



Planning Committee

Date:	Thursday, 10 November 2022
Time:	6.00 p.m.
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Bryn Griffiths
Tel: 0151 691 8117
e-mail: bryngriffiths@wirral.gov.uk
Website: <http://www.wirral.gov.uk>

Please note that public seating is limited, therefore members of the public are encouraged to arrive in good time.

Wirral Council is fully committed to equalities and our obligations under The Equality Act 2010 and Public Sector Equality Duty. If you have any adjustments that would help you attend or participate at this meeting, please let us know as soon as possible and we would be happy to facilitate where possible. Please contact committeeservices@wirral.gov.uk

This meeting will be webcast at
<https://wirral.public-i.tv/core/portal/home>

AGENDA

5. APP/21/02378 114 RAKE LANE, LISCARD CH45 5DL (Pages 1 - 2)
6. APP/22/00562 MARINERS PARK CARE HOME, ROYDEN AVENUE, EGREMONT CH44 0HN (Pages 3 - 4)

This page is intentionally left blank



PLANNING COMMITTEE 10 NOVEMBER 2022

ADDENDUM

ITEM 5 – APP/21/02378, 114 RAKE LANE, LISCARD

The following additional conditions to be added:

13. The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number 612/101 Proposed Site Plan. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance.

14. Notwithstanding the submitted details, details of secure covered cycle parking and/or 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 occupation of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport

The following two informatives to be added:

1. A pre-site inspection is required prior to the development works commencing with the LA- any damage to the existing highway that occurs as a result of the development would require reinstatement, at the developer's expense, to the LA specifications and written approval. For further details contact Highway Management, area manager via www.wirral.gov.uk
2. Consent under the Highways Act is required for the construction of a new vehicle access or the amendment/removal of an existing vehicular access. Proposed vehicle access to be constructed in accordance with LPA commercial concrete crossing specifications. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council Highway Management team area manager via www.wirral.gov.uk prior to the commencement of the works for the approval of the proposed details

This page is intentionally left blank



PLANNING COMMITTEE 10 NOVEMBER 2022

ADDENDUM

ITEM 6 – APP/22/00562, MARINERS PARK, EGREMONT

Comments have been received from the Tree Officer. The Tree Officer advises that 30No. trees should be planted as replacements. It should be noted that section 3.9 of the officers committee report (paragraph 3.9.7) already advises that 30No. replacement trees would be required which takes into account the Tree, Hedgerow and Woodland Strategy. Condition 18 has been imposed to secure replacement planting.

The following condition is to be added:

20. The Arboricultural Method Statement Arbtech Arboricultural Method statement Rev A and plan Arbtech TPP 01 (based on 5563-1200 Rev C) submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in page 24 and 25 of the report, Arbtech Arboricultural Method statement Rev A, by a suitably qualified tree specialist.

Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with UDP GR7.

This page is intentionally left blank