or proposed highway network and that adequate off-street car and cycle parking is provided. SPD4 states a maximum parking rate of 1 space per 35 - 45 square metres of floor space (depending on use between B1, B2 or B8) and one disabled space per 25no. spaces. 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.

3.10.2 The proposal would make provision for 81no. car parking spaces, with 10no. of those spaces being allocated for people with disabilities, and 18no. cycle stands are would be provided (for secure parking of 36 no. cycles).

3.10.3 Based on the requirements of SPD4, a maximum of 159no. car parking spaces may be provided, a minimum of 10no. of which should be accessible for people with disabilities, and a minimum of 8no. cycle parking spaces. The supporting Traffic Assessment (TA) demonstrates that at the proposed level of provision there would be sufficient parking within the site to accommodate the likely demand. The supporting TA concludes that the development traffic would be distributed between three main access junctions with the A41. The Highway Authority has expressed satisfaction with the access, traffic and parking and confirm that the development would not have a material impact on the operation of the local road network including the three access junctions with the A41. Thus, the proposed development would not have any unacceptable impacts upon highway safety and would comply with the relevant requirement of the stated policy and the NPPF.

3.11 Environmental

3.11.1 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.

3.11.2 The application is supported by a Contamination Risk Assessment dating from October 1995, which was undertaken on behalf of the Council in order to provide an assessment of the risk associated with contamination of the site in respect of the then planned redevelopment for an industrial/warehouse end-use. Environmental Protection have raised no objection to the proposal, recommending that further site survey work is undertaken and the results and any identified mitigation requirements 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.

3.11.3 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.

3.1.4 The proposal is supported by a Drainage Strategy and Flood Risk Assessment and associated drainage and attenuation drawings, which set out the proposed treatment of surface and foul drainage. The Lead Local Flood Authority (LLFA) has not objected to the proposal, subject to conditions relating to agreement of detailed SUDS design and the construction, operation and maintenance of approved scheme thereafter. Subject to these requirements, the proposal would comply with the above policies and the NPPF.

3.12 Biodiversity

3.12.1 UDP policies NC1, NC4 and NC7 afford protection to international and national sites and species. 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

3.12.2 The proposed development falls in close proximity to the Mersey Estuary SPA and Mersey Estuary Ramsar (European sites which are protected under the Habitats Regulations 2017) and Mersey Estuary and New Ferry SSSI's and the Eastham Woods LWS. Furthermore, the application site falls within the Natural England SSSI Impact Risk Zone (IRZ). The application is supported by an Ecological Survey and Assessment and an Arboricultural Report. The Merseyside Environmental Advisory Service advised that due to the development's potential pathways and impacts on protected sites, the proposal requires Habitats Regulations Assessment ('Appropriate Assessment') which has been undertaken by MEAS. The 'Appropriate Assessment' finds that the proposed development would not have adverse impacts on the integrity of European sites and both Natural England and MEAS do not object to the proposed development subject to the conditions requiring an instruction Environmental Management Plan, agreement of external lighting so as to avoid spillage onto the designated sites and to protect species, avoidance of vegetation clearance during bird nesting season, the provision of bird nesting boxes and agreement of a site waste management plan. With such conditions, the proposal would not have any unacceptable impacts upon protected sites or species and would deliver biodiversity enhancements in accordance with the above local policy and the NPPF.

3.13 Other matters

3.13.1 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. Whilst the application does not detail specifically how waste and recycling would be dealt with, the site includes significant areas for the servicing of the proposed units which could adequately accommodate facilities for the storage of waste and recycling. Subject to these requirements, the proposal would comply with the above policies and the National Policy for Waste.

3.14 Conclusion

3.14.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise. 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 built environment, can deliver biodiversity enhancements without adverse impacts in relation to highway safety, flood risk and drainage, ground conditions or waste management. The proposed development would bring economic benefits by delivering employment development. 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.

4.0 RECOMMENDATION

4.1 Approve - subject to the following conditions:

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 - Zone 2 (Drawing no. C4C-B0-ZZ-00-DR-A-(00)000 Rev.A);
Proposed Site Plan - Zone 2 (Drawing no. C4C-B0-ZZ-00-DR-A-(01)002 Rev.D);
Proposed Site Plan - Unit 1 (Drawing no. 15029-C4C-B1-ZZ-DR-A-(20)001 Rev. A);
Proposed Layout Plans - Unit 1 (Drawing no. 15029-C4C-B1-ZZ-DR-A-(20)002 Rev. A);
Proposed Elevations - Unit 1 (Drawing no. 15029-C4C-B1-ZZ-DR-A-(20)003 Rev. A);
Proposed Site Plan - Unit 2 (Drawing no. 15029-C4C-B2-ZZ-DR-A-(20)001 Rev. A);
Proposed Layout Plans - Unit 2 (Drawing no. 15029-C4C-B2-ZZ-DR-A-(20)002);
Proposed Elevations - Unit 2 (Drawing no. 15029-C4C-B2-ZZ-DR-A-(20)003 Rev. A);
Proposed Site Plan - Unit 5 (Drawing no. 15029-C4C-B4-LL-DR-A-(20)001 Rev. A);
Proposed Layout Plans - Unit 5 (Drawing no. 15029-C4C-B4-LL-DR-A-(20)002 Rev. A);
Proposed Elevations - Unit 5 (Drawing no. 15029-C4C-B4-LL-DR-A-(20)003 Rev. A);

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

3. 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 during 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 EM6 and GR7 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

4. 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:

- Bird nesting boxes (indicating the number, type and location on an appropriately scaled plan);
- Details of any external lighting scheme, which shall be designed so as to avoid unacceptable impacts on bats and their insect food, the River Mersey and the landscape buffer along the eastern site boundary, Eastham Woods/Country Park; 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 and maintained as such thereafter.

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

5. 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 and Section 15 of the National Planning Policy Framework.

6. 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: This information is required prior to the commencement of development to ensure that species are protected and that limited resources are re-used and waste is reduced during the course of construction in accordance with Policy NC7 of the Wirral Unitary Development Plan, policies WM8 of the Joint Waste Local Plan for Merseyside and Halton and Sections 12 and 15 of the National Planning Policy Framework.

7. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the

remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This information is required prior to the commencement of development 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.

8. No occupation of any part of the development hereby approved shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure the site does not pose any further risk to the water environment by demonstrating the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Section 14 of the National Planning Policy Framework.

9. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to the water environment in accordance with Section 14 of the National Planning Policy Framework.

10. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any proposed piling activity is protective of controlled waters in accordance with Section 14 of the National Planning Policy Framework.

11. 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

12. Before the development hereby approved is first commenced, the final detailed sustainable drainage design¹ for the management and disposal of surface water from the site, based on the principles and details identified in the following submissions, has been submitted to and approved in writing by the Local Planning Authority:

- Proposed Drainage Strategy Document (August 18/Riverview Phase 3/Proposed Drainage Strategy/Drawing No. RED030-250 Rev. P3/Muir Associates UK (Ltd)).

Reason: This information is required prior to the commencement of development to ensure that satisfactory sustainable drainage facilities are provided to serve the site in accordance with Policy WA5 of the Wirral Unitary Development Plan, Paragraph 165 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems and Policy CS35 of the Core Strategy Proposed Submission Draft.

13. 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.

The approved scheme shall be fully constructed prior to the first occupation of any part of the development 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.

Prior to the first occupation of any part of the development an 'as built' drainage design/layout drawings and an Operation and Maintenance Plan detailing how any elements of the sustainable drainage system not adopted by the Water and Sewerage Company will be maintained in perpetuity.

Reason: To ensure that satisfactory sustainable drainage facilities are provided to serve the site in accordance with Policy WA5 of the Wirral Unitary Development Plan, Paragraph 165 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems and Policy CS35 of the Core Strategy Proposed Submission Draft.

14. 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 EM6 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

15. Before the development hereby approved is first commenced, a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the approved works shall be completed in accordance with the approved scheme prior to the first occupation of any part of the development.

Reason: This information is required before the commencement of development to ensure that there is safe access and egress to/from the site from/to the public road, in the interest of highway safety and to comply with Policy EM6 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

16. No part of the development shall be occupied until secure covered cycle parking and/or storage facilities have been installed in accordance with details that shall be approved in writing by the Local Planning Authority. These facilities shall be retained for use at all times thereafter.

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.

Further Notes for Applicant:

1. In relation to Condition 6 the Merseyside Environmental Advisory Service advise the following:
- The full and detailed CEMP should also include details of dust abatement measures and how best practice will be used to minimise pollution risks (emissions, runoff, lighting, noise);
 - A waste audit or similar mechanism (e.g. a site waste management plan) provides a mechanism for managing and monitoring construction, demolition and excavation waste. The following information could be included within the site waste management plan as stated in the Planning Practice Guidance for Waste:
 - 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.

Guidance and templates are available at:

- www.meas.org.uk/1090;
- www.gov.uk/guidance/waste;
- www.wrap.org.uk

2. **In relation to condition 12 the Lead Local Flood Authority (LLFA) advises the following:**

Final Detailed Sustainable Drainage Design to 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 as stated in the above referenced drainage strategy

- 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 limiting discharge rate as stated in the above referenced drainage strategy 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

LLFA general comments

You should forecast replacement of any SuDS features which have a life expectancy of less than the development they serve, e.g. geocellular storage, within the operation and maintenance plan. 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 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 which would not otherwise have been required. The projected costs for replacing components of the SuDS should be included when completing the Operation and Maintenance Plan.

3. In relation to condition 15, the Highway Authority advises the following:

In order to fulfil the highway condition, it will be necessary to enter into a legal agreement with the Council to secure the works under the Highways Act and the New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary new carriageways, footways, vehicle accesses, street lighting, surface water drainage, traffic signs, road markings, tactile pedestrian paved crossings, street furniture, Road Safety Audit and Road Safety Audit monitoring.

5.0 PLANNING HISTORY

Location: LAND OFF RIVERVIEW ROAD, BROMBOROUGH, CH62

Application Type: Full Planning Permission

Proposal: Erection of a large industrial unit (Use Class B1, B2 or B8) with associated offices, parking, landscaping and infrastructure.

Application No: APP/17/01049

Decision Date: 02/02/2018

Decision Type: Approve

Location: Land off, RIVERVIEW ROAD, BROMBOROUGH

Application Type: Screening for EIA

Proposal: Screening Opinion

Application No: SCR/17/01257

Decision Date: 01/11/2017
Decision Type: Screening Reply

Location: Site of former Bromborough Power Station, Power Road, Bromborough.
L62 3NW

Application Type: Work for Council by outside body

Proposal: Outline application to use the site for business, General Industrial and storage distribution. (Use Classes B1,B2,B3).

Application No: OUT/89/07225

Decision Date: 14/12/1989

Decision Type: Approve

Location: Bromborough Power Station ,Power Rd ,Bromborough ,L62 0DG

Application Type: Deemed

Proposal: Filling of disused tanks and pits

Application No: DPP/83/22899

Decision Date: 26/07/1983

Decision Type: Conditional Approval

6.0 WARD MEMBER COMMENTS

No comments received.

7.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications notifications were issued to neighbouring properties and a site notice and press notice posted. No objections have been received.

CONSULTATIONS:

Highway Authority: No objection, subject to condition.

Environmental Protection: No objection, subject to conditions.

Merseyside Environmental Advisory Service: No objection, subject to conditions.

Natural England: No objection, subject to conditions.

Lead Local Flood Authority: No objection, subject to conditions.

Environment Agency: No objection.

Health and Safety Executive: No objection.

8.0 CASE OFFICER: Mr D Clapworthy Senior Planning Officer

9.0 DATE PREPARED: November 22, 2018