

# Planning Committee

31 October 2013

**Reference:**  
**APP/13/01061**

**Area Team:**  
**South Team**

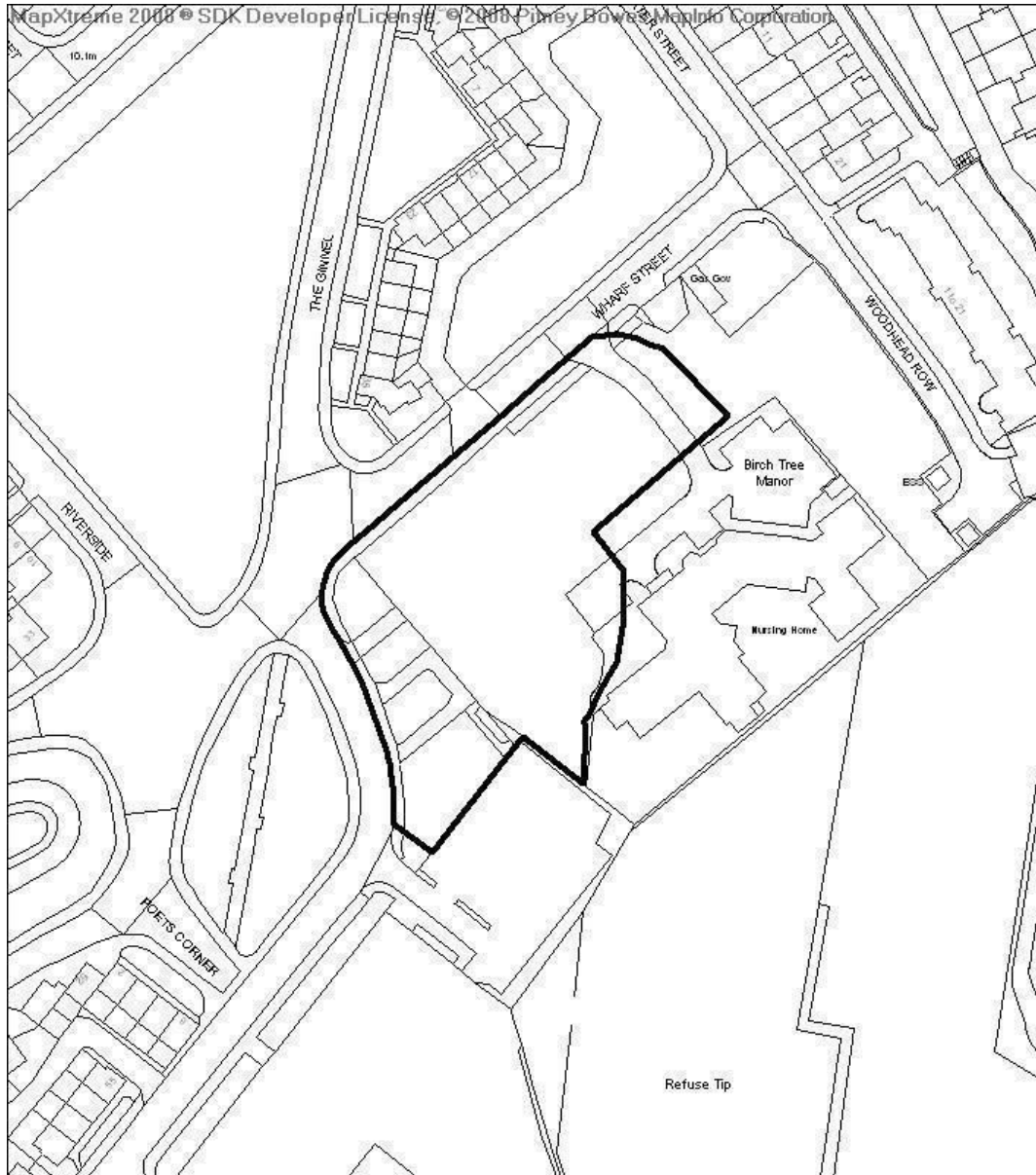
**Case Officer:**  
**Ms J Storey**

**Ward:**  
**Bromborough**

**Location:** Car Park, WHARF STREET, PORT SUNLIGHT, CH62 5HD  
**Proposal:** Erection of 58 apartments (100% affordable housing) and associated infrastructure.

**Applicant:** Seddon Construction Ltd  
**Agent :** Paddock Johnson Partnership

## Site Plan:



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**Development Plan Designation:**  
Primarily Residential Area

Conservation Area

**Planning History:**

- Location: Unused Land and Car park, Wharf Street, Port Sunlight, Wirral, CH62 4UZ  
Application Type: Full Planning Permission  
Proposal: Erection of 24 No. Apartments and Variation of Condition 3 of APP/1998/6434/E to Allow Use of 38 No. Close Care Apartments as Residential Apartments  
Application No: APP/04/07203  
Decision Date: 12/01/2005  
Decision Type: Approve
- Location: Unused Land south of 35 The Ginnel and west of 306-326 New Chester Road Port Sunlight, Wirral, CH62 4UZ  
Application Type: Full Planning Permission  
Proposal: Erection of 16 town houses and 34 apartments with associated car parking and landscaping  
Application No: APP/03/06503  
Decision Date: 12/01/2005  
Decision Type: Refuse
- Location: Vacant land South of, 35 The Ginnel, and West of , 308-324 New Chester Road, Port Sunlight, Wirral, CH62 5HD  
Application Type: Full Planning Permission  
Proposal: Erection of 19 no. town houses 76 apartments with associated car parking and landscaping  
Application No: APP/04/05809  
Decision Date: 12/01/2005  
Decision Type: Refuse
- Location: Vacant Offices, 62 Wood Street, Port Sunlight, Wirral, CH62 4UZ  
Application Type: Full Planning Permission  
Proposal: Erection of 48 No apartments with associated car parking and landscaping.  
Application No: APP/04/07201  
Decision Date: 12/01/2005  
Decision Type: Refuse
- Location: Vacant land south of, 35 The Ginnel, and west of (rear), 306-326 New Chester Road, Port Sunlight , Wirral L62  
Application Type: Full Planning Permission  
Proposal: Erection of a 62 Bed Nursing Home and 38 Close Care Apartments. ( Amended scheme see App/1998/6434/E )  
Application No: APP/03/06502  
Decision Date: 07/11/2003  
Decision Type: Withdrawn
- Location: Vacant land south of 35, The Ginnel and west (rear) of 306-326, New Chester Road  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey nursing home for 45 residents and a single storey elderly mentally infirm home for 30 residents. (Amendment to permission number APP/96/5266/E granted 24/5/96).  
Application No: APP/96/06388  
Decision Date: 15/11/1996  
Decision Type: Approve
- Location: Vacant land south of 35, The Ginnel and west of (rear) 306-326, New Chester Road  
Application Type: Full Planning Permission

Proposal: Erection of a two storey general nursing home for 45 residents and a single storey elderly mentally infirm home for 30 residents and erection of garages and car parking.

Application No: APP/96/05266

Decision Date: 24/05/1996

Decision Type: Approve

Location: Vacant land south of, 35 The Ginnel, and west of (rear), 306-326 New Chester Road, Port Sunlight , Wirral L62

Application Type: Full Planning Permission

Proposal: Erection of a 60 bed nursing home and 38 close care apartments.

Application No: APP/98/06434

Decision Date: 23/10/1998

Decision Type: Approve

Location: Land on south side of Wharf Street, Port Sunlight

Application Type: Full Planning Permission

Proposal: Extension of planning permission APP/2007/6248 for erection of 48 apartments in a three storey development.

Application No: APP/10/00544

Decision Date: 07/07/2010

Decision Type: Approve

Location: Land on south side of Wharf Street, Port Sunlight, Wirral, CH62 5HD

Application Type: Conservation Area Consent

Proposal: Erection of forty eight apartments in a three storey development

Application No: CON/07/06294

Decision Date: 03/07/2007

Decision Type: Not required

Location: Unused Land and Car park, Wharf Street, Port Sunlight, Wirral, CH62 4UZ

Application Type: Full Planning Permission

Proposal: Amended design, proposals for 38 No. Apartments and removal of Condition 3 of APP/1998/6434/E to Allow Use of 38 No. Close Care Apartments as Residential Apartments

Application No: APP/06/05566

Decision Date: 25/08/2006

Decision Type: Approve

Location: Vacant land south of, 35 The Ginnel, and west of (rear), 306-326 New Chester Road, Port Sunlight , Wirral CH62

Application Type: Conservation Area Consent

Proposal: Removal of condition no.9 on planning permission APP/98/6434/E to allow the nursing home and apartments to be occupied by residents before the 20 garages to the north of the application site have been constructed and are available for use

Application No: CON/00/07075

Decision Date: 24/11/2000

Decision Type: Not required

Location: Vacant land south of, 35 The Ginnel, and west of (rear), 306-326 New Chester Road, Port Sunlight , Wirral CH62

Application Type: Full Planning Permission

Proposal: Removal of condition no.9 on planning permission APP/98/6434/E to allow the nursing home and apartments to be occupied by residents before the 20 garages to the north of the application site have been constructed and are available for use

Application No: APP/00/07073

Decision Date: 02/01/2001

Decision Type: Approve

Location: Land on south side of Wharf Street, Port Sunlight, Wirral, CH62 5HD  
Application Type: Full Planning Permission  
Proposal: Erection of forty eight apartments in a three storey development  
Application No: APP/07/06248  
Decision Date: 05/10/2007  
Decision Type: Approve

Location: Car Park, WHARF STREET, PORT SUNLIGHT  
Application Type: Conservation Area Consent  
Proposal: Construction of 12no, family houses on vacant land at the junction of Water and Wharf Street and associated landscaping works (Amended Plans)  
Application No: CON/10/01106  
Decision Date: 05/10/2011  
Decision Type: Not required

Location: Continental Landscapes, WHARF STREET, PORT SUNLIGHT, CH62 5HD  
Application Type: Full Planning Permission  
Proposal: Construction of 12no. family houses on vacant land at the junction of Water and Wharf Street and associated landscaping works (Amended Plans)  
Application No: APP/10/01105  
Decision Date: 16/11/2011  
Decision Type: Approve

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

##### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, notification letters were sent to 70 neighbouring properties and a Site Notice was also posted. At the time of writing this report, 2 letters of objection have been received from Nos. 17 & 19 Water Street on the following grounds:

1. Based on the number of dwellings already permitted, any increase in the number of units would only add more congestion to this already to be over populated small corner of the village;
2. The area in question has a high rate of traffic, the nursing home and village gardeners depot next to the named site together generate a huge amount of traffic;
3. Furthermore, water pressure ,drains and sewage waste are at a maximum, additional units on top of the agreed will only add to more waste adding more pressure to an already ongoing problem;
4. The idea and notion that the applicant states to local residents that over 55 year olds do not have cars and will not add to the traffic already is some what ludicrous!;
5. If this application amendment is granted it is likely to impact on the also existing approved application for the 12 town houses within very close proximity;
6. No consideration for the impact on residents whom own their properties and have a financial investment in the conservation area;
7. Presenting an amended application and increasing units is not going to add quality of space to units;
8. Can the entrance to the units be moved to the top end of the units next to waste land and more opposite Poets Corner to reduce noise , traffic and possible accidents (The Ginnel is a rat run);
9. What are the materials to be used and will they be overseen - the nursing home brick is unsightly.
10. How can we be guaranteed that materials used in the build will be sympathetic to the area and in keeping with the ethos of this village;
11. The foot print may not change however increasing the number of units to meet the change and demand does not reflect the current housing problem & this application is purely to generate more income. Furthermore the nearest apartments again within the same proximity have empty units on a continuous basis so demand appears not as we are informed & other accommodation within the village aimed at over 55 yrs people are vacant - some are for sale or rent;
12. These proposals are unreasonable and inappropriate,
13. Greed and idealisation from the applicant are the drivers for this application with no respect for the local environment

## **CONSULTATIONS**

Head of Environment and Regulation (Environmental Health Division) - No objection subject to conditions relating to gas monitoring conditions.

Merseytravel - would wish that the Local Authority require the developer to ensure that all traffic likely to be generated by the proposed car parking provision be accommodated within the local highway network, the LA should formulate and implement a travel plan for all residents and users of the development, and that dial a ride vehicles to gain access to the development's entrances /exists

Merseyside Cycle Campaign - Secure, brick built cycle store is required within the grounds of the development.

English Heritage - The application site is located in the Port Sunlight Conservation Area. The proposals are similar in scale and form to a scheme approved in 2010. we have outlined amendments which we believe would further strengthen the proposals. We have requested some amendments to the proposal which have now been submitted and are content for the scheme to proceed on this basis subject to conditions to ensure that the detailing is achieved to an appropriately high standard.

## **Directors Comment's:**

### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

This application seeks approval for development proposals of 58 apartments which is defined as major development and is therefore required to be considered by the planning committee under the Councils adopted scheme of delegation for determining planning applications.

### **INTRODUCTION**

Planning Permission was granted in 2007 for the erection of 48 apartments on this site. Further applications to renew this permission have been submitted and approved. The applicants Sanctuary Housing are now looking to provide 58 two bedroomed independent living apartments for rent for the over 55 age group with support and common facilities. The re-design also includes the relocation of the 19 space car park from the front of the site facing the Ginnel to the courtyard at the rear of the proposed apartment block to create 38 in total.

### **PRINCIPLE OF DEVELOPMENT**

The site proposed is located within a Primarily Residential Area within Port Sunlight Conservation Area. Residential development would be considered acceptable in this location subject to the requirements of the National Planning Policy Framework and Unitary Development Plan Policies -

URN1 Development and Urban Regeneration  
CHO1 The Protection of Heritage  
CH2 Development Affecting Conservation Areas  
CH9 Port Sunlight Conservation Area  
HS4 Criteria for New Housing Development  
GR5 Landscape and New Development

### **SITE AND SURROUNDINGS**

The application site is located within Port Sunlight Conservation Area, and fronts onto Wharf Street. The site has previously been developed and historically, a number of garages occupied the site. These have since been demolished and the site is vacant. The topography is generally level in this part of the village.

The land itself is located at the south eastern end of the village is rectangular in shape and is bounded to the south east by a recently constructed residential home. Directly opposite the site is an area of open space and adjacent dwellings at The Ginnel.

The site has remained unused for a number of years and the redevelopment of this site is considered to provide an improvement in terms of the visual amenities in this part of the village and would assist in enhancing this part of the conservation area. Much of the housing within the village is listed as being of special architectural or historic interest.

## **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP, adopted February 2000) and the Joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 9th July 2013. UDP Policies URN1 Development and Urban Regeneration, CHO1 The Protection of Heritage, CH2 Development Affecting Conservation Areas, CH9 Port Sunlight Conservation Area, HS4 Criteria for New Housing Development, GR5 Landscaping and New Development, and supplementary planning documents SPD2 and SPD4 are relevant. These policies and documents are considered to be consistent with National Planning Policy Framework (NPPF), which provides updated guidance in relation to sustainable development and open space.

The National Planning Policy Framework is a material consideration in the determination of planning applications. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 constitute the Government's view of what sustainable development means in practice for the planning system. There is a presumption in favour of sustainable development, which should be approved unless any adverse impacts of doing so outweigh the benefits.

Chapter 6 Delivering a wide choice of quality homes, calls for Local Authorities to identify deliverable sites for housing development in order to "boost significantly the supply of housing", whilst identifying who will benefit from a proactive approach to determining the mix of housing which should be based on current and future demographic trends which meet the needs of different groups within the community.

Chapter 7 Good Design requires good design to be a key aspect of all sustainable development, and indivisible from good planning.

Chapter 12 Conserving and Enhancing the Historic Environment outlines the requirement that Local Authorities should take into account the desirability of new development making a positive contribution to the Local Character and distinctiveness as a priority.

### Housing Need

The application has been made on behalf of a registered social landlord, and it is advised that the proposed apartments will be available to the over 55's (elderly accommodation) owned and managed by Sanctuary Housing Group and available as affordable rent. Allocation of the units will be through Wirral homes.

Wirral Borough Councils Strategic Housing Market Assessment 2010 analysed and collated data from across the area including household surveys and available demographic data. The survey encompassed households in accommodation currently unsuitable for their use, those unable to buy or rent in the new market, new households forming and existing households expected to fall into need and the supply of affordable housing through social renting and intermediate tenure.

The SHMA identifies that there is a gross annual shortfall of affordable housing of 2784 throughout the Wirral Area. With current affordable (social and intermediate) housing stock levels, the SHMA suggests an annual requirement of 570 new dwellings per annum should be built in the Borough. To fully meet the current affordable housing need, 53% of all new build development in the area over the next 20 years would need to be affordable dwelling types.

Within the Bromborough ward, there is an established annual housing shortfall of 110 units. The population aged over 65 within Wirral is expected to increase by 24,600 people, comprising of a third of the local population by 2033.

The applicants have stated that the proposed apartments will be owned and managed by Sanctuary Affordable Housing. Potential residents will be required to apply through the Local Authorities Choice Based Lettings System, Wirralhomes. The apartments will be available at an affordable housing rent level which is set at 80% of the market rent as required by the Homes and Communities Agency.

### Statement of Community Involvement

The applicants have advised that letters were sent to immediate residents on Water Street, Woodhead Row, The Ginnel, Bolton Road, Poets Corner, Park Road, Riverside and Bath Street.

advising those residents that representatives from Sanctuary Housing Group would be visiting Port Sunlight on the 31st July. Officers from the Housing Group carried out door to door surveys with those residents and discussed draft proposals. The draft drawings, comments, forms and pre paid envelopes were left with those residents or posted to those residents unavailable to allow comments to be sent back to Sanctuary. Letters were also sent to the Ward Councillors, Local MP and the Port Sunlight Village Trust.

The applicants have advised that in terms of the responses received to their consultation exercise, "many felt that a change of tenure to accommodation for the elderly was a positive change. Although some residents did not agree with any new development in the village at all, they felt that this form of accommodation was more acceptable than the previously approved scheme.

Two comments sheets have been returned to the applicants, one in support and one objecting to the proposal on the grounds that the design is non-descript and that the village does not need further expansion.

### **APPEARANCE AND AMENITY ISSUES**

The application site is located within the Port Sunlight Conservation Area and any new development will be subject to the provision of UDP Policy CH9 Port Sunlight Conservation Area where the main planning objectives in relation to this application are to preserve the planned layout of the village and unifying features, such as the scale, massing and design of buildings, including the use of superblocks, together with their landscape setting.

The surrounding buildings contain extensive decoration and ornamentation, while the internal courtyard elevations are much plainer, almost austere in their appearance. The more recent terraced houses on the opposite corner are typical of the "English Cottage Vernacular". This proposal mirrors and continues the appearance of the Wharf Street frontage. The design is of a traditional nature and respects the density and massing of the adjacent dwellings. It is considered that this scheme would successfully integrate with the surrounding features and special architectural detail. The palette of materials proposed in the construction are commonplace within the vicinity and include hipped rosemary tiled roofs with mildly projecting eaves and projecting gables. The main elevations are white roughcast render, the first floor projecting on timber corbels over a brick base and leaded windows in timber casements.

The proposal includes for apparent entrances to the Wharf Street and The Ginnel elevations which is consistent with the rest of the properties within the village.

The building has been designed to accommodate various options of supported living. This includes provision for planning for the future, i.e. wet rooms replacing showers for wheel chair access. The property will include a communal lounge for resident usage. The provision of a choice of housing will encourage existing residents to stay within the area, thereby assisting in sustaining the existing village.

Following consultation with English Heritage, the original submission has now been amended to take on board their comments. The amended scheme follows the same footprint and configuration as the previously approved scheme for 38 apartments. The "L" shaped block follows the Wharf Street and Wood Street frontages with car parking at the rear of the site and the shared access/service road is designed to serve both the nursing home and the apartments. The amended scheme sets the pitches to the two larger gables back by 45 degrees and projected to provide further depth/layering to the elevation.

The proposal provides concealed parking and service elements which is in keeping with the Port Sunlight Model. The building is to be set back off both frontages to maintain the existing tree planting.

The proposed development is considered to comply with the objectives of CH9 insofar as it retains and preserves the essential elements in the "planned" form, layout and architectural detail of the village. The scheme is considered to impact positively on the Conservation Areas special character and common characteristics of the village, incorporating similar mass and scaling, to the original built features and details present within the immediate setting and surrounding area. It is therefore considered that the proposal is acceptable and complies with the advice contained within UDP Policy CH9.

With regards to UDP Policy HS4, which advises that all new development must be of an acceptable scale when compared to adjacent properties. The proposal combines scale, height and use of materials that complements neighbouring blocks and would not have a detrimental impact on this Conservation Area setting.

The proposal will maintain sufficient space around the building for an acceptable amount of landscaping to be provided.

#### **SEPARATION DISTANCES**

In assessing the impacts of the proposal upon the privacy and amenity of neighbouring residents, the proposed block is two and a half stories in height and will be located 24m away from both the front elevation of the nursing home to the rear of the development and those residential properties on Wharf Street. The development as proposed meets with all necessary separation distances employed by the Authority. It is therefore considered that the proposal will not give concern to overshadowing or loss of light to surrounding occupiers,

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

There are no significant highway implications relating to this proposal. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development, subject to the imposition of a condition to ensure that redundant access points are reinstated to appropriate levels.

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

The historical nature of the site associated with past soap and detergent manufacturing has meant that the site may contain some contamination. It is therefore proposed that a condition be applied for a contamination survey and remediation strategy to be undertaken and approved and carried out prior to the commencement of development. In addition, some gas monitoring of the site has been undertaken. A further condition will be applied to ensure that the agreed gas monitoring regime shall continue

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

It is considered that the proposed development will bring into use a vacant site within Port Sunlight Conservation Area and provide a choice of affordable housing for the over 55 which will assist in sustaining the existing Village. The proposal is well designed and appropriate in scale, character and appearance and will not result in a detrimental change to this part of the Conservation Area or loss of amenity to surrounding occupiers. The development is acceptable having regards to the provisions of the National Planning Policy Framework and the policies contained within Wirrals Unitary Development Plan the most notable of which are CHO1, CH2, CH9 and HS4.

#### **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:-

It is considered that the proposed development will bring into use a vacant site within Port Sunlight Conservation Area and provide a choice of affordable housing for the over 55 which will assist in sustaining the existing Village. The proposal is well designed and appropriate in scale, character and appearance and will not result in a detrimental change to this part of the Conservation Area or loss of amenity to surrounding occupiers. The development is acceptable having regards to the provisions of the National Planning Policy Framework and the policies contained within Wirrals Unitary Development Plan the most notable of which are CHO1, CH2, CH9 and HS4.

**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. NO DEVELOPMENT SHALL COMMENCE until full details of the proposed facilities for collection and storage of waste, including recyclable materials, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented in full prior to the first use of the development, and retained as such thereafter.

**Reason:** In the interests of integrated sustainable waste management, having regard to the adopted Joint Waste Local Plan, policy WM9.

3. NO DEVELOPMENT SHALL COMMENCE UNTIL samples of the facing, roofing and 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 CH09 of the Wirral Unitary Development Plan.

4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

**Reason:** In the interests of highway safety and to accord with Policy CH09 in the in the Wirral Unitary Development Plan

5. A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, must be prepared, and is subject to the approval in writing of the Local Planning Authority. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 after remediation.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the policies of the Wirral Unitary Development Plan.

6. The approved remediation strategy must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation works.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the policies of the Wirral Unitary Development Plan

7. Following completion of the remedial works identified in the approved remediation strategy, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority, prior to commencement of use of the development.

**Reason** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the policies of the Wirral Unitary Development Plan.

8. In the event that previously unidentified contamination is found at any time when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5 which is subject to the approval in writing of the Local Planning Authority.

Following completion of the remedial works identified in the approved remediation strategy a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 5 above.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EP3 of the Wirral Unitary Development Plan.

9. NO DEVELOPMENT SHALL TAKE PLACE until details of landfill gas monitoring of the site, together with a scheme for gas exclusion control relating to the construction of the building and/or the application site, have been submitted to and, in the case of the scheme, approved by the Local Planning Authority in writing. The approved scheme shall be implemented in full before the building is occupied.

**Reason:** In the interest of the safety of the users of the site.

10. NO DEVELOPMENT SHALL TAKE PLACE on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To safeguard any archaeological interest of the site and to accord with Policies of the Wirral Unitary Development Plan.

11. The hard and soft landscaping scheme shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British standards or other recognised standards of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of a species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

**Reason:** In the interest of amenity and conservation and to comply with Wirral's UDP Policy CH09 and GR5.

12. PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local

Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery.

**Reason:** To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition.

13. NO DEVELOPMENT SHALL COMMENCE UNTIL details and sections at a scale of 1:5 of the proposed eaves, window reveals, window designs, doors, and junctions between the contrasting materials shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full.

**Reason:** In the interest of visual amenity and conservation and to comply with Wirral UDP Policy CH2

14. The existing redundant access within the Wood Street frontage shall be made up to existing levels, the details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development, including a timetable for completion of the works.

**Reason:** In the interest of highway safety.

15. This approval shall relate to the original submission as amended by drawing no's 13053 - 113B, 13053 - 114B, 13053 - 116B, 13053 - 116B, 13053 - 117A, 13053 - 122B, 13053 - 124C received by the Local Planning Authority on 10th October 2013.

**Reason:** For the avoidance of doubt as to what is approved by this permission.

16. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan (SWMP), confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved SWMP shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM8 of the Joint Waste Local Plan.

17. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 100% of housing units/bed spaces;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider, or the management of the affordable housing (if no RSL involved);
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

**Reason:** For the avoidance of doubt having regard to part 9 of the NPPF and UDP Policy GB2.

**Last Comments By:** 27/09/2013 09:30:12  
**Expiry Date:** 12/11/2013