

Policy CS12 – Wirral Waters

Policy CS12 - Wirral Waters

The Council will support the delivery of large-scale, high-density, mixed-use, commercial-led development within the Birkenhead Dock Estate at East Float, West Float and Bidston Dock, to support the economic growth and regeneration of the wider sub-region.

Development at East Float will provide for the following overall amount of mixed-use development:

- up to 15,193 dwellings
- up to 428,794 square metres for offices including research and development, subject to measures to reduce the impact on Liverpool City Centre
- up to 140,534 square metres for cultural, leisure, education, hotel and conferencing, community and amenity facilities and up to 66,349 square metres for retail uses, subject to the delivery of additional homes and jobs to prevent harm to existing centres

Development at West Float will primarily provide for industrial, employment and port-related activities, including the delivery of an International Trade Centre which will provide up to 228,300 square metres of floorspace comprising trade showrooms, storage, distribution and product assembly space, exhibition space, ancillary food and drink facilities, ancillary office and management accommodation, security facilities and associated car parking. Up to 116,529 square metres of the overall floorspace will be permitted for general distribution and industrial use.

Bidston Dock will provide for development that will further support economic revitalisation without causing harm to existing centres or facilities.

The precise timetable for delivery is yet to be determined but is expected to extend beyond the period of this Core Strategy.

Detailed planning applications for each element of proposed development at East Float, West Float and Bidston Dock will be required to:

1. amend and/or update the wider master plan for the area;
2. where relevant, contribute to the provision of affordable housing in line with Policy CS22;
3. develop, update and implement a green infrastructure strategy for the area and secure appropriate provision within and around the site;
4. develop, update and implement a strategy to address flood risk, wastewater network and water supply constraints and secure measures to minimise water demand;
5. incorporate low carbon initiatives to minimise energy demand and maximise the use of low carbon and/or renewable energy where viable;
6. identify and secure appropriate facilities for waste management including waste minimisation and recycling, to serve the development proposed;
7. develop, update and implement the public transport and access strategy for the area and include measures that will ensure full integration with the surrounding areas, including the historic grid-iron street layout and Hamilton Square Conservation Area;
8. ensure that the impact of any tall buildings will not cause unacceptable harm to the setting or views from Hamilton Square Conservation Area;
9. address the need to secure appropriate access to social infrastructure for health, education, recreation and enhanced employment and training opportunities for existing local residents;
10. amend and update the cumulative transport assessment for existing and proposed development within the area;
11. update the environmental information baseline to enable the Council to complete an updated Habitats Regulations Assessment Report;
12. monitor and maintain the structural condition of the dock walls and lock gates; and
13. meet the requirements of Policy CS42.