



Planning Committee

Date:	Thursday, 8 February 2024
Time:	6.00 p.m.
Venue:	Committee Room 1 - Birkenhead Town Hall

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UPDATED AGENDA SUPPLEMENT

5. **APP/23/00551; THE GRANGE, GRANGE ROAD, WEST KIRBY, WIRRAL, CH48 4EE, DEMOLITION OF HOUSE AND OUTBUILDINGS TO PROVIDE 12 APARTMENTS TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING AND WORKS INCLUDING THE RELOCATION OF THE SUBSTATION.**

6. **APP/22/00573; FARM, PARK ROAD, MEOLS, CH47 7BE, CONVERSION OF AN EXISTING SINGLE STOREY HAY BARN INTO A 2 BEDROOM DWELLING (RESUBMISSION OF APPLICATION NUMBER 21/01378 REFUSED DATED 15TH OCTOBER 2021)**

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Item 5 APP/23/00551; THE GRANGE, GRANGE ROAD, WEST KIRBY, WIRRAL, CH48 4EE, DEMOLITION OF HOUSE AND OUTBUILDINGS TO PROVIDE 12 APARTMENTS TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING AND WORKS INCLUDING THE RELOCATION OF THE SUBSTATION.

On page one of the committee report (page three of the published agenda), the applicant is listed erroneously as Blueoak Estates. The applicant for this application is Prospect Capital UK.

In section 3.2 of the committee report (Consultations), the following comments should be added against Highways Assets:

The applicant has confirmed that the section of land adjacent to Gerard Road, and across which the proposed new access will pass, is unregistered. Highways Assets have no objection to the development subject to conditions (9 and 12) and informative.

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Item 6 APP/22/00573; FARM, PARK ROAD, MEOLS, CH47 7BE, CONVERSION OF AN EXISTING SINGLE STOREY HAY BARN INTO A 2 BEDROOM DWELLING (RESUBMISSION OF APPLICATION NUMBER 21/01378 REFUSED DATED 15TH OCTOBER 2021)

Compliance with plans condition 2

The purpose of condition 2 in the Committee report (page 35 of the agenda) is to provide clarity as to which plans are approved for the purposes of the planning permission. The proposed site layout plan (drawing number 2768.P1 Rev A) was omitted from the list of plans in condition 2. Condition 2 should therefore be replaced with the following condition:

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 05/04/2022 & 16/08/2023 and listed as follows:

2768.P1

2768.P1 Rev A

20 018 05 Rev A

20 018 06 Rev A

FRA Rev 4 Base Energy

Full Structure Report CASE

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

Septic Tank

The proposed plans show the proposed installation of a septic tank. To comply with the NPPF (paragraph 186) it must be demonstrated that foul drainage can be provided without adverse impact on the environment. Septic tanks are subject to controls provided by other areas of primary legislation such as Building Regulations (Approved Document H) and the General Binding Rules. However it must also be demonstrated that any other potential environmental risks outside the control of these other primary areas of legislation can be addressed.

It is therefore recommended that the following condition be imposed:

No development shall take place until a Foul Drainage Assessment has been submitted to and agreed in writing with the Local Planning Authority. The septic tank shall be installed in full accordance with the approved Foul Drainage Assessment prior to the occupation of the dwelling hereby approved and shall be retained for use thereafter.

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