

**Planning Committee**  
30 May 2013

**Reference:**  
**APP/13/00077**

**Area Team:**  
**North Team**

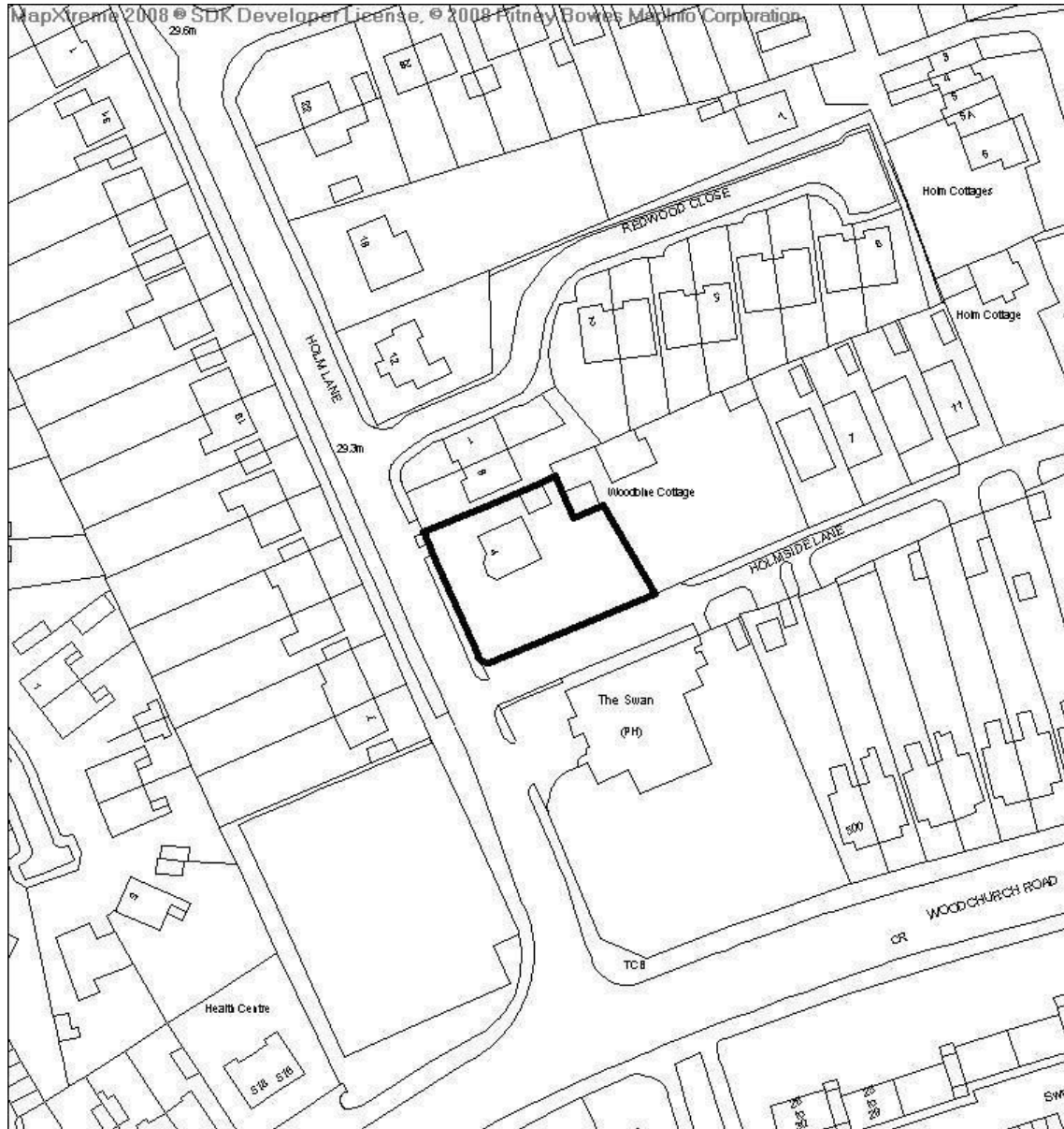
**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**Oxton**

**Location:** 4 HOLM LANE, OXTON, CH43 2HP  
**Proposal:** Demolition of existing residential property, construction of a 2 storey children's nursery for 45 children with secure rear teaching area, parking for 10 spaces in forecourt

**Applicant:** Eden Homes Limited  
**Agent :** Bryson McHugh Architects

**Site Plan:**



## **Development Plan allocation and policies:**

Primarily Residential Area

### **Planning History:**

Location: 4 HOLM LANE, OXTON, CH43 2HP  
Application Type: Full Planning Permission  
Proposal: Demolition of existing residential property, construction of a 2 storey children's nursery for 55 children with secure play area, parking for 10 spaces in forecourt.  
Application No: APP/12/00818  
Decision Date: 13/08/2012  
Decision Type: Refuse

Location: 4 HOLM LANE, OXTON, CH43 2HP  
Application Type: Full Planning Permission  
Proposal: Demolition of existing residential property. Construction of a 2 storey children's nursery for 55 children with secure play area, parking for 10 spaces in forecourt  
Application No: APP/12/00256  
Decision Date: 20/06/2012  
Decision Type: Withdrawn

### **Summary Of Representations and Consultations Received:**

#### REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 8 letters of notification were sent to neighbouring properties and a Site Notice was displayed on the highway.

A qualifying petition of 162 signatures and 7 individual letters of objection were received from nos 7 and 15 Holm Lane, 2 Redwood Close, 66 Holmlands Drive, 500 Woodchurch Road, 7 and Woodbine Cottage Holmside Lane. The objections are summarised below:

1. The site is residential, with residential covenants forbidding any building that is not a house;
2. The proposed nursery is in close proximity to residential properties, especially 8 Holm Lane and Woodbine Cottage;
3. The scale and mass of the building with signage and lighting is out of keeping with the residential area;
4. The proposal will result in unreasonable noise nuisance and disturbance and is contrary to policies HS12, HS15 and SPG12;
5. This stretch of Holm Lane has parking restrictions and a bus stop, and is close to the busy junction, and traffic will cause congestion and be a hazard to other road users especially at peak times;
6. Inadequate onsite parking and dropping off/picking up for 45 cars plus staff and service vehicles contravenes policy HS12;
7. Children's noise has no on/off switch or volume control. The play area has been extended and there are 3 sets of double opening doors;
8. 8 Holm Lane and Redwood Close is a retirement complex for the over 55s and a commercial venture would cause great disturbance and result in a detrimental change in the character of the area;
9. The proposal would result in an unneighbourly form of development that would lead to a feeling of enclosure/domination, having regard to its close proximity to adjacent properties, it would be detrimental to the amenities of neighbours;

10. The visual impact of the scale of the building on Woodbine Cottage;
11. The playground will run the full length of the garden of Woodbine Cottage and is adjacent to residential properties;
12. If a condition is placed on the number of children allowed to play in the garden at any one time, who will enforce this;
13. The acoustic test was undertaken when there were no children in the garden;
14. Why is the sleeping area positioned as far away from the playground as possible if the use is not to be noisy;
15. The proposal overlooks the clear-glazed bathroom, kitchen and side courtyard at Woodbine Cottage. The side courtyard is the only bit of space that is not overlooked;
16. Where will the bins be emptied;
17. Holmside Lane is congested at present with deliveries to the Swan Public House;
18. People will park in Holmside Lane, Holm Lane and Redwood Close causing further congestion;
19. The proposal should be in a business area;
20. Devaluation/saleability of property;
21. Health and safety concerns and the congestion could cause disastrous consequences should the Emergency Services be required;
22. Inappropriate siting between a Public House and over 55s bungalows;
23. Demolition of the existing landmark should not be permitted;
24. Unsafe for children near a busy road;
25. Resident's cars will be blocked in their driveways by parents dropping off children;
26. Does Prenton/Oxton need another nursery?
27. The east elevation of the building is closer to Woodbine Cottage;
28. What will the screening zone be used for? E.g. bins?
29. The issues of noise have not been addressed - there will be a high impact on the windows of Woodbine Cottage;
30. Where will deliveries take place?

#### CONSULTATIONS

The Director of Law, HR and Asset Management (Pollution Control Division): No objection subject to conditions.

The Director of Technical Services (Highway Management Division): No objection subject to conditions.

Merseyside Cycling Campaign requested at least one external Sheffield stand for visitor and customer use.

United Utilities had no objection but commented on the drainage system proposed.

Merseyside Fire and Rescue Service had no objection and commented on the application in relation to Section 55 of the County of Merseyside Act 1980

**DIRECTORS COMMENTS:**

Consideration of this application was deferred from Planning Committee on 18 April 2013 to allow for a formal site visit.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

A qualifying petition of 162 signatures was received and Councillor Williams requested the application be removed from delegation following representations received from local residents, on the following grounds:

1. The parking provision does not meet the requirements of policy HS12, HS15 or SPD4, and will result in nuisance parking in Holmside Lane and Redwood Close as parking restrictions are in place on Holm Lane. It is also near a very busy junction;
2. The scale of the building is not inkeeping with surrounding properties and is contrary to policy HS15;
3. The proximity to the Swan Public House is inappropriate as drinking takes place outside the premises.

**INTRODUCTION**

The application proposes the demolition of the existing dwelling on the site and the construction of a two-storey children's nursery for 45 children with secure play area and 10 no. spaces parking.

A previous application for a 55no. children nursery was refused on 13 August 2012 the following two reasons:

1. The development proposed would be unsatisfactory having regard to the close proximity of residential properties adjoining the site (particularly 8 Holm Lane and Woodbine Cottage, Holmside Lane) with the likely result of unreasonable noise nuisance and disturbance to the prejudice of the amenities of the occupants of those properties. To allow the proposed development would be contrary to Policies HS12 and HS15 of the Wirral Unitary Development Plan and the approved Supplementary Planning Guidance Note 12, Pre-School Child Day Care Facilities.
2. The development proposed would be unsatisfactory and undesirable having regard to its scale and massing which would be out of scale with neighbouring development. In particular, the proposed horizontal form and rectangular bulk would result in an unacceptable visual impact which would relate poorly to the residential properties and domestic scale of the area and would have a detrimental impact with this setting. The proposal is of an inappropriate scale and would result in a detrimental change in the character and appearance of the surrounding area. To allow the proposals would be contrary to Policy HS15 of the Wirral Unitary Development Plan.

The applicant appealed the reason for refusal to the Secretary of State (Planning Inspectorate Reference APP/W4325/A/12/2186263/NWF). The Planning Inspector dismissed the appeal on 6 March 2013. The main issues were the effect of the development on firstly the living conditions of the occupiers of neighbouring dwellings by reason of noise and disturbance; and secondly the character and appearance of the area.

In relation to noise and disturbance, the Inspector specified children attending the nursery would generate a certain level of noise which it is considered would exceed that generated by a residential use. When children play outside the proposed boundary wall should be sufficient to mitigate to an acceptable level the disturbance to residents from the noise generated by the children, however this would not be the situation if children are playing in very close proximity to the boundary with the rear garden of 8 Holm Road or Woodbine Cottage, particularly in view of the difference in land levels.

## **PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle subject to the provisions of policies HS12 Pre-School Day Care, HS15 Non-Residential Uses in Primarily Residential Areas of the adopted Wirral Unitary Development Plan and SPD4 Parking Standards. The application will be assessed against the National Planning Policy Framework (NPPF).

## **SITE AND SURROUNDINGS**

The site comprises an attractive late gothic terracotta construction, detailed with a two storey front projecting bay, moulded terracotta strings and arched windows. It appears well preserved, with original sash windows and a slate roof and tall corbelled chimneys. The property is not listed.

The site is part of a designated Primarily Residential Area and there are residential properties surrounding the site. No.6 Holm Lane is a bungalow with no habitable windows facing the application site. Woodbine Cottage to the east is a detached residential property with a courtyard area adjacent to the site. The Swan Public House is a two-storey brick/rendered commercial building. There is a bus stop and parking restrictions outside the property.

## **POLICY CONTEXT**

The application shall be assessed under policies HS12 Pre-School Day Care and HS15 Non-Residential Uses in Primarily Residential Areas of the adopted Wirral Unitary Development Plan and SPD4 Parking Standards. The application will be assessed against the National Planning Policy Framework (NPPF).

Policy HS12: Pre-School Day Care is specific to proposals for a change of use of existing buildings for pre-school day care facilities. Whilst not directly relevant to the new-build proposal here, the criteria have been considered, along with associated SPG12: Pre-School Day Care Facilities. The policy outlines that changes of use will be permitted subject to ensuring the privacy of neighbouring residents, any outdoor play areas defined by a 2m high screen fence/wall, satisfactory vehicular access and reasonable provision for setting down and picking up children, and noise insulation being provided where appropriate.

Policy HS15 sets out that non-residential proposals should be of an appropriate scale to surrounding development and not result in a detrimental change in the character of the area or cause nuisance to neighbouring uses particularly in respect of noise and disturbance, on-street parking and deliveries.

SPD4 sets out the maximum parking provisions for nurseries of 1 space per 2 staff plus 1 dropping off/picking up space per 6 children. In this instance that relates to a maximum of 20 parking spaces.

The NPPF encourages sustainable development, sustainable meaning ensuring better lives for ourselves and future generations, and development meaning growth. The three dimensions of sustainability are the economic, social and environmental roles, none of which should be taken in isolation because they are mutually dependant.

## **APPEARANCE AND AMENITY ISSUES**

Whilst the existing property is attractive, it would not be listable by English Heritage under the terms of the current guidance because it is so conventionally designed for the time. Its demolition would not require planning permission - permitted development legislation permits such demolition, though the Local Planning Authority must be notified of demolition, and has a remit to seek details of the method of demolition and any proposed restoration of the site. The applicant stated in the submitted Inspection Report the gable and rear wall have settled and have affected timber lintel failure in several sections of wall, and the expense of stabilising the structure would outweigh the worth of the property. As such demolition is considered to be acceptable subject to a high quality replacement design.

The design has been amended since the previous refused application, and is considered to be appropriate within the surround residential area of mixed design. The streetscene is traditional in design, and there is a mixture of building designs and materials. As the surrounding area already includes various different styles of housing from different periods this approach would not appear alien. The principle elevation is to face Holm Lane, however the elevation facing Holmside Lane also forms a visually interesting elevation, which will be softened by tree planting. It is considered the

proposal will form a prominent feature but will be appropriate within the surrounding area. The materials will be conditioned to ensure a good quality finish.

The scale of the proposal has been reduced and is considered acceptable. The width when measured from Holm Lane measures 20.5 metres. It measures 7.5 metres in height to the main ridge line, and 10 metres in height to the highest point. The proposal retains an ample plot with sufficient amenity space for outdoor play and learning. Objections were received concerned the proposal would result in an unneighbourly form of development that would lead to a feeling of enclosure/domination. The proposal is not considered to be of a scale that overdominates the surrounding residential properties. There is a 5.8 metre separation distance to the boundary with No.8 Holm Lane, which is 1 metre greater than the existing house, however the height of the proposed building is 2.5 metres lower than the gable elevation of the existing property, and No.8 has no principle windows serving habitable rooms on this elevation. The proposed building remains 5.4 metres off the boundary with Woodbine Cottage, and the proposal is not considered to be visually obtrusive when viewed from this dwelling as a 14 metre separation distance remains between the buildings. A sufficient amount of space to the front, side and rear remains, and this prevents the site from appearing overdeveloped.

Objections were received from neighbouring properties regarding the potential for noise and disturbance from 45 children, given the proximity of neighbouring residential properties. Woodbine Cottage and 8 Holm Lane share their garden boundaries with the proposed play area. The requested hours of opening are between 07:30 until 18:00 hours Monday to Friday. A condition restricting hours of opening during the week and child numbers to a maximum of 45, is considered reasonable and necessary. It is considered likely drop-off/pick-ups will be spread across a 2 hour period in the morning and evening, thus reducing the impact on surrounding residential properties. Noise is further mitigated by the boundary treatments measuring 2.4 metres in height in accordance with policy HS12, and the proposed tree planting. As such the proposal is not considered to result in potential for significant noise and disturbance.

In response to the Inspector's comments regarding noise and disturbance, amended plans have been received showing a 'no-go' area for children in close proximity to neighbouring properties. The applicant has also agreed to limit the hours the children can play outside.

In response to neighbour objections citing residential covenants forbidding any building that is not a house, a legal covenant does not fall within the remit of the planning decision process. Whilst residents consider the proposal should be in a business area, the UDP policy permits nurseries in residential areas as they provide an essential local service. Devaluation of property is not directly relevant to the planning process and cannot form a reason for refusal. Although the nursery is proposed adjacent to the Swan Public House, the opening hours of the nursery are between 07:30 and 18:00, whereas the majority of activity at the Public House will be in the evening when the nursery is closed. It is not uncommon to see pubs in residential areas, and the fact they are in close proximity is not a reason to refuse the planning application. The proposal is not considered to result in an over-concentration of nurseries in the immediate vicinity.

Overall, the proposal is considered to be of a use, scale and design which relates well to surrounding properties and does not result in a detrimental change in the character of the area. Therefore the proposal is acceptable in relation to Policy HS12 and HS15 of the Wirral Unitary Development Plan.

#### **SEPARATION DISTANCES**

SPG11 states habitable room windows directly facing each other should be at least 21 metres apart and main habitable room windows should be at least 14 metres from any blank gable. There is a separation distance of 31 metres to the properties opposite on Holm Lane. No.6 Holm Lane is a bungalow with no habitable windows facing the proposal. Woodbine Cottage has windows to the side elevation 21 metres away from the proposal. As such the proposal is not considered to result in significant overlooking or loss of privacy to neighbouring properties.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

Objections were received regarding highway safety and highway congestion implications resulting from a children's nursery for 45 children, especially at peak times when traffic is already queued up on Holm Lane, which are exacerbated by the presence of the adjacent public house, traffic lights and the

bus stop outside the property. Concerns were raised there are not enough parking spaces for the 21 staff and not enough provision for setting down and picking up of children. It was noted the car park on the corner of Holm Lane and Woodchurch Road is privately owned. Concerns regarding access for bin lorries, and deliveries on Holmside Lane, resident's cars will be blocked in their driveways by parents dropping off children and access for emergency vehicles. There was also a concern the bus stop on Holm Lane may be removed.

SPD4 sets out the maximum parking provisions for nurseries of 1 space per 2 staff plus 1 dropping off/picking up space per 6 children. In this instance that equates to a maximum of 19 parking spaces. As SPD4 sets out maximum parking provisions rather than minimum provisions, the proposal is not contrary to the policy.

The Director of Technical Services (Traffic Management Division) has been consulted regarding the application and when considering the application for a children's nursery the vehicle movements generated by an existing similar size nursery were observed. Observations indicated that vehicle movements were minimal during the morning peak hour. The results indicate that the majority of children arrive over a 2 hour period between 7.30am and 9.30am. The application site has off-street parking for 10 vehicles with facility to allow vehicles to enter and leave in a forward gear with separate in and out accesses onto Holm Lane, with adequate visibility sight lines achievable.

Holm Lane is a busy distributor Road with Traffic signal control at its junction with Woodchurch Road some 90 metres from the application site. The increase in traffic associated with the development will represent only a fractional increase on traffic already on the network. A bus stop is situated outside the site and there are a number of major bus routes use Woodchurch Road. In order to maintain clear access to the site, it will be necessary to relocate the bus stop and a condition is requested for this. In addition, a condition is requested for details of the new and amended accesses to be submitted for approval prior to commencement. This will allow the Council to control details of construction.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

Objections were received from neighbours regarding noise and disturbance given the proximity of neighbouring properties, particularly when children are playing outside and when windows/doors are open. It is noted 8 Holm Lane and Redwood Close is a retirement complex for the over 55s and Woodbine Cottage has bathroom/kitchen windows facing the proposal and a courtyard space adjacent to the play area which is their private amenity space. It is not considered the proposal for 45 children will result in significant noise and disturbance that would be detrimental to the amenities of neighbouring properties subject to conditions recommended by the Director of Law, HR and Asset Management (Environmental Health). It is not considered a condition limiting the number of children allowed to play in the garden at any one time would be enforceable. Details of proposed lighting can be conditioned to ensure it is low level and will not harm the amenities of neighbouring properties.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is not considered to change the character of the primarily residential area by reason of its scale, design or use. The proposal is not considered to result in noise and disturbance that would be detrimental to surrounding residential properties or highway safety implication. The proposal is considered acceptable due to the lack of significant impacts to the amenities of neighbours by virtue of noise and nuisance, and the absence of harm to the streetscene or character of the local area. The proposal does not result in loss of privacy, daylight or sunlight to neighbouring properties. The proposal complies with Council policies HS4, HS12 and HS15 of the adopted Wirral Unitary Development Plan.

#### **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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable due to the lack of significant impacts to the amenities of neighbours by virtue of noise and nuisance, and the absence of harm to the streetscene or character of the local area. The proposal does not result in loss of privacy, daylight or sunlight to neighbouring properties. The proposal complies with Council policies HS4, HS12 and HS15 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

**Recommended Decision:** **Approve**

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 January 2013 and listed as follows: drawing numbers 46\_2012\_300\_03 (dated 14.01.2013) and 46\_2012\_300\_04 revision 2 'Rear Garden Store Added For Screening to Corner of Site' (dated 18.03.13), and the submitted information relating to structured outdoor play.

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

3. NO DEVELOPMENT (including demolition of the existing property) SHALL TAKE PLACE BEFORE samples of the facing and roofing 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:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS15 of the Wirral Unitary Development Plan..

4. The nursery hereby permitted shall accommodate no more than 45 children at any one time.

**Reason:** In the interests of amenity, having regard to the application submitted and UDP Policies HS15 and HS12.

5. The nursery development hereby permitted shall be closed between the hours of 18.00 hours and 07.30 hours Mondays to Fridays, and shall be closed on Saturdays and Sundays.

**Reason:** In the interests of the amenities of surrounding land owners.

6. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a scheme of landscaping, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of development. Any trees, shrubs or plants that die within a period of five years from the completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

**Reason:** To ensure satisfactory landscape treatment of the site which will protect the character and appearance of the site and to ensure the proposed development enhances the visual amenity of the locality, having regard to Policy HS15 of the Wirral Unitary



Development Plan.

7. PRIOR TO THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT facilities for cycle parking of a type and in a location to be submitted to and agreed in writing by the Local Planning Authority shall be provided and these facilities shall be permanently retained thereafter.

**Reason:** In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan. .

8. PRIOR TO THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS15 and HS4 of the Wirral Unitary Development Plan.

9. The outdoor play area shall not be used between the hours of 11:30 and 14.30 hours, and shall not be used between the hours of 16.30 hours and 09:30 hours.

**Reason:** In the interest of residential amenity and to comply with Policies HS15 and HS4 of the Wirral Unitary Development Plan.

10. PRIOR TO THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT details of lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS15 and HS4 of the Wirral Unitary Development Plan.

11. PRIOR TO THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT details of fume extraction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS15 and HS4 of the Wirral Unitary Development Plan.

12. Within 6 months of the first use of the nursery development hereby granted permission a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the full Travel Plan shall be implemented and operated in accordance with the timetable contained therein for as long as the development is occupied and shall not be varied other than through agreement with the local planning authority. For the avoidance of doubt, such a plan shall include:

- Access to the site by staff
- Information on existing transport services to the site and staff travel patterns;
- Travel Plan principles including measures to promote and facilitate more sustainable transport;
- Realistic targets for modal shift or split;
- Identification of a Travel Plan co-ordinator and the establishment of a travel plan steering group;
- Measures and resource allocation to promote the Travel Plan; and
- Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.

**Reason:** In the interests of sustainable development, having regard to UDP Policy TR9.

13. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of works to provide access and egress from the highway including pedestrian dropped kerbs at both vehicular accesses to the site to Local Authority standard and the provision of visibility splays of 2m x 0.9m in height, and improved radii and including all associated traffic signs and road markings have been submitted to and approved in writing by the Local Planning Authority. The details so approved shall be retained as such thereafter.

**Reason:** In the interest of highway safety and having regard to Policy HS15 of the Wirral Unitary Development Plan.

14. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of works for the relocation of the existing bus stop and bus bay marking adjacent to the property and all associated road markings and traffic signs, including bus stop clearway have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use or occupied until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the local authority.

**Reason:** In the interest of highway safety, accessibility and sustainability and having regard to Policy HS15 of the Wirral Unitary Development Plan.

15. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the use hereby approved is commenced

**Reason:** To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties and to accord with Policies HS15 and HS2 of the Wirral Unitary Development Plan.

16. The area identified on plan reference 46\_2012\_300\_04 revision 2 'Rear Garden Store Added For Screening to Corner of Site' (dated 18.03.13) as a screening zone to neighbouring properties, no children at any time, shall be screened by boundary walls measuring 2.4 metres in height to prohibit its use by children at any time.

**Reason:** In the interest of residential amenity.

17. NO DEVELOPMENT SHALL TAKE PLACE, AND PRIOR TO THE FIRST USE OF THE HEREBY APPROVED DEVELOPMENT, BEFORE a Site Management Plan has been submitted to and approved in writing by the Local Planning Authority. Details submitted in respect of the Site Management Plan shall include details of how outdoor play shall be managed and supervised, including defined play areas to be used by different, defined age groups at any given time. The development hereby permitted shall be implemented and thereafter operated in strict accordance with the approved Site Management Plan.

**Reason:** To protect the amenities of neighbouring properties by ensuring the site and use is managed in such a way as to avoid any noise nuisance and/or disturbance and to comply with Policy HS15 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 28/02/2013 15:39:59

**Expiry Date:** 22/03/2013