

Planning Committee

31 October 2013

Reference:
APP/13/00828

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Heswall

Location: Trepassey Residential Home, 26 HILLSIDE ROAD, GAYTON, CH60 0BW

Proposal: Extension and refurbishment of existing residential care home and gardens to upgrade and improve accommodation (amended).

Applicant: Cheshire Residential Homes Trust

Agent : Tweed Nuttall Warburton

Site Plan:



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Development Plan Designation:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

Location: Trepassey, Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BJ,
Application Type: Full Planning Permission
Proposal: Extending bay window to front elevation , new door directly to terrace at side
and new access ramp.
Application No: APP/01/07195
Decision Date: 28/12/2001
Decision Type: Approve

Location: Trepassey, Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BJ,
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension at rear
Application No: APP/99/05795
Decision Date: 07/07/1999
Decision Type: Approve

Location: Trepassey, Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BJ,
Application Type: Full Planning Permission
Proposal: Installation of a liftwell up to second floor level, dormer extension to provide
access corridor and extension to existing external staircase.
Application No: APP/01/05462
Decision Date: 21/05/2001
Decision Type: Approve

Location: Trepassey Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BW
Application Type: Full Planning Permission
Proposal: Refurbishment of existing outbuildings and erection of an extension to provide
staff facilities, laundry room and storage.
Application No: APP/05/06364
Decision Date: 09/09/2005
Decision Type: Approve

Location: Trepassey Residential Home, 26 Hillside Road, Heswall, Wirral, CH60 0BW
Application Type: Full Planning Permission
Proposal: Demolition and rebuild of existing outbuildings to form facilities for care staff,
laundry and storage, and covered walkway.
Application No: APP/05/07328
Decision Date: 09/12/2005
Decision Type: Approve

Location: Trepassey Residential Home, 26 Hillside Road, Heswall, Wirral, CH60 0BW
Application Type: Full Planning Permission
Proposal: Refurbishments and alteration of existing garage
Application No: APP/06/06437
Decision Date: 15/09/2006
Decision Type: Approve

Location: Trepassey ,Hillside Road ,Gayton L60 0BH
Application Type: Full Planning Permission
Proposal: Erection of first floor dormer extension
Application No: APP/83/22415
Decision Date: 28/04/1983
Decision Type: Conditional Approval

Location: Trepassey, Hillside Road, Gayton. L60 0BJ
Application Type: Full Planning Permission
Proposal: Erection of an external fire escape stairway at the rear.
Application No: APP/87/05441
Decision Date: 16/04/1987
Decision Type: Approve

Location: Trepassey Residential Home, 26 Hillside Road, Gayton, Wirral, CH60 0BW
Application Type: Outline Planning Permission
Proposal: Erection of a building (outline)
Application No: OUT/05/05037
Decision Date: 19/01/2005
Decision Type: Returned invalid

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, notifications were sent to adjoining properties. A site notice was also displayed and a Press Notice displayed in the Wirral Globe in the week commencing 24th July 2013. At the time of writing this report 7 objections have been received from the occupiers of 10 and 12 Anthony's Way, 10, 43, 47 Dawstone, 12 and 39b Hillside Road and Mr and Mrs Cooper (No address provided) listing the following grounds:

1. Concern over the level of noise, dust and general disruption;
2. increased traffic during building phase and with extra callers servicing the premises will increase hazard to pedestrians and other vehicles on the road;
3. Increase traffic congestion;
4. Concern over the loss of trees bordering the property;
5. Increased size of Trepassey may not fit into the area or add to the desirability;
6. No Objection subject to construction traffic being barred from Hillside Road;
7. The proposed development will require a complete resurfacing of Hillside road;
8. Occupier of 10 Anthony's Way is in ill health and the construction phase of the scheme will result in poor living conditions;
9. The scheme is too big for the area;
10. The value of the nearby properties will fall as a result of the construction phase of the scheme;
11. The development is on the edge of the conservation area and will cause serious visual damage;
12. The applicants attempts to purchase No.10 show a clear disregard for the spatial attractiveness of the area;
13. Insufficient parking provision for this size of a development;
14. The modern design will not be in keeping with the surrounding properties;
15. The proposal is overdevelopment resulting in a hotel complex;
16. The front extension would read as a large mass imposing itself onto Hillside Road;
17. The development will dominate the existing gardens & views of the site;
18. The development is overbearing and dominant;
19. The owners of Trepassey tried to purchase No.43 Dawstone Road as they are aware of the adverse impact the development would have on the property;
20. The amended plans including the removal of the original LG02 Bedroom will improve the overbearing presence of the extensions at this point and possibly move the ability for overlooking from the terraces and roof garden a little further away however the occupiers of 43 Dawstone Road still feel on display to the occupiers of Trepassey;
21. The re-design of bedroom LG01 and G30 will result in increase in length of overbearing walling to the garden of no. 10 Anthony's Way;
22. The new windows of LG01 and G30 will compound the loss or privacy to the garden of 10 Anthony's Way;
23. There is a new mature tree on the boundary with 43 Dawstone Road. Is this a new tree?;
24. The siting and height of the proposed extension will result in overlooking, dominance and a general loss of privacy;
25. There is an area of flat roof space to the rear of 43 above the southern most bedrooms.

- Would this be usable?;
26. The splayed windows looking south west would introduce a sense of domination/overbearing/loss of privacy;
 27. The development will result in overlooking of 10 Anthony's Way and the siting and location of the extension will result in a detrimental sense of enclosure, dominance and overbearing features; and Conflict of interest from the Heswall Society as the chairman of the Cheshire Residential Homes Trust (owners of Trepassey).

Two e-mails in support of the application have also been received from the occupiers of Moorland Park and Avalon on the grounds of better facilities for residents and the thought and careful consideration given to the needs of the existing and future residents of Trepassey.

A non-qualifying petition of objection containing 11 separate addresses has also been received.

Wirral and Cheshire Badger Group - concern over the development as there is a history of badger activity on the site. If approved a condition for the badgers protection is required.

Merseyside Cycling Campaign - Condition required for cycle parking

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections subject to a traffic management plan condition.

Head of Environment & Regulation (Pollution Control Division) - No Objections

Police Architectural Liaison - No objection subject to a number of suggestions.

Merseyside Environmental Advisory Service - No comment other than drawing our attention to a dawn and dusk survey cross referenced with the tree survey (protection measures)

Natural England - No Objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is defined as a major development as it is over 1000 square metres and is therefore required to be considered by the planning committee under the Council's adopted scheme of delegation.

INTRODUCTION

The proposed development is for the extension and refurbishment of the existing residential care home and surrounding gardens.

PRINCIPLE OF DEVELOPMENT

The site is located within a Primarily Residential Area as allocated within Wirral's Unitary Development Plan (UDP). The western boundary where it abuts 43 Dawstone Road is within the designated Heswall Lower Village Conservation Area. As such and development will affect the setting of the conservation area. The proposed development is therefore acceptable in principle subject to policy HS8, HS15 and CH2 of the Wirral UDP and the National Planning Policy Framework (NPPF).

SITE AND SURROUNDINGS

As stated above, the site is located within a primarily residential area and borders the Heswall Lower Village Conservation Area.

The existing building (Trepassey) is currently used as a care home and lies to the north of the site with a large sloping garden falling from north to south. The property was built at the beginning of the 1900's and is of some architectural merit, however the existing two storey side extension running along the western boundary is a later addition to the house with a flat roof.

There is an existing sandstone wall running around the perimeter of the site forming the boundary

with Hillside Road, Dawstone Road and along the side boundary with 43 Dawstone Road. The remainder of the boundary with 10 Anthony's Way is made up of shrubs and trees forming a hedge.

To the north of the site is a band of mature trees and shrubs that generally obscures Trepassey from Anthony's Way. There is an existing car park located to the south east of the site that has access from Hillside Road.

The properties surrounding the site vary in age and style, most are relatively substantial properties set within their own grounds.

POLICY CONTEXT

Trepassey is an established residential care home set within a primarily residential area. Policy HS15 - Non-Residential Uses in Primarily Residential Areas is therefore relevant. The policy states that proposals for built development and changes of use for non-residential uses will only be permitted where the proposal will not be of such scale as to be inappropriate to surrounding development, result in a detrimental change in the character of the area; and, cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Policy HS8 - Nursing Homes/ Residential Care Homes states that the proposal should be of a scale which relates well to surrounding property; it must not result in an over-concentration of residential care or nursing homes in the area, it must not result in a private dwelling having a residential care or nursing home on both sides and the proposal otherwise complying with Policy HS4 and Policy HS5. As the development is for an extension to an established care home, the development is acceptable in principle.

As the site is adjacent to the Conservation Area, Policy CH2 - Development Affecting Conservation Areas is applicable and states that development will be permitted where the visual and operational impact of the proposals can be demonstrated to preserve or enhance:

- (i) the distinctive characteristics of the Area,
- (ii) the general design and layout of the Area, and
- (iii) the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The applicant states within the design and access statement that the proposals are to refurbish and remodel the existing interior accommodation bringing it up to a better standard for both the residents and the staff and also to construct additional dementia friendly accommodation in accordance with current best practice and knowledge of this type of specialist housing which will help to provide a sustainable future at Trepassey, catering for the increasing needs of the elderly in the local community.

This ties in with the principles of the NPPF, paragraph 20 states; "To help achieve economic growth, local planning authorities should plan pro actively to meet the development needs of business and support an economy fit for the 21st century".

Paragraph 137 of the NPPF states; Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The overall design of the development has been driven by the Conservation officer's requirement for the original building to be retained and incorporated into the scheme. It was expressed at an early stage and that a modern design would be more fitting for the development. It is considered that whilst the development is of a large scale the design does not over dominate the original building or have an adverse impact upon the setting of the adjacent Conservation area. The topography of the land and

mature tree screen will ensure that the development is incorporated into the landscape without detriment to Hillside Road or the surrounding properties and the views in and out of the conservation area will not be detrimentally altered.

The proposed development will update an existing facility thereby creating a sustainable development that will secure economic, social and environmental benefits. The applicant has confirmed that there will be the equivalent of 24 full time jobs created as part of the re-development of the care home.

The premises is an established care home set within a residential context. It is considered that the development will improve the urban fabric of the area by enhancing the external appearance of building adjacent to the conservation area and thereby preserve the facility for future generations.

APPEARANCE AND AMENITY ISSUES

The proposed development is for the large scale expansion and refurbishment of the premises in order to upgrade the care home for modern standards. The applicant states the development is required in order to meet the changing care needs of the existing residents and provide additional accommodation for future residents.

The existing property will be retained at the northern end of the site with a new two storey structure extending southwards on the front garden area. As the land currently falls steeply from north to south the new extension will use this fall in the land levels to accommodate the new two storey extension that is below the ground floor level of the existing premises. The roof of the proposed extension will then form a new terraced garden.

The proposed two storey side extension on the western boundary will replace the existing two storey block with a new window configuration that pushes the outlook away from the private garden of 10 Anthony's Way towards the south west.

To the rear of the building there are a number of extensions that will be demolished and replaced with a modern three storey extension additionally on the eastern side of the building the existing glazed loggia will be demolished and a new entrance glazed porch created. The south facing sun lounge will also be replaced by an enlarged lounge area.

The objections received as set out earlier in the report include issues of concern over loss of amenity.

The overall design of the development has been developed in conjunction with the Local Planning Authority in order to ensure that it meets with the requirements of the Unitary Development plan and does not result in detriment to the amenities of the surrounding properties. It is acknowledged that the size of the proposal is considerably larger than that of the existing care house facility however it has been carefully designed to ensure that the impact upon local residents surrounding the site is kept to the minimum. Following consultation with the Local Planning Authority the design of the south west corner of the scheme north of 43 Dawstone Road has been altered to reduce the overall impact of the scheme upon its occupiers. The bedroom windows of bedrooms LG01 and G30 are in excess of 21m from the rear facing windows of 43 Dawstone Road. All bathroom windows facing the site will be obscurely glazed. In addition the main bulk of the building at the boundary has been pushed eastwards with bedroom LG02 being removed from the scheme in order to prevent over dominating 43 Dawstone Road and to move the ground floor terrace further away from the adjacent property. In order to ensure the newly created flat roofs adjacent to the boundary of 43 Dawstone Road are not used by the residents of the care home a condition will be imposed to restrict their use. In any case the plans indicate that they will all be sedum roofs or plated roofs and not for residential use.

The two storey side extension running along the western boundary will replace the existing two storey structure currently on site. Whilst this is larger than the existing it is at an acceptable level so as not to materially harm the amenities of the neighbouring properties. Where previously the windows in the side elevation directly overlooked the neighbouring garden of 10 Anthony's Way, the orientation windows in the new development is to the south thus improving the amenity and privacy of No.10 Anthony's Way whilst still maintaining acceptable separation distances in excess of 21m with 43 Dawstone Road. Further boundary treatment running along the party boundary will also lessen the impact of the proposal on the surrounding properties.

Use of soft boundary treatment will ensure residents will not be able to gain access to the south western corner of the garden terrace area, thus preventing any overlooking into 43 Dawstone Road. It is considered that the clever use of the sites topography and careful design ensures that the proposed development will not have any adverse impact upon surrounding properties and the development will therefore comply with policy HS8 and HS15 of Wirral's Unitary Development Plan.

A full landscaping plan has been submitted as part of the scheme. The applicant has stated that a key aspect of the landscaping proposals is the reinforcement of the existing screening surrounding the site by means of new mixed hedge planting along the western, southern and eastern boundaries and by replacement tree planting at the eastern boundary of the site post construction. Should members be minded to approve the scheme a landscaping condition will be imposed to ensure the appropriate landscaping is carried out.

The level of noise, dust and general disruption, impact upon value of properties are not a planning matters and therefore can not be taken into account when determining the application.

In terms of design and conservation, objections state that the proposal will cause serious visual damage and the modern design will not be in keeping with the surrounding properties. The proposal has been assessed against Policy CH2 and the NPPF and it is considered that proposed development will retain and enhance the best of the buildings existing characteristics through the refurbishment of the existing structure. The proposal will create a sustainable development that will result in the creation of additional jobs and will thereby preserve and enhance the building for future generations. The development is therefore deemed acceptable in terms of the criteria set out in CH2 of Wirral's Unitary Development Plan and the NPPF.

Other objections received state that there is a new mature tree on the boundary with 43 Dawstone Road and question if this is a new tree. All existing trees on site are shown on the site survey. In order to ensure a suitable planting scheme a condition can be imposed for landscaping to be submitted to and agreed in writing with the Local Planning Authority.

Conflict of interest from the Heswall Society as the chairman of the Cheshire Residential Homes Trust (owners of Trepassey) is not a planning matter and therefore cannot be taken into account when determining the application.

Wirral and Cheshire Badger Group have raised concern over the development as there is a history of badger activity on the site. If approved a condition for the badgers protection is required. Should members be minded to approve the scheme a condition for the protection of badgers will be imposed.

HIGHWAY/TRAFFIC IMPLICATIONS

Objections have been received raising concern over increased traffic during building phase and with extra callers servicing the premises will increase hazard to pedestrians and other vehicles on the road; increased traffic congestion; construction traffic barred from Hillside Road; the proposed development will require a complete resurfacing of Hillside Road and insufficient parking provision for this size of a development.

The Head of Environment & Regulation (Traffic & Transportation Division) has been consulted with regards to the traffic and transportation issues relating to the site. No objections have been raised with regards to the increase in traffic as a result of the development or during the construction phase. The level of parking provision has been reviewed and deemed acceptable therefore there are no valid reasons to refuse the scheme on traffic or transportation grounds. Should members be minded to approve the proposal a condition for a construction traffic management plan to be submitted prior to commencement of development shall be imposed.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed redevelopment of the care home has been designed in such a way to make maximum use of the site whilst having minimal impact on the amenities of the neighbouring residents. It is considered that the proposed design, scale and siting of the proposal is in keeping with the character of the existing building as well as the adjacent conservation area. The proposal will support the continued use of this established facility and will generate additional jobs in the area. The proposal is therefore in accordance with the advice set out in the National Planning Policy Framework and UDP Policies HS8, HS15 and CH2 and is recommended for approval.

5. 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 proposed redevelopment of the care home has been designed in such a way to make maximum use of the site whilst having minimal impact on the amenities of the neighbouring residents. It is considered that the proposed design, scale and siting of the proposal is in keeping with the character of the existing building as well as the adjacent conservation area. The proposal will support the continued use of this established facility and will generate additional jobs in the area. The proposal is therefore in accordance with the advice set out in the National Planning Policy Framework and UDP Policies HS8, HS15 and CH2 and is recommended for approval.

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 1st October 2013 and listed as follows: 1221-AL-101 rev F (Dated 06.06.13), 1221-AL-201 rev F (Dated 06.06.13), 1221-AL-202 rev F (Dated 06.06.13), 1221-AL-203 rev F (Dated 06.06.13), 1221-AL-204 rev G (Dated 06.06.13), 1221-AL-205 rev F (Dated 06.06.13), 1221-AL-206 rev F (Dated 06.06.13), 1221-AL-301 rev F (Dated 10.06.13), 1221-AL-302 rev E (Dated 10.06.13), 1221-AL-303 rev D (Dated 10.06.13), 1221-AL-304 rev D (Dated 10.06.13), 1221-AL-305 rev C (Dated 10.06.13), 1221-AL-306 rev C (Dated 10.06.13), 1221-AL-307 rev B (Dated 10.06.13), 1221-AL-308 rev C (Dated 10.06.13), 13124-PL-500 rev B (Dated 13.06.13) & 13124-PL-600 rev B (Dated 13.06.13)

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

3. Before any construction commences, samples of the facing/roofing/window 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 area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality having regards to policy GR5 of Wirral's UDP.

5. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance and avoid overlooking having regard to Policy HS15 of the Wirral Unitary Development Plan.

6. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

A; the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.

B; a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

C; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

D; the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

E; the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).

F; the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).

G; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).

H; the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

I; the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

J; the details of the working methods to be employed for the installation of drives and paths

within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)

K; the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

L; the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).

M; the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).

N; the timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To protect trees which are of significant amenity value to the area having regards to policy GR7 of the Wirral UDP

7. In order to protect habitats of special local importance for nature conservation:

- 1) Work is only allowed between 8am and 6pm.
- 2) Any holes or trenches left open overnight to have a means of escape provided.
- 3) All materials, especially those containing lime, to be stored so that badgers cannot access them, and to the front of the house, not the rear.
- 4) When fencing to the garden is installed, access left for the badgers to move around between gardens. Badger gates can be installed if necessary. Residents to be reminded that this access cannot be blocked.

Reason: To protect the presence of Baggers on the site having regards to policy NC5 of Wirral's UDP

8. Before the development hereby permitted is brought into use the south facing bathroom windows serving bedroom G30 on plan reference 1221-AL-203 rev D (dated 06.06.13) and bedroom LG01 1221-AL-202 rev D (dated 06.06.13) shall be fixed up to a distance of 1.7m from finished floor level and obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: In the interest of residential amenity having regards to policy HS15 of Wirral's Unitary Development Plan

9. Those roofs hereby approved marked; planted roof or sedum roof as indicated on plan references: 1221-AL-202 rev D, 1221-AL-203 rev D and 1221-AL-204 rev D shall not be occupied at any time.

Reason: In the interest of residential amenity having regards to policy HS15 of Wirral's Unitary Development plan.

10. No development shall take place until a method statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the local planning authority. The construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement shall provide for site preparation and construction phases of the development. The method statement shall also include:

- (a) details of the provision of parking facilities for contractors, site personnel & visitors during all stages of development;
- (b) details of loading and unloading of plant & materials;
- (c) details of on-site storage of plant & materials;
- (d) details of a programme of works (including measures for traffic management and times of access to the site by heavy goods vehicles);
- (e) details of boundary hoarding(s) behind any visibility zones; and

(f) details of the provision of wheel-cleaning facilities during the excavation, site preparation and construction stages of the development to prevent the deposit of mud and other materials onto the highway.

Reason: In order to minimise the amount of materials originating from the site being deposited on the highway, in the interests of highway safety and visual amenity. To comply with Policy HS15 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 23/10/2013 12:00:31

Expiry Date: 08/10/2013