

Planning Committee

13 February 2020

Reference:
APP/19/01459

Area Team:
**Development
Management Team**

Case Officer:
Mr P Howson

Ward:
Rock Ferry

Location: Land at the former Rock Ferry High School and Ravenswood, Highfield South, Rock Ferry, Wirral, CH42 4RQ

Proposal: Erection of an extra care scheme comprising 102 apartments, 1 guest bedroom and ancillary facilities, the conversion of Ravenswood comprising 8 apartments and the erection of 76 dwellings with associated access, car parking and landscaping on land off Highfield South and Ravenswood Avenue

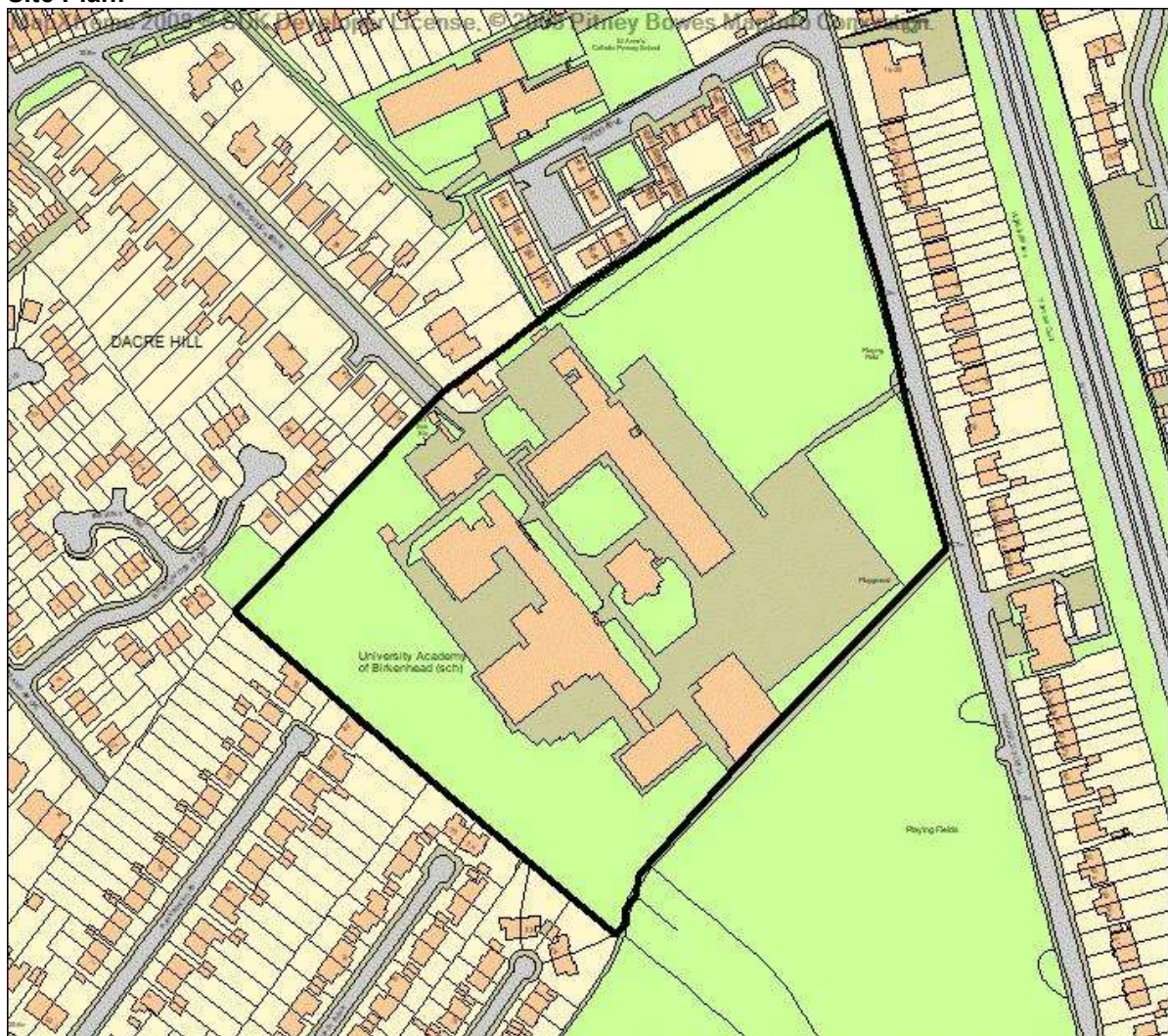
Applicant: Torus Developments
Agent : Mosaic Town Planning

Qualifying Petition: Yes

Petition Number: **Number of signatures:**

1	96
2	35
3	94
4	209

Site Plan:



© Crown copyright and database rights 2019 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan designation:

School Playing Field
Primarily Residential Area

Planning History:

- Location: The Bungalow, Rock Ferry High School, Ravenswood Avenue, Rock Ferry, L42 4NY
Application Type: Full Planning Permission
Proposal: Erection of a garage at the rear
Application No: APP/76/04759
Decision Date: 07/05/1976
Decision Type: Approve
- Location: Rock Ferry High School for Boys, Ravenswood Avenue, Rock Ferry, Birkenhead, L42 4NY
Application Type: Deemed
Proposal: Erection of an inflammable materials store
Application No: DPP/76/06014
Decision Date: 22/10/1976
Decision Type: Approve
- Location: Rock Ferry Boys High School, Ravenswood Avenue, Rock Ferry, L42 4NY
Application Type: Deemed
Proposal: Extension of and rebuilding of existing sports hall
Application No: DPP/78/10005
Decision Date: 27/07/1978
Decision Type: Approve
- Location: Rock Ferry High, Ravenswood Avenue, Rock Ferry, L42 4NY
Application Type: Deemed
Proposal: Erection of two double mobile classroom units.
Application No: DPP/83/22691
Decision Date: 16/06/1983
Decision Type: Approve
- Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry, L42 4NY
Application Type: Deemed
Proposal: Erection of three double mobile classrooms.
Application No: DPP/83/21929
Decision Date: 03/03/1983
Decision Type: Approve
- Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry. L42 4NY
Application Type: Work for Council by Council
Proposal: Construction of car park and ball retaining fence.
Application No: APP/85/05400
Decision Date: 18/04/1985
Decision Type: Approve
- Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry. L42 4NY
Application Type: Work for Council by Council
Proposal: Erection of an extension to sports hall, extension to form girls' toilets and rest room, and erection of a storm porch to 'tech' block.
Application No: APP/86/05329
Decision Date: 05/06/1986
Decision Type: Approve
- Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry. L42 4NY
Application Type: Full Planning Permission
Proposal: Erection of lochran fence to boundary of school.
Application No: APP/97/05344

Decision Date: 25/04/1997
Decision Type: Withdrawn

Location: Rock Ferry High School, For Boys, Ravenswood Avenue, Rock Ferry, Wirral, CH42 4NY,
Application Type: Work for Council by Council
Proposal: Erection of 1.8-metre-high palisade fencing
Application No: APP/99/06024
Decision Date: 25/08/1999
Decision Type: Approve

Location: School Bungalow, Rock Ferry High School, Ravenswood Avenue, Rock Ferry, Wirral, CH42 4NY,
Application Type: Work for Council by Council
Proposal: Change of use of bungalow to classrooms
Application No: APP/01/05664
Decision Date: 08/06/2001
Decision Type: Approve

Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry, Wirral, CH42 4NY
Application Type: Work for Council by Council
Proposal: Erection of a two storey and single storey classroom extension
Application No: APP/01/06065
Decision Date: 07/09/2001
Decision Type: Approve

Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry, Wirral, CH42 4NY
Application Type: Work for Council by Council
Proposal: Erection of a single-storey extension to sports hall
Application No: APP/05/05697
Decision Date: 24/06/2005
Decision Type: Approve

Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry, Wirral, CH42 4NY
Application Type: Work for Council by Council
Proposal: Erection of two-storey laboratory extension
Application No: APP/05/05765
Decision Date: 24/06/2005
Decision Type: Approve

Location: Rock Ferry High School, RAVENSWOOD AVENUE, ROCK FERRY, CH42 4NY
Application Type: Prior Notification of Demolition
Proposal: The demolition of the former Rock Ferry High School. There will be 1no small listed building that will remain.
Application No: DEM/14/00177
Decision Date: 11/03/2014
Decision Type: Prior approval is required

Location: Rock Ferry High School, RAVENSWOOD AVENUE, ROCK FERRY, CH42 4NY
Application Type: Full Planning Permission
Proposal: The Demolition of the former Rock Ferry High School. There will be 1no. small listed building that will remain.
Application No: APP/14/00563
Decision Date: 28/08/2014
Decision Type: Approve

Location: Land at former Rock Ferry High School
Application Type: Screening for EIA
Proposal: Screening opinion.
Application No: SCR/19/00940
Decision Date: 23/07/2019
Decision Type: Screening Reply

Summary of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 At the time of submission Frank Field was the MP for Birkenhead and raised the following concerns;

- Traffic flow into the site and increase in traffic within the area
- Design of the houses

1.2 Councillor McLaughlin raised concerns over speeding along Highfield South.

2.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications 289 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing 4 petitions of objection and 28 letters of representation have been received comprising of 23 objections, 2 comments and 3 letters of support for the proposal, summary of objections;

- The proposal has changed from the consultation
- Impact upon Grade II listed building
- Crime/anti-social behaviour as a result of the footpaths to Ravenswood Avenue
- Traffic calming should be introduced
- Parking may overspill into surrounding streets
- Pollution from cars
- Poor design
- Impact on wildlife
- Impact on trees
- The extra care facility does not meet the Wirral Model for Extra Care Housing

CONSULTATIONS

Merseyside Environmental Advisory Service - No objections (subject to conditions)

Highways Engineers - No objections (subject to conditions)

Environmental Health - No objections

Wirral Wildlife- No objections

United Utilities - No objections

Merseyside Fire & Rescue Service- No objections

Lead Local Flood Authority - No objections (subject to conditions)

Housing Strategy- No objections

3.1 Site and Surroundings

3.1.1 The proposed development site comprises of the Grade II listed Ravenswood house and its

extensive grounds. Originally built as a house, the property was converted into a school which opened in 1926. New school buildings were constructed to the rear of Ravenswood in 1939. The school was expanded again with new school buildings erected forward of Ravenswood from the early 1980s effectively severing it from view. It is understood that the school closed in 2011 with the school buildings subsequently demolished in 2016. Ravenswood was added to the list by Historic England in 2012 and stands within the site. The playing pitch within the north-east corner of the site is the only surviving remnant of the former school.

- 3.1.2 Ravenswood is roughly square in plan with its main entrance facing east towards Highfield South and the original entrance stone pillars into the site. There is a secondary access into the site off Ravenswood Avenue. The reasons for listing are summarised as;

*Ravenswood, originally built as a house, later a school, is designated at Grade II for the following principal reasons: * Design: a good example of a late Victorian house in a free Gothic style with Arts and Crafts influences; * Interior craftsmanship and design: the interior retains a number of original features of quality and interest, individually designed for the house, including the staircase, fireplaces, panelling, plasterwork, stained glass and fitted furniture; * Degree of survival: the exterior is unaltered and the minor alterations to the interior have not unduly impacted the original layout or the survival of original features.*

3.2 Proposed Development

- 3.2.1 The application proposes to retain the Grade II listed Ravenswood house and convert it into 8 apartments. An extra care facility comprising of 102 apartments and 76 dwellings are also proposed within the curtilage of the site.

3.3 Development Plan

- 3.3.1 The Wirral Unitary Development Plan 2000

- CH1 Development Affecting Listed Buildings and Structures
- HS4 Criteria for New Housing Development
- HS6 Principles for Affordable Housing
- HS7 Sheltered Housing
- HS8 Nursing Homes/Residential Care Homes
- GR5 Landscaping and New Development
- GR6 Greenspace within New Family Housing Development
- GR7 Trees and New Development
- NC7 Species Protection
- TR8 Criteria for the Design of Highway Schemes
- TR9 Requirements for Off Street Parking
- WA2 Development and Land Drainage
- WA5 Protecting Surface Waters

Supplementary Planning Document SPD4: Parking Standards

- 3.3.2 The Joint Waste Local Plan for Merseyside and Halton

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

3.4 Other Material Planning Considerations

- 3.4.1 The National Planning Policy Framework (2018)

- Achieving sustainable development
- Decision-making
- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the historic environment

3.5 Assessment

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

- Principle of development;
- Design;
- Highways and PROW;
- Ecology; and
- Amenity

3.6 Principle of Development:

3.6.1 A portion of the proposed development site retains its designation as a School Playing Field on the Wirral UDP Proposals Map where there is no provision for new housing. As the playing field has not been used for in excess of five years there is no statutory requirement to consult Sports England.

3.6.2 Planning law dictates that planning applications should be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this instance the material considerations which need to be taken into account are:

- the current national Planning Policy Framework (2019);
- whether the loss of a school playing pitch for residential purposes is justified; and
- whether the benefits of the proposed residential development outweigh the disadvantages

3.6.3 The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. Paragraph 11 of the Framework indicates that development should be approved if it accords with an up to date development plan or where there are no relevant policies unless the policies within the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or; any adverse impact would significantly outweigh the benefits when assessed against the policies in the NPPF as a whole.

3.6.4 UDP Policy RE7 did not remain in force following a Direction issued by the Secretary of State on 18 September 2007 as national policy provided greater protection.

3.6.5 Paragraph 97 of the revised National Planning Policy Framework (NPPF) (2018) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless; an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

3.6.6 The 2004 Playing Pitch Strategy states that the former Rock Ferry School has three

grassed areas. Two areas are severed from the school by a public footpath and from each other by woodland and contain one junior football pitch and one senior and one junior rugby pitch. The 2004 Strategy states that the footpath can cause problems with dog fouling and litter. The third area is a grassed area at the opposite end of the school building and contains one senior football pitch.

- 3.6.7 The proposal only seeks to redevelop the former playing field within the defined curtilage of the former school. The other two pitches sit outside of the red edge and are not proposed to be developed under this application. The 2004 Strategy indicates that all pitches are of poor quality due to drainage and an uneven surface and are unusable in winter. The 2004 Strategy concludes that there is no community use of the pitches. The changing facility is small and basic and is regularly vandalised. With improved drainage and facilities, the School would consider community use.
- 3.6.8 The school closed in 2011 and an updated Playing Pitch Strategy was adopted in 2016. It is stated within the 2016 Strategy that the playing field is disused and that there is no current or anticipated future shortfall in pitches for all sports within the Rock Ferry area.
- 3.6.9 The playing field has had no informal community recreational value (as it was contained within the curtilage of the main school building), and has been redundant for at least nine years and subsequently covered with deleterious material following the demolition of the school buildings in 2016 making it unfit for recreational use. The Local Planning Authority therefore considers there is no educational playing field or public sports field to replace, the proposal would provide much needed housing within the Borough and is considered acceptable in principle subject to all other material planning considerations.
- 3.7 Design:
- 3.7.1 The proposed development essentially comprises of three parts; the conversion of Ravenswood into residential apartments and the landscaping works within its setting, the erection of an extra care facility within the north-east corner of the site and the erection of 76 dwellings across the site.
- 3.7.2 The standards for new residential development are set out within Policy HS4 of the Wirral Unitary Development Plan 2000. Proposals should be of a scale with regard to existing densities and form of development and not result in detrimental change in the character of the area.
- 3.7.3 Paragraph 27 of the revised National Planning Policy Framework states that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and 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.
- 3.7.4 As the proposed development affects the setting of a Grade II listed building UDP Policy CH1 applies. Development likely to affect a listed building or structure will be permitted where the proposals are of a nature and scale appropriate to retaining the character and design of the building or structure and its setting, and, adequate provision is made for the preservation of the special architectural or historic features of the building or structure. When granting consent, special regard will be given to matters of detailed design, to the nature, quality and type of materials proposed to be used, and to the need for the alteration or development proposed, in terms of securing the viable, long-term future of the building or structure.
- 3.7.5 Section 16 of the Framework sets out the Government's policies in relation to the historic environment.

- 3.7.6 Paragraph 189 of the Framework states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 193 of the Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting), should require clear and convincing justification (Paragraph 194 refers). Substantial harm to or loss of Grade II listed buildings should be exceptional.
- 3.7.7 Paragraph 195 of the Framework states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent.
- 3.7.8 There are a range of architectural styles within the area as plots have become available for development over a period of decades. The proposed development would sit within its own well-defined curtilage, which severs the site from the wider area. Ravenswood House (first listed in 2012) sits towards the centre of the development site and was previously entombed by the buildings of the former Rock Ferry High School (since demolished in 2016). Only the roofscape of Ravenswood was visible above the former school buildings from Highfield South. The proposed development would maintain an uninterrupted view of the principal elevation of Ravenswood House from its historic entranceway off Highfield South and would therefore better reveal its significance.
- 3.7.9 The proposed extra care facility would be situated within the north-west corner of the site. The proposed building would be set over three storeys and would have an irregular footprint with its greatest elevation orientated towards the outer edge of the site. The elevations orientated towards Highfield South and the new road leading up to Ravenswood House would feature bays and gables which would help break these elevations down which is considered acceptable. The proposed dwellings would be relatively simple in style and set behind landscaped areas, as a result the proposed development would feel relatively low density which is acceptable.
- 3.8 Highways:
- 3.8.1 The requirements for off-street vehicle and cycle parking are set out as maximums under Policies TR9 and TR12 of the UDP and the accompanying Supplementary Planning Document on Parking Standards.
- 3.8.2 Paragraph 109 of the National Planning Policy Framework 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.
- 3.8.3 The applicant has submitted a Transport Assessment which has been considered by the Engineer who has raised no objection.
- 3.9 Ecology:
- 3.9.1 Paragraph 165 of the National Planning Policy Framework (NPPF) requires major developments to incorporate sustainable drainage systems. Said systems should take account of advice from the Lead Local Flood Authority (LLFA).

- 3.9.2 The application is supported by a Flood Risk Assessment which has raised no objection from the LLFA. The LLFA have requested that a condition is imposed requiring details of the final sustainable drainage design.
- 3.9.3 The development site does not benefit from any statutory protections, however there are features within the site which may be suitable for wildlife. UDP Policy NC7 states that development which would have an adverse impact on wildlife species protected by law will not be permitted unless the protection of said species can be secured.
- 3.9.4 The Local Planning Authority rely on Wirral Wildlife and Merseyside Environmental Advisory Service (MEAS) to provide advice and guidance on ecological matters. MEAS have advised that survey work on the wooded area towards the rear of the site is required in order to ascertain if any of the trees are suitable habitat for bats. The Local Planning Authority has imposed a condition restricting the development of plots 15 to 76 subject to the submission of such a survey.
- 3.9.5 There are a number of trees across the site. These trees have a visual and ecological value. UDP Policy GR7 states that in assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require buildings, structures and hard surface areas to be sited in order to; preserve the wooded character of the site and to provide protection of trees of greatest visual or wildlife value.
- 3.9.6 The Tree Officer has considered the proposal and has raised no overall objection. The Tree officer acknowledges the positive contribution the trees along the Highfield South frontage make to the character of the area. The wooded area to the rear of the site would have functioned as an amenity buffer between the adjacent residential properties and has not been managed. There is no public access and this area is fenced off. The majority of tree loss is within the south-east corner of the wooded area; however, the Tree Officer notes that this area is characterised by trees of mixed age with the mature trees proposed to be retained.
- 3.9.7 The Tree Officer has advised that the woodland path should be more rustic in nature as opposed to geotextile membranes. There should be no heavy machine access during the construction phase and condition has been imposed requiring tree protection barriers has been imposed. The Tree Officer has advised that there should be a replanting scheme in order to mitigate loss and provide cohesion with the wooded areas and the character of the scheme.
- 3.10 Amenity:
- 3.10.1 Policy HS4 requires proposals to incorporate adequate private or communal garden space for each new dwelling. Adequate distances should be kept between habitable rooms in separate dwellings and blank gables. Paragraph 127 of the revised National Planning Policy Framework states that planning decisions should create places that provide a high standard of amenity for existing and future users.
- 3.10.2 Each of the proposed dwellings would benefit from private garden areas. The UDP does not define what constitutes an adequate garden area, however the garden areas would allow for child's play and other practical activities such as clothes drying and are acceptable. Adequate interfaces of at least 21 metres would be maintained between facing dwellings.
- 3.10.3 UDP Policy GR6 requires new family housing development (houses with two or more bedrooms) to provide greenspace and children's play space. The proposed development incorporates a child's play area towards the centre of the site and a woodland walk at the

rear of the site. Cumulatively, this would meet the requirements of UDP Policy GR6. Accessible open space is also available to prospective occupiers within approximately 400 metres of the site in the form of a playing pitch along Harrogate Road and Knowsley Road.

- 3.10.4 Concerns have been raised over footpaths linking the proposed development to Ravenswood Avenue. The footpaths would be overlooked by the dwellings of the proposed scheme which would therefore provide a degree of natural surveillance, there is nothing to suggest that the proposed development would result in anti-social behaviour.

3.11 Other:

3.11.1 No other matters.

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 bring a Grade II listed building into sympathetic use whilst also better revealing its significance in accordance with UDP Policy CH1 and Part 16 of the National Planning Policy Framework.

The development would see the partial redevelopment of a designated School Playing Field under the current development plan. The playing field has been redundant in excess of five years, therefore there is no statutory requirement to consult Sports England. Regardless, the playing field had no previous community recreational value and has been covered in deleterious material following the demolition of the former school buildings in 2016 making it unfit for recreational use. Therefore, there is no educational or public playing field to replace whilst the benefits of the proposed development include bringing a redundant site back into use and securing affordable housing towards the Borough's supply economic benefits from jobs during construction, expenditure from future residents and Council tax revenue are considered to outweigh any harm as a result of the proposal.

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 approved plans received by the local planning authority on 14 October 2019 and listed as follows: 4928_1100 Rev. A, 294-SK-01 Rev. A, 4928_1800 Rev. M, 4928_1801 Rev. E, 4928_1802 Rev. F, 4928_1803 Rev. E, 4928_1350, 4928_1200 Rev. A, 4928_1201 Rev. A, 4928_1202 Rev. A, 4928_1221 Rev. A, 4928_1222 Rev. A, 4928_1223 Rev. A, 4928_1224 Rev. A, 4928_1225 Rev. A, 4928_1210 Rev. B, 4928_1211 Rev. A, 4928_1212 Rev. A, 4928_1213 Rev. B, 4928_1351 Rev. C, 4928_1351 Rev. C, 4928_1352 Rev. C, 4928_1352 Rev. C, 4928_1214 Rev. A, 4928_1214 Rev. A, 4928_1215, 4928_1215, 4928_1216, 4928_1216, 4928_1217, 4928_1217, 4928_1210 Rev. B, 4928_1211 Rev. A, 4928_1212 Rev. A, 4928_1213 Rev. B, Surface Water Catchment Area Plan, Proposed Drainage Layout, Catastrophic Flood Exceedance Route, Proposed Levels

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

3. Notwithstanding the submitted details, prior to any development above ground level for the extra care facility, approval of the following details shall be obtained from the local planning authority

- i. Samples or details of all facing materials including all new windows and doors for the specified phase

The stated details shall be approved in writing and such approved details shall be implemented in the development hereby approved in full:

Reason: These details are not included in the application and the Council wishes to ensure that they are satisfactory in the interests of visual, residential and environmental amenity

4. Notwithstanding the submitted details, prior to any development above ground level for the dwellinghouses, approval of the following details shall be obtained from the local planning authority

- i. Samples or details of all facing materials including all new windows and doors for the specified phase

The stated details shall be approved in writing and such approved details shall be implemented in the development hereby approved in full:

Reason: These details are not included in the application and the Council wishes to ensure that they are satisfactory in the interests of visual, residential and environmental amenity

5. Prior to any development above ground level, a Landscape Strategy shall be submitted to and agreed in writing with the Local Planning Authority. The Landscape Strategy shall include the following information;

- a) The treatment of the perimeter of the site, site boundaries and landscape parcels
 - b) Details of play equipment, including safety surfacing.
 - c) Details of soft landscape proposals including species
 - d) A schedule of phasing, implementation and maintenance

The agreed Strategy shall be implemented in full in accordance with the approved details.

Reason: In the interest of visual amenity and the character of the area and to ensure a satisfactory environment having regard to Policy GR5 of the Wirral UDP

6. No development of Plots 15 to 76 inclusive, or site clearance and tree/shrub removal within the woodland to the west of these plots, shall take place until a Preliminary Bat Roost Assessment has been undertaken of individual trees affected by the development within the woodland area and submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the Assessment shall stipulate the suitability of trees within the area for bat roosts, whether these will be impacted by the proposed works and, should the Assessment identify bat roost potential, details of, and a timescale for, mitigation measures. The mitigation measures shall be carried out in full in accordance with the approved Assessment.

Reason: In accordance with Policy NC7 of the Wirral Unitary Development Plan

7. No tree felling, scrub clearance, hedgerow removal, vegetation management 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 buildings, trees, scrub, hedgerows and vegetation 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 for approval.

Reason: In accordance with Policy NC7 of the Wirral Unitary Development Plan

8. The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided to the Local Planning Authority for approval and implemented in accordance with those details.

Reason: In accordance with Policy NC7 of the Wirral Unitary Development Plan

9. Prior to the commencement of any site works, a Reasonable Avoidance Measures Statement (RAMS) for the protection of hedgehogs and badgers shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interest of species protection having regards to policy NC7 of Wirral's Unitary Development Plan

10. Rhododendron is identified within the site, in accordance with Section 5.3 of the Ecology Survey this species shall be grubbed out by the roots during the construction phase of the development. Any Rhododendron can either be buried on site or chipped and reused.

Reason: It is an offence to cause the spread of Rhododendron

11. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM8 of the Wirral Unitary Development Plan

12. No development shall take place until the applicant has submitted a written scheme of investigation for archaeological work for approval in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

Reason: To ensure that adequate opportunity is provided for archaeological research in accordance with Section 16 of the National Planning Policy Framework

13. No residential development shall commence until the **final detailed sustainable drainage design**¹, for the management and disposal of surface water from the site which shall be limited to a discharge rate of 23 l/s and based on the principles and details identified in the following document has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- Former Rock Ferry High School, Wirral – Flood Risk Assessment (26/06/19/ Ref: 070915-CUR-00-XX-RP-C-00001/ rev: V03/ Curtins)
- Former Rock Ferry High School – Proposed Drainage Layout (16 July 2019/ Ref:

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 and House of Commons Written Statement 161 for Sustainable Drainage Systems.

14. 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 and House of Commons Written Statement 161 for Sustainable Drainage Systems.

15. Insofar as this consent relates to the extra care facility, the development shall not be occupied until space and facilities for cycle parking have been submitted to and agreed in writing by the Local Planning Authority. The facilities shall be permanently retained thereafter unless otherwise agreed with the Local Planning Authority.

Reason: In order to accord with UDP Policy TR12

16. Insofar as this consent relates to Ravenswood, the development shall not be occupied until space and facilities for cycle parking have been submitted to and agreed in writing by the Local Planning Authority. The facilities shall be permanently retained thereafter unless otherwise agreed with the Local Planning Authority.

Reason: In order to accord with UDP Policy TR12

17. **Site investigation and risk assessment**
No development shall take place until an assessment is carried out in accordance with authoritative technical guidance (CLR11), has been submitted to and approved in writing by the Local Planning Authority.

Submission of remediation scheme

If any contamination posing unacceptable risks is then found, 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.

Implementation of approved remediation scheme

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

Reporting of unexpected contamination

If, during the course of development, any contamination posing unacceptable risks is found, which has not been previously identified, 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 a verification report shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development is suitable for its intended end use and in line with the recommendations of the Phase I Desktop Study Report submitted with this application

18. The residential units hereby permitted shall be used in accordance with the submitted Planning Statement by Mosaic Town Planning on behalf of Torus unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

19. No development above ground floor level 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, any necessary new TRO's as a result of the development works, road markings, traffic calming, tactile paved pedestrian crossings within the development, at the junction of Ravenswood Ave/ Rock Lane West and Highfield Road South/ Rock Lane West, street furniture, access onto the adjacent highway, access arrangements to the existing PROW, 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 interest of highway safety and to comply with UDP Policy HS4 – Criteria for new housing development.

20. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning, then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

Reason: To prevent damage to trees in the interests of visual amenity and to comply with UDP Policy GR7

21. The following activities must not be carried out under any circumstances:
- a) No fires to be lit within 20 metres of existing trees and shrubs to be retained.
 - b) Storage of removed topsoil should be located outside of the Root Protection Areas

of retained trees and away from those parts of the site allocated for soft landscaping.

- c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d) No builders debris or other materials to be stored within the Root Protection Areas.
- e) No mixing of cement, associate additives, chemicals, fuels, tar and other oil based liquids and powders shall occur within 10 metres of any tree Root Protection Area. A dedicated washout area shall be a used and located not within 10 metres of any Root Protection
- f) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.
- g) No excavations, trenches, stripping, cultivation with a rotavator or changes in surface level to occur within the Root Protection Area, unless authorised.

Reason: To prevent damage to trees in the interests of visual amenity and to comply with UDP Policy GR7

22. The Arboricultural Method & Materials (AMM) Statement shall be deposited as part of the building and construction contracts of work between the client and the appointed main contractor.

The main contractor shall ensure that any subsidiary contracts and/or sub-contractor agreements related to operations that might impact Root Protection Areas also include for this AMM.

Any contracts or sub-contractual agreements which do include for the inclusion of this AMM shall be notified to the main client agent and the appointed client arboriculturist by circulation and in such good time as to allow and ensure that the nature of works consider the root protection areas of protected trees, that the client agent and appointed arboriculturist are allowed to provide advice and support to those wishing to work within RPAs, to assist in the production of approved specifications and designs and to support by supervision any works as necessary.

Appointment of the supervising arboriculturist should also be contracted:

The client and/or his appointed agent representative shall appoint a supervising arboriculturist once main contracts are in place for a scheme of supervision of Root Protection Areas, total exclusion zones and access to Root Protection Areas.

Once appointed and with an agreed programme of standard supervisory visits and allowance for specific method and material statements—as required, the Supervising Arboriculturist shall notify the appropriate Council Planning Case and Technical Service Officers confirming his appointment and planned supervisory programme.

Reason: To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP.

Further Notes for Committee:

1. United Utilities have advised that;

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

Condition 1 – Surface Water

The drainage for the development hereby approved, shall be carried out in accordance with

principles set out in the submitted Flood Risk Assessment (Ref No. 070915-CUR-00-XX-RP-C0001,

Dated 16/July/2019) which was prepared by (Curtins). Any variation to the discharge of foul shall

be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface

water run-off and to reduce the risk of flooding

Condition 2 – Foul water

Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

The applicant can discuss any of the above with Developer Engineer, Andy Jack, by email at

wastewaterdeveloperservices@uuplc.co.uk.

2. 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, street lighting, surface water drainage, traffic signs, TRO's including necessary TRO's associated with the proposed emergency vehicle bay, road markings, traffic calming if required, tactile pedestrian paved crossings to all new junctions within the proposed development site and at the junctions of Ravenswood Ave/ Rock Lane West and Highfield Road South/ Rock Lane West, street furniture, proposed pedestrian access from the development to the existing PROW, Road Safety Audit and Road Safety Audit monitoring.

Last Comments By: 20/11/2019 10:02:29

Expiry Date: 13/01/2020