

Planning Committee

17 October 2019

Reference:
APP/19/00315

Area Team:
**Development
Management Team**

Case Officer:
Mr N Williams

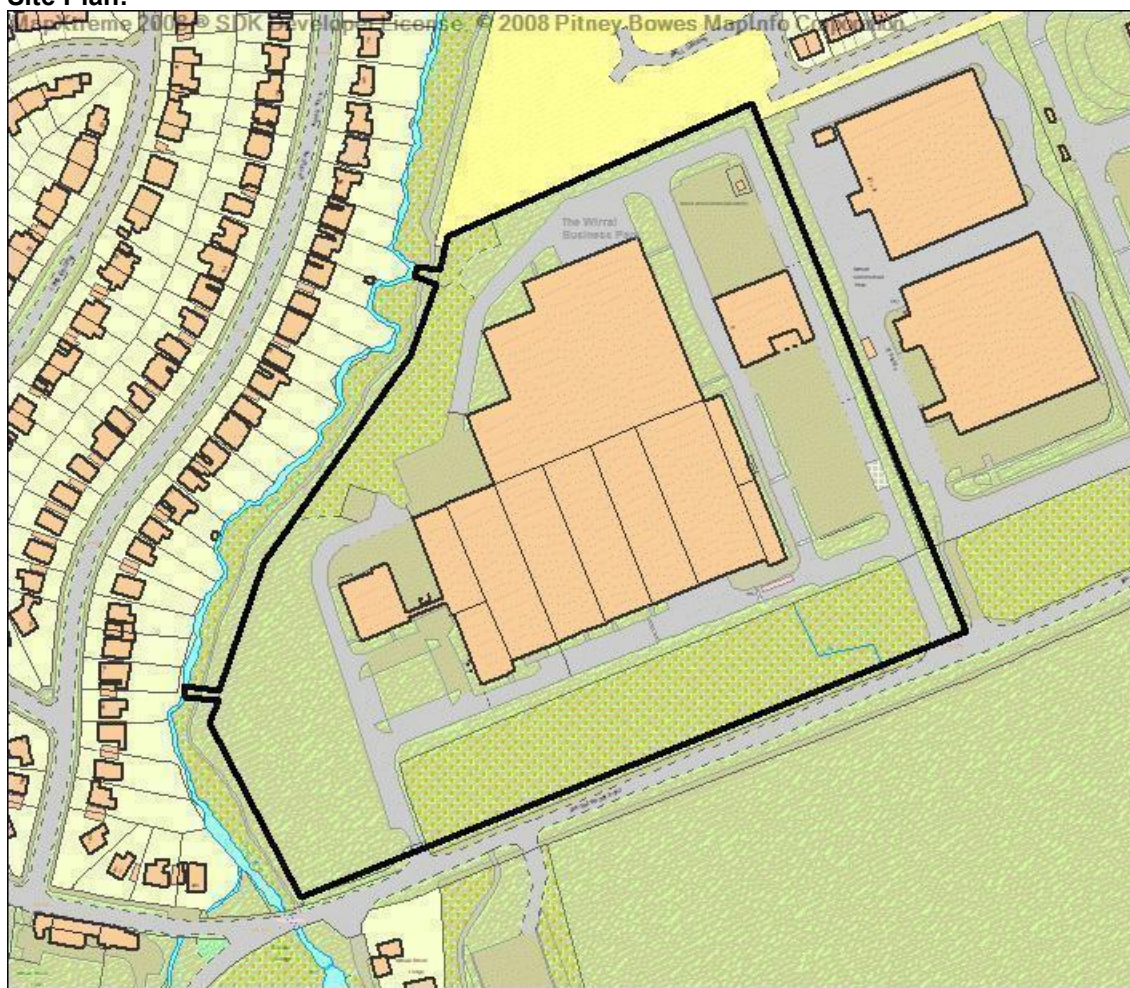
Ward:
**Greasby Frankby
and Irby**

Location: Wirral Business Park, Arrowe Brook Road, Upton, Wirral, CH49 1QZ
Proposal: Demolition of existing buildings and erection of 127 dwellings with associated landscaping and access

Applicant: Bellway Homes Limited
Agent : Pegasus Group

Qualifying Petition: No

Site Plan:



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Development Plan designation:

Proposed Cycle Route
Primarily Industrial Area
Employment Development Site

Planning History:

There is no relevant or residential planning history for this site

Summary Of Representations and Consultations Received:**1.0 WARD MEMBER COMMENTS**

1.1 No formal comments received.

2.0 SUMMARY OF REPRESENTATIONSREPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 88 notifications were sent to adjoining properties and a Site Notice displayed at the site. At the time of writing, there had been 1 objection received, objecting on the grounds of:

- Increased traffic;
- Increased pressure on services;
- Noise and disturbance during construction

In addition, 2 comments were received in support of the scheme.

CONSULTATIONS

Highways - No objection (See comments below)

Environmental Health - No objection, subject to condition

Lead Local Flood Authority - No objection, subject to conditions

Environment Agency - No objection subject to conditions

3.1 Site and Surroundings

3.1.1 The site is currently a large industrial complex containing a number of buildings, generally concentrated on the centre of the site. There are extensive areas of hardstanding and landscaping around these structures.

3.2 Proposed Development

3.2.1 The application proposes the demolition of existing buildings on the site and the erection of 127 dwellings, comprising 8 apartments and 119 single dwellings, together with all associated infrastructure and works.

3.3 Development Plan

3.3.1 The statutory development plan consists of the Wirral Unitary Development Plan (UDP adopted February 2000 and saved by Direction of the Secretary State on 18 September 2007) and the Joint Waste Local Plan (adopted 18 July 2013). UDP Policies relevant to this application include:

- Policy URN1 Development and Urban Regeneration
- Policy EM6 Criteria for New Employment Development
- Policy EM7 Environmental Criteria for New Employment Development
- Policy EM8 Development within Primarily Industrial Areas
- Policy HS4 Criteria for New Housing Development
- Policy HSG2 Affordable Housing
- Policy GR5 Landscaping and New Development

Policy GR6 Greenspace Within New Family Housing Development
 Policy NC01 Principles for Nature Conservation
 Policy NC5 Protection of Sites of Local Importance for Nature Conservation
 Policy NC7 Species Protection
 Policy TRT3 Transport and the Environment
 Policy TR8 Criteria for the Design of Highway Schemes
 Policy TRT1 Provision for Public Transport
 Policy TRT3 Transport and the Environment
 Policy TR8 Criteria for the Design of Highway Schemes
 Policy TR9 Requirements for Off-Street Parking
 Policy TR11 Provision for Cyclists in Highway and Development Schemes
 Policy WA2 Development and Land Drainage
 Policy WA5 Protecting Surface Waters
 Policy PO4 Noise Sensitive Development

3.3.2 Housing development is proposed on land which is identified as a Primarily Industrial Area on the Unitary Development Plan (UDP) Proposals Map. Strategic UDP Policy URN1 seeks to ensure full and effective use of land is made within urban areas. UDP Proposal EM4 and Policy EM8 make provision for uses within Use Classes B1, B2 and B8 and proposals for the reconstruction, extension or expansion of existing business. Thus the proposal for residential development is a departure from the UDP and has been advertised as such.

3.3.3 Supplementary Planning Documents SPD2 (Designing for Self-Contained Flat Development and Conversions) and SPD4 (Parking Standards) are also relevant. Relevant Policies in the Joint Waste Local Plan (adopted 18 July 2013) include Policy WM8 (Waste Prevention and Resource Management) and Policy WM 9 (Sustainable Waste Management Design and Layout for New Development).

3.4 Other Material Planning Considerations

3.4.1 The National Planning Policy Framework (NPPF) was updated in June 2019. This indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. The need for residential development set against the need for industrial development, potential impacts on the character of the area and compatibility with neighbouring uses, nature conservation, and any other benefits that might be accrued in context with the National Planning Policy Framework (NPPF) and the emerging Core Strategy Local Plan are the principal material considerations in this particular case.

3.5 Assessment

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

- Principle of Development;
- Design, Scale & Layout;
- Amenity;
- Highways & PROW; and
- Ecology & Environmental

3.6 Principle of Development:

3.6.1 The site is designated as a Primarily Industrial Area within the Wirral Unitary Development Plan. The proposal for residential development on the site is therefore a departure from the UDP.

3.6.2 There is a presumption in favour of sustainable development under the terms of the NPPF, para 11, which indicates that development should be approved if it accords with an up to date development plan or if the most important policies are out of date, which includes situations where a five year supply of housing land has not been demonstrated. UDP Policy EM8 is considered to be consistent with the NPPF and its focus on building a strong, competitive economy. It does not seek to protect any site that has no reasonable prospect of being used for employment purposes. Thus, in this respect the development plan is not considered to be out-of-date.

- 3.6.3 To comply with national policy the Local Planning Authority would need to be satisfied that there is no reasonable prospect of the site being used for employment purposes (B1, B2 & B8) and be prepared to reallocate it for residential purposes through the Local Plan; and in the interim support planning applications on the basis that they would contribute to meeting an unmet need (NPPF, para 120).
- 3.6.4 This would need to be considered in context with the Paras 80-81 of the NPPF which expects policies and decisions to help create conditions for businesses to invest, expand and adapt, with significant weight on the need to support economic growth whilst being flexible to enable rapid response to changing circumstances.
- 3.6.5 Policy CS17 (Protection of Employment Land) of the emerging Local Plan sets out criteria to be addressed in order to demonstrate there is no reasonable prospect of the site continuing to be used for employment purposes, including:
- Marketing information for the whole site, including the marketing methodology, copies of the advertisements and evidence to show the premises have been marketed for sale of the freehold and to let, solely for industrial purposes within Use Classes B1, B2 and B8 over a continuous period of at least 12 months; How the price and terms of existing units are realistic in comparison with similar premises elsewhere within the Borough; and what interest has been shown for those units.

Could Residential Development be Justified?

- 3.6.6 The site was not allocated for de-allocation in the Development Options Review for the emerging Local Plan or in the Wirral Employment Land & Premises Study (ELPS), which indicates that the industrial estate is an important source of local employment and is of good quality albeit with some vacant units.
- 3.6.7 The Wirral Employment Land and Premises Study (ELPS) was approved by the Council on 9th June 2018 as a material consideration in the determination of planning applications. It forms part of the Council's evidence base for its emerging Local Plan and it indicates that the market is slowly returning to speculative development with most recent developments being fully sold or let before construction is completed. It also recognises that employment land supply needs to reflect the distinct market areas within the Borough. It notes that the Mid-Wirral and West Wirral & Rural market areas have smaller commercial property markets and their economies generally orientate more around retail and leisure uses than typical industrial or office-based activities.
- 3.6.8 Work is continuing on the strategic evidence for the house and employment requirements for the Borough and the preferred options for distributing development, including preferred sites, through the emerging Local Plan, which is scheduled to be considered by the Council by the end of the year, before further public consultation takes place.
- 3.6.9 In this particular case, the application site currently contains a large industrial building with 146,850 sq ft of warehouse space, with approximately 9,000 sq ft of ancillary storage space. Previous uses have included a Council depot, factory and offices. The applicant contends that the buildings do not lend themselves to subdivision and that disaggregation is therefore not a suitable solution given that there would be a cost in doing this and given that there are numerous vacant units (of a smaller size) at adjacent sites along Arrowe Brook Road.
- 3.6.10 The applicant states that the position of the application site within the Mid-Wirral market area, the fact it provides a mid-sized warehouse with some ancillary office accommodation, and the locational characteristics of the site, indicate that the site is not suitable for its current use. Buildings on the site are predominantly vacant and the previous tenants have confirmed the site is now not fit for purpose due to the age, condition and layout of the premises and what they consider are restrictive planning conditions (in terms of hours of operation). The principle tenants have already vacated and whilst there are two tenants in occupation their presence is considered unsustainable (due to the uneconomic terms being agreed in order to have some occupancy) and will therefore not be continued beyond the

immediate short-term. Marketing commenced in 2016 and limited enquires were received.

3.6.11 While the prospects of the premises being able to attract other employment uses in the longer term cannot be entirely ruled out, the location of the site in relation to the neighbouring residential areas and the benefits that can be accrued from the proposed scheme, including the contribution it can make to the supply of housing land with affordable housing at a rate of 20% on site, will need to be taken into account.

3.6.12 As noted, there is a 20% affordable housing requirement within this area. This will be provided on-site in the form of 25 units. This will be secured through a Section 106 Agreement.

3.7 Design, Scale & Layout:

3.7.1 The layout of the proposed development is fairly traditional in form and contains a mix of both detached and semi-detached, two-storey properties. It is a low-density scheme which is generally in keeping with the character and layout of the residential area directly to the west of the site, and the new residential development to the north.

3.7.2 The design of the proposed dwellings is also fairly traditional. There are numerous different house types and this will ensure an attractive street scene is created within the development. The design of the dwellings incorporates front gables, some canopy detailing, and window headers. The dwellings will be predominantly brick but there will also be some use of hanging tiles and overall it is considered there is sufficient interest and character throughout the development. Much of the off-street parking is to the side of the dwellings and this allows for some low-level landscaping to the front of many of the dwellings, which will help to soften the development.

3.7.3 From Arrowe Brook Road, the site is largely screened by a wooded area. This area is covered by a Tree Preservation Order and is outside of the application site. There will be views into the site from the vehicular access to the east, whilst an area of the development to the west of the site will also be visible. The views of the site in these locations will be that of a traditional and fairly low density residential development which will appear as an extension of the adjacent residential area of Greasby to the west.

3.8 Amenity:

3.8.1 The established residential area to the west of the site (Brookdale Avenue South) will be largely screened from the new development by the dense tree and vegetation cover which borders the Arrowe Brook. Similarly, the recent residential development to the north will also be separated from the new development by tree screening and despite some slight differences in land levels, it is not expected that the new proposal will impact upon the amenities of occupiers of this neighbouring development. It is therefore considered that the proposed development will not have a direct adverse impact upon the amenities of neighbouring residential properties.

3.8.2 Each of the new dwellings (including the 8 apartments) have sufficient private rear gardens and acceptable levels of outlook from all habitable windows. As noted, the site will be largely screened from Arrowe Brook Road and residents will have good levels of amenity within a largely secluded development. It is considered that the proposed development will provide good living standards for future occupiers.

3.8.3 Given that the proposal involves the construction of more than 35 family houses, the requirements of UDP Policy GR6 states that greenspace will be required on-site at a rate of 60 square metres per dwelling. The original intention had been to create a 'Trim Trail' within the woodland at the front of the site, however, this was outside the ownership of the applicant and due to concerns about potential impact on the trees (which are subject to a Tree Preservation Order) and the likely difficulty in maintaining the area (due to the heavy tree cover) this suggestion was not considered suitable.

3.8.4 Instead, the applicant has agreed to pay a commuted sum of £63,500. This will be used for the creation of an 'Activity Trail' on the opposite side of Arrowe Brook Road, within the

northern part of Arrowe Country Park, together with improved signage and footpaths into the park from the north (near to the application site), which will encourage greater use of the area and improve access. Any money remaining will be a contribution towards the upgrade of the existing play area within the park.

- 3.8.5 The Local Planning Authority are satisfied that it meets the relevant tests for planning obligations in that the sum is fair and reasonable, is directly related to the development, and is necessary to make the development acceptable in planning terms.
- 3.9 Highways:
- 3.9.1 The Council's Highways Engineers have considered the application and the extensive information submitted and conclude that there will be no highway safety issues or impacts on the road network, subject to the following:
- A contribution towards the provision of pedestrian facilities at the Arrowe Brook Road/ Arrowe Park Road junction;
 - Provision of additional uncontrolled crossings on Arrowe Brook Road, between the existing signalised pedestrian crossing to the west of the site and the Arrowe Brook Road/ Arrowe Park Road junction;
 - An upgrade of the obsolete access to the west of the site to ensure a continuous footpath (whilst maintaining the Public Right of Way).
- 3.9.2 In order to connect the new dwellings to the residential area of Greasby (and associated services), the applicant has also agreed to fund new signs to aid pedestrians when crossing the Arrowe Brook (along Arrowe Brook Road). There is currently a very narrow footpath in this location which poses some highway safety concerns. Whilst the provision of a new footbridge over the brook was considered, land ownership issues precluded this. The new signs are considered a suitable alternative.
- 3.10 Ecology & Environmental:
- 3.10.1 An Assessment of Likely Significant Effects has been carried out. This concluded that there will be no likely significant effects in terms of habitat loss, activity on site, and dust and debris. It did, however, conclude that the proposed development would be likely to have significant effects on designated European sites through increased human activity. An Appropriate Assessment was subsequently carried out and concluded that, given that the development involves the retention and enhancement of the adjacent woodland, then this is likely to reduce the frequency of visits to other greenspaces which may be designated European sites. The Assessment concludes that, provided the developer produces a leaflet with future sales packs advising responsible user codes for visitors to European sites and identifying alternative non-coastal greenspaces, then there will be no adverse effect on the integrity of protected sites.
- 3.10.2 The Environment Agency were consulted and confirmed that they do not object to the application, subject to conditions which have been attached.
- 3.10.3 The Lead Local Flood Authority have been involved in extensive discussions with the applicant and have come to the conclusion that, subject to the requirements set out in the attached conditions, the proposal should not have an unacceptable impact upon surface water drainage in the area.
- 3.11 Conclusion:
- 3.11.1 The proposed development is contrary to the Wirral Unitary Development Plan as the site is designated as part of a Primarily Industrial Area. While the prospects of the premises being able to attract other employment uses in the longer term cannot be entirely ruled out, on balance after considering the material considerations, including the presumption in favour of sustainable development in the National Planning Policy Framework, the contribution can be made toward the supply of housing and affordable housing and proximity to neighbouring residential development, it would be reasonable to conclude that, in this particular case, that the application should be approved.
- 3.11.2 For clarity, the application is recommended for approval subject to a Section 106

Agreement being signed. The Agreement will be for:

- A contribution of £63,500 towards public open space within the surrounding area;
- 20% affordable housing contribution, amounting to 25 units on-site;
- A £12,000 contribution towards pedestrian facilities at the Arrowe Brook Road/ Arrowe Park Road junction;
- A sum of £3,000 each for two additional uncontrolled crossings on Arrowe Brook Road;
- Signs to aid pedestrians across the Arrowe Brook (along Arrowe Brook Road).

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:-

Although the site is designated as a Primarily Industrial Area and the prospects of the premises being able to attract other employment uses in the longer term cannot be entirely ruled out, after considering the material considerations, including the presumption in favour of sustainable development in the National Planning Policy Framework, the contribution that can be made toward the supply of housing and affordable housing and the proximity to neighbouring residential development, on balance it is considered that the planning balance weighs in favour of supporting the application.

Recommended Decision: **Approve subject to Section 106 Agreement**

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 approved plans received by the local planning authority on 28th February 2019 and listed as follows:

BH/NW/ABR/LP

BH/NW/ABR/BT01 (Boundary treatment)

BH/NW/ABR/MP01 (Materials)

BH/NW/ABR/PL01C (Layout)

BH/NW/ABR/SS01

BH/NW/ABR/SS02

BU-3B-2S-TB-E; BU3B-2S-P1

MW-2B-1S-TB-E; MW-2B-1S-P1

BL-2B-2S-TB-E; BL-2B-2S-P1

SH-3B-2S-TB-E; SH-3B-2S-P1

TA-3B-2S-TB-E; TA-3B-2S-P1; TA-3B-2S-TT-E

TH-3B-2S-TF-E; TH-3B-2S-P1

GL-3B-2S-TB-E; GL-3B-2S-TT-E; GL-3B-2S-P1

CH-3B-2S-TB-E; CH-3B-2S-TT-E; CH-3B-2S-P1

QU-3B-2S-TB-E; QU-3B-2S-P1

TN-3B-2S-TB-E; TN-3B-2S-P1

MA-3B-2S-TB-E; MA-3B-2S-TT-E; MA-3B-2S-P1

SC-4B-2S-TB-E; SC-4B-2S-TT-E; SC-4B-2S-P1

MI-4B-2S-TT-E; MI-4B-2S-P1

CU-4B-2S-TB-E; CU-4B-2S-TT-E; CU-4B-2S-P1

BO-4B-2S-TF-E; BO-4B-2S-TT-E; BO-4B-2S-P1

PH-4B-2S-TF-E; PH-4B-2S-TT-E; PH-4B-2S-P1

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

3. The external finishes of the development shall correspond with the submitted Materials Plan (Drawing BH/NW/ABR/MP01) unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. The noise installation measures outlined in the Noise Impact Assessment (REC Reference AC105160-1r2) shall be implemented prior to first occupation of the development and retained as such thereafter

Reason: To ensure significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise are avoided having regards to the National Planning Policy Framework

5. The submitted landscaping scheme (set out on Drawings LDS449-01; LDS449-02; LDS449-03; LDS449-LS) shall be implemented in full no later than the first planting season following first occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced to the satisfaction of the Local Planning Authority by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality, having regards to Wirral Unitary Development Plan Policy GR5

6. The bat and bird boxes shown on the Biodiversity Mitigation and Enhancement Plan (Drawing No. P.968.17.02 Revision A) shall be provided in full prior to completion of the development and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority

Reason: To address the loss of potential habitat having regards to Wirral Unitary Development Plan Policy NC7

7. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures to manage and mitigate the main environmental effects during the construction phases of the proposed development. The approved CEMP shall be adhered to in full during the construction process unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to manage and mitigate the main environmental effects during the construction phases of the development having regard to Wirral Unitary Development Plan Policy NC7.

8. The submitted Site Waste Management Plan (Bellway Construction Statement) and Sustainability Statement (Award Energy Consultants, February 2019) shall be adhered to in full unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to comply with Policy WM8 of the Merseyside and Halton Joint Waste Local Plan

9. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy shall include the following components:
- 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
 - A site investigation scheme, based on the point above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site
 - The results of the site investigation and the detailed risk assessment referred to above 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;
 - 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 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 written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework

10. Prior to any part of the development being occupied, a verification report demonstrating the 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

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and the remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework

11. In the event that contamination posing unacceptable risks is found at any time when carrying out the approved development then a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority.

The site shall then be remediated in accordance with the approved measures and a verification report shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the satisfactory remediation of the site having regards to the National Planning Policy Framework

12. A sales/information pack highlighting the location of, and promoting the use of, alternative greenspaces within the area and explaining the importance, sensitivities and vulnerabilities of protected European Sites to recreational impacts, shall be provided to every new home buyer for the development hereby permitted.

Reason: To protect European Sites from excessive recreational pressure

13. No development shall take place until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, TRO's, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, reinstatement to standard footway levels of any existing vehicle access from the highway rendered obsolete by the development, proposed details of the PROW adjacent to Arrowe Brook Road, road safety audit and monitoring has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.

Reason: In the interests of highway safety and to accord with Policy HS4 of the in the Wirral Unitary Development Plan

14. No development shall commence until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/ Final' Sustainable Drainage Strategy¹, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The surface water discharge rate from the site will be restricted to no more than 150 l/s and details of the 'Confirmed / Final' Sustainable Drainage Strategy must meet the requirements specified in the **Terms of Condition**.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

15. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 163 and 165 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

16. Prior to first occupation of the proposed apartments, full details of secure covered cycle parking and bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the apartments hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles and bin storage

having regard to the Wirral Unitary Development Plan

Further Notes for Committee:

1. The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:
 - excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution;
 - treated materials can be transferred between sites as part of a hub and cluster project;
 - some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

2. United Utilities advise that foul and surface water shall be drained on separate systems in order to secure proper drainage and to manage the risk of flooding and pollution
3. In order to fulfil Condition 13, 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, street lighting, surface water drainage, traffic signs, TRO's, road markings, traffic calming, tactile pedestrian paved crossings, street furniture, access onto Arrowe Brook Road, the reinstatement to footway of the obsolete vehicular crossing from Arrowe Brook Road, proposed connection details of the existing PROW running across the obsolete vehicle crossing in Arrowe Brook Road, Road Safety Audit and Road Safety Audit monitoring
4. 'Confirmed/ Final' Sustainable Drainage Strategy to include:
 - Justification of final design
 - Designer risk assessment
 - Drawings to include:
 - Final layout of roads and properties including plot numbers, finished floor levels and boundaries
 - Final layout of sewers; culverts; outfalls; SuDS; flow controls and overland flow paths (designed for exceedance)
 - Extents and depths of any above ground storage areas
 - Longitudinal sections showing existing and proposed ground levels, 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:
 - Pipe network design
 - Flow control details
 - Holistic modelling, combining pipe network and SuDS into one model
 - System performance for following return periods; 1, 30, 100, 100 plus appropriate climate change allowance, pre and post development
 - Runoff volume from the development in the 1 in 100 year, 6 hour rainfall event pre and post development
 - Design criteria summary, Full network details table, Contributing area summary, Control/storage structure details, Results summary print outs

- Volumetric runoff co-efficient (Cv) should be set to '1'
- Sensitivity checking for climate change at 40% if lower allowance used
- Urban creep allowance of 10%
- Evidence of any necessary third party agreements, easements, permissions or consents
- Maintenance statement explaining who will own the SuDS and how maintenance and replacement will be funded over the lifetime of the development
- Construction phase surface water management plan for each construction phase

Last Comments By: 22/04/2019

Expiry Date: 30/05/2019