

Planning Committee

20 August 2015

Reference:
APP/15/00829

Area Team:
South Team

Case Officer:
Ms J Storey

Ward:
Clatterbridge

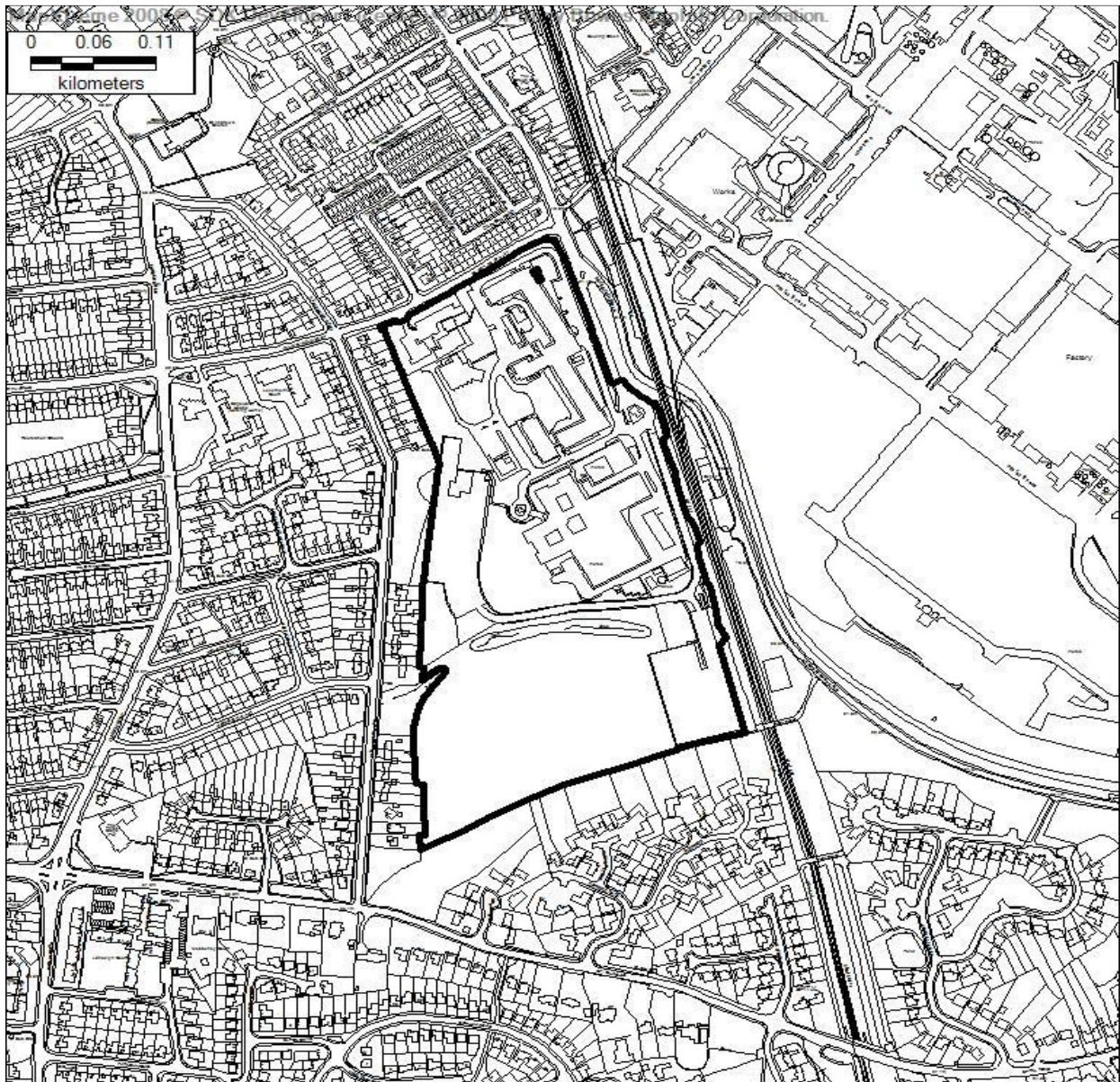
Location: Unilever Plc, QUARRY ROAD EAST, BEBINGTON

Proposal: Proposed combined research and development building with ground & first floor offices, conference facilities, warehousing and pilot plant chamber for R & D projects. Constructed within the existing Unilever campus / site to the south west of the Port Sunlight conservation area. All associated highway access / egress to remain as existing. The proposed development retains the quantity of vehicle parking facilities, cycle parking and also pedestrian access arrangements on site on completion of this development.

Applicant: Unilever PLC

Agent : DLA Architecture Limited

Site Plan:



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Development Plan designation and policies:

Primarily Industrial Area
Primarily Residential Area

Planning History:

Location: Unilever Plc, QUARRY ROAD EAST, BEBINGTON
Application Type: Full Planning Permission
Proposal: Construction of an extension to the existing surface car park situated to the south east of the existing Unilever development off Quarry Road East / Bromborough Road including associated landscaping amendments.
Application No: APP/14/01503
Decision Date: 30/01/2015
Decision Type: Approve

Location: Unilever plc, QUARRY ROAD EAST, BEBINGTON, CH63 3JW
Application Type: Full Planning Permission
Proposal: Part First floor extension to existing security lodge.
Application No: APP/11/00913
Decision Date: 21/09/2011
Decision Type: Approve

Location: Unilever Technology Centre, Quarry Road East, Bebington, Wirral, CH63 3JW

Location: Unilever Research, Quarry Road East, Bebington, Wirral, CH63 3JW
Application Type: Full Planning Permission
Proposal: Erection of a new research and development building with bridge links and external walkway connections to existing building, new exhaust chimney and extension to chiller plant enclosure.
Application No: APP/02/06759
Decision Date: 08/10/2002
Decision Type: Approve

Location: Unilever Research, Quarry Road East, Bebington, Wirral, CH63 3JW
Application Type: Full Planning Permission
Proposal: Erection of a covered walkway and canopy extension.
Application No: APP/99/06994
Decision Date: 30/12/1999
Decision Type: Approve

Location: Unilever Research Ltd, Port Sunlight Laboratory, Quarry Road East, Bebington, Wirral, CH63 3JW
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension to existing offices / laboratory.
Application No: APP/99/06308
Decision Date: 06/09/1999
Decision Type: Approve

Unilever Research, Quarry Road East, Bebington, Wirral, CH63 3JW
Application Type: Full Planning Permission
Proposal: Relocation of existing hub room forming improved thoroughfare/new canopy.
Application No: APP/99/05855
Decision Date: 08/07/1999
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having Regard to the Council's Guidance for Publicity on Planning Applications, 199 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing this report, there have been 15 letters of objection which can be summarised as follows:

1. hope the loss of 260 cap parking spaces will not result in increase parking on residential roads
2. no mention of foxes which live in the wooded area adjacent to St Andrews Road
3. disappointed that the new building will be viable from St Andrews Road
4. makes residential area feel more like an industrial area
5. concerned about additional traffic entering and leaving the site
6. there is plenty of spare land across the railway track
7. concerned that further development of this conservation area will continue
8. don't want Bebington to turn into a car park
9. noise, damage to the environment and changes to the view from home
10. noise will be excessive and intrusive day and night
11. will manufacturing facility result in noise, smells, hazardous substances
12. effect on house prices
13. home to owls and bats have these been taken into consideration
14. proposed noise screening is similar to motorway screening in a residential area
15. excessive height of the building at 37m, 5 times the height of surrounding residential property
16. will have nil effect to local employment but huge impact on the environment
17. proposed noise prevention is insufficient and noise will continue to be an issue
18. loss of habitat
19. unable to get planning permission for my garage, if this goes ahead it would make a mockery of what the council stands for
20. more trees to screen the proposal not fewer
21. two conservation areas surround the site, hypocritical of the council to allow manufacturing on this site
22. this is a residential area not an industrial area

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No objections subject to the attached conditions

Environment Agency - No objections subject to conditions

United Utilities - No objections subject to conditions

Fire and Rescue Service - No objections

Head of Environment & Regulation (Transport

Environment Agency - No objections

United Utilities - No objections subject to conditions

Fire and Rescue Service - No objections

MEAS - No objections

Wirral Wildlife - no objections subject to a condition

Liverpool John Lennon Airport - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

15 individual letters of objection have been received. Therefore, having regards to the Council's Scheme of Delegation for Determining Planning Applications and Planning Related Matters, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

This is a full application for the erection of an Advanced Manufacturing Centre will be form part of its current research and development facility. It will house a pilot plant, which will allow scientists and engineers to test new ideas during new product development up to factory scale for personal care and home care products. The scheme would be implemented over an area of 6ha on a site that is occupied by the developer and will provide approximately 7,500m² of new floor space. The development comprises of a 3634m² of production/manufacturing camber and ancillary support rooms, 2335m² of warehousing, external storage offices and conference facilities.

The new building would be part of the site that is currently occupied by access roads and car parking which is being replaced with new provision nearby on the site.

PRINCIPLE OF DEVELOPMENT

The application site is within a designated Primarily Industrial Area within Wirral's Unitary Development Plan. The proposal is therefore acceptable in principle subject to the relevant Local and National Planning Policy advice.

SITE AND SURROUNDINGS

The majority of the development site is currently used for staff car parking, with alternative car parking provision approved under planning application reference APP/14/01503. The proposed development site level is to be lowered to below that of the off- site properties, but to the same finished floor level as the Manufacturing Technology Centre building (MTC) There is an existing landscaping buffer around the proposed AMC building, which varies in density and quality, the majority of which is to remain.

The nearest residential properties are along St Andrews Road and are 50m away from the closest point of the proposed building.

POLICY CONTEXT

The following policies are relevant to this proposal:-

The statutory development plan consists of the Unitary Development Plan for Wirral as saved in September 2007 and amended by the Joint Waste Local Plan which was adopted on 18th July 2013. The following policies are considered relevant;

Policy EM8 Development within Primarily Industrial Areas - Within the Primarily Industrial Areas indicated on the Proposals Map, proposals for the following uses will be permitted, subject to Policy EM6 and Policy EM7:

- i. uses falling within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987; and
- ii. proposals for the reconstruction, extension or expansion of existing businesses, including those involving the introduction of a notifiable hazardous substance above its controlled quantity subject to Policy PO8.

The proposed development is for a new 7,500m² Advanced Manufacturing Centre within an established industrial location as covered by Policy EM8. The proposals are therefore fully in line with EM8.

Policy TR9 – Requirements for Off-Street Parking – The provision of off-street parking must be viewed in the context of overall transport policy, and particularly the need to reduce travel by private car.

Policy TR11 – Provision for Cyclists in Highway and Development schemes advises that, in assessing new highway major development proposals, the LPA will negotiate with developers to ensure that the

scheme has no negative impact on the coherence, directness, safety, attractiveness and comfort of routes by cyclists

The Transport Statement submitted with the previous application for the relocation of the car park within the site in order to facilitate this development demonstrated the accessibility of the Unilever site by a choice of modes of transport, including pedestrians, disabled persons and cyclists. The site is within particularly close proximity to the Port Sunlight Railway Station. . Policy CH1: Development Affecting Listed Buildings and Structures

Development likely to affect a building or structure listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be permitted where:

- i. the proposals are of a nature and scale appropriate to retaining the character and design of the building or structure and its setting; and
- ii. adequate provision is made for the preservation of the special architectural or historic features of the building or structure. When granting consent, special regard will be given to matters of detailed design,
- iii. the nature, quality and type of materials proposed to be used, and to the need for the alteration or development proposed, in terms of securing the viable, long-term future of the building or structure.

The site is located within close proximity to a number of Listed Buildings including Lever House which fronts the Unilever complex. The application site is however removed from this building and other heritage assets. The construction of an extension is fully internal to the site, and therefore will not impact upon the setting or enjoyment of any Listed Buildings to the public. Furthermore, the proposals will have no physical impact on any Listed Buildings.

The Local Planning Authority considers that the continued use and expansion of the Unilever site ensures that Listed Buildings such as the Grade II Listed Lever House continue to be in active use. The proposals therefore contribute to the retention and protection of nearby Listed Buildings.

Policy CH2 Development Affecting Conservation Areas

Development located within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area, 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, including important views into and out of the designated Area;
- ii. the general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; 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.

When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.

Despite being located near to the Port Sunlight Conservation Area, the topography of the land, positioning of the site within the Unilever site, and the presence of existing buildings ensures that the proposed extension will not be visible from the Conservation area.

The proposals are therefore considered to be in line with Policy CH2.

Policy CH9 Port Sunlight Conservation Area - In relation to Port Sunlight Conservation Area the principal planning objectives for the area will be to:

- i. preserve the planned layout of the village and unifying features, such as the scale, massing, and design of buildings, including the use of superblocs, together with their landscape setting;
- ii. to retain the historic factory frontage overlooking the village from Wood Street; and
- iii. to preserve the visual setting of the Church and Art Gallery, including the formal axis of The Diamond.

Priority will be given to retaining primarily residential uses within the Area and notwithstanding designation as Urban Greenspace, to preserving the formal character and layout of the open spaces and landscaped areas designated under Proposal GR2.

The proposed building will not impact upon the adjacent Port Sunlight Village either visually or physically, due to the scale of the building and the distance away from the site

Policy CH25 – Development Affecting Non-Scheduled Remains In assessing development proposals liable to affect areas known or suspected to contain important unscheduled archaeological remains, the Local Planning Authority should consider

- The potential importance of the archaeological interest of the site, in terms of the rarity, condition and estimated age of the remains and
- Whether it is desirable or practicable, owing to the fragility or importance of the remains, to preserve those remains in-situ.

Policy GR5 – Landscaping and New Development requires applicants to submit full landscaping proposals before full planning is granted and will be the subject to conditions relating to the protection of existing features for retention, timing and aftercare of any new planting.

Policy GR7 – Trees and New Development In assessing the protection given to trees on development sites, the Local Planning Authority and will ensure that trees to be retained have adequate space on order to prevent damage to their canopy or root structure during construction, In addition provision should be made for the protection of trees of greatest visual or wildlife value and other vigorous healthy trees.

A landscaping scheme has been submitted with the application and conditions attached for the protection of existing trees and maintenance and replacement of future trees.

Policy NC7 – Species Protection – Development which would have an adverse effect on Wildlife species protected by law will not be permitted unless the Local Planning Authority is satisfied that the protection of the species can be secured through the use of planning conditions.

The National Planning Policy Framework sets out the Governments economic, environmental and social planning policy framework for England. The Government is seeking to use the planning system to achieve economic prosperity. It is highlighted that this will be done by building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

The NPPF outlines the Government's commitment to ensuring that the planning system does everything it can to support sustainable economic growth: "Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system." (Paragraph19).

The proposals will result in investments being made in both economic (further investment in Unilever's Port Sunlight facility) and physical (extension of an established industrial resource) terms, wholly in accordance with the National Planning Policy Framework which seeks to promote sustainable economic development.

The proposals will have a positive impact on the regeneration of the local area The centre will be a flexible facility that will test new and transformational technologies and will house replica equipment and conditions found in Unilever sites around the globe. This will allow scientists and engineers to create consumer-driven innovations and instantly scale them for Unilever's global supply chain.

It is considered that the proposals comply with the NPPF in the following ways:

- a. The proposals will lead to the expansion of an existing facility, on previously developed land, in an established industrial location; hence the productive use of this existing resource clearly supports sustainable economic development.
- b. The site is easily accessed by public transport and within walking /cycling distance of nearby

residential areas.

- c. The proposed development will support long-term economic growth in the area through the provision of new employment opportunities and new economic activity.

Waste Local Plan Policy WM8 Waste Prevention and Resource management states that any development involving demolition and/or construction must implement measures to achieve the efficient use of resources, including site waste management plans.

Waste Local Plan Policy WM9 Sustainable Waste Management Design and Layout for New Development advises that where relevant, the design and layout of new built development must provide measures that facilitate the collection and storage of waste and provide sufficient access to enable waste and recyclable materials to be easily collected and transported.

APPEARANCE AND AMENITY ISSUES

The proposed building is to locate some 5m to the west of the existing MTC building and will be linked by a bridge linking both buildings. The applicants have advised that in order to reduce the visual impact on the neighbouring residential properties, the building will be cut into the existing car park site by approximately 4m. The proposed building will therefore have an overall height of 12.5m which is 400mm below the existing adjacent buildings.

The main front elevation of the proposed building will contain feature cladding curtain walling detail which appears curved and will be across the full height of the building. The main functional elements of the building are to be clad in proprietary composite powder coated cladding panels in flat face panel format.

The existing car park road will be reduced in level and re-instated in its current plan location to provide to provide service access to the goods in/out and to the rear of the AMC building for maintenance.

The applicants have confirmed that the side entrance to the development site off Quarry Road is not intended to be used at present for the construction works due to its width, radius, sight lines etc. In addition, the development proposal does not rely on this access / egress and vehicle movements will remain as they currently are on completion of the works. The vehicle numbers proposed on completion of the development are not greater than the current numbers as this development is specifically to consolidate and update existing research and development functions which are currently undertaken on the site.

The site is currently served by two car parks. The recently enlarged car park to the south east of the AMV will be retained and the current car parking to the south west of the AMC/MTC buildings will form the AMC site. The overall parking provision numbers on completion of this development will be the same as the existing with a total of 767 spaces.

With regards to the proposed landscaping proposals, the existing hard and soft landscaping on the main access road will remain unaltered. The landscape proposals at the entrance will comprise of a welcoming space at the point of arrival. A central circular Courtyard is proposed at the entrance and will include seating and a ring of trees. The majority of trees surrounding the site will remain with additional planting is to be provided.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Environmental Impact Assessment

The AMC Development scheme proposal at Port Sunlight is to support research and development activities into household cleaning and personal cosmetic products by providing facilities for pilot-scale manufacturing and packaging. The scheme would be implemented over an area of 6ha on a site already occupied by the developer, providing approximately 6,500sq.m of new floor space.

The new building would be on a part of the site currently occupied by access roads and car parking,

which will be replaced with new provision nearby on the site. However, it is understood that the overall number of workers on the site and level of car parking provision will remain similar to existing conditions. No demolition is planned under this scheme though the scheme will result in the relocation of existing functions and processes to the new facility from elsewhere on site.

Having reviewed the Environmental Impact Assessment (EIA) Regulations 2011, this project can be classified as a 'chemical industry' installation under Schedule 2, paragraph 6(b), for which screening is required for schemes of over 1,000sq.m of new floor space. As this scheme exceeds the stated threshold, screening for EIA is necessary.

Official Guidance suggests that screening for this type of project will be more likely to conclude that EIA is required if a site above 10ha in size is involved or if significant levels of waste, pollution or noise are likely to result.

In this case the scheme, while substantial, is located on an existing, operational, industrial site, is below the scale threshold set out by guidance and the limited, pilot scale activities to be conducted there do not suggest a high potential for significant environmental impacts to occur, particularly as the overall level and type of activity will be maintained at levels comparable with those that currently exist at the site. The site is not considered environmentally 'sensitive' under Schedule 3 of the EIA Regulations.

Therefore considering the proposals in terms of their nature, scale and location in the context of the EIA Regulations 2011 and associated Guidance I conclude that the scheme is unlikely to give rise to significant environmental effects and it is considered that EIA is not required in this case.

Flood Risk

The submitted calculation makes a distinction between the discharge from the proposed new development and that from the existing building and roadway.

The general principle is that surface water drainage should mimic run-off from existing brownfield. Attenuation should be provided based upon a 1:2 year return period with a 30% allowance for betterment.

Storage should be provided for a 1:100 year return period with an allowance for climate change.

The FRA has incorporated these principles and calculated an overall discharge from the site that is less than the current calculated discharge.

With regard to applying the principles of SuDS the FRA has been amended and makes reference to the Site Investigation results (now also supplied). The results identify that infiltration is not suitable at the site location. Infiltration is discounted as an option and the next preferred means of disposal is identified as discharge to watercourse. This is an appropriate approach and the attenuation identified in (1) above is also in line with this approach.

Additional MicroDrainage outputs have been provided for the existing and proposed drainage systems. Storage within the system is identified for a 1:100 year return period with a 20% allowance for climate change as the development is non-residential; however for this return period flooding is predicted to occur from the proposed and existing surface water drainage systems, albeit of low magnitude. The FRA proposals should demonstrate how the exceedance should be contained and managed on site. I have received further clarification on this from BSCP as it was not addressed specifically within the FRA. Clarification (attached) advises that for the proposed drainage system flood waters at SW1 will be directed away from the AMC building by the gradient on the service yard. Similarly at EXSW38 and EXSW40 flood waters will flow away from the building as a result of the existing topography. These are appropriate methods for managing exceedance on site.

Given all the above and the revised documentation there are no objections with regard to Flood Risk and surface water disposal.

Ecology

The site is within close proximity to the New Ferry and the Mersey Estuary Sites of Special Scientific Interest (SSSI). The Mersey Estuary SSSI forms part of the Mersey Estuary SPA and Ramsar. The submitted ecological appraisal report identifies that the habitats within the site are "common and ubiquitous throughout the British lowlands" and that no further botanical surveys are required.

The report concluded that the habitats on the site are suitable for Badger sett building, however, there was no evidence of Badger has been recorded and is therefore unlikely that Badger setts are present. However, a condition has been suggested that if Badger setts are discovered during site clearance, all work within 30m of the Badgers sett should cease work and a suitably experienced ecologist contacted immediately.

Furthermore, the report also confirmed that the majority of trees on the site are not suitable for roosting bats. Nevertheless, if the single mature Oak tree within the Woodland is due to be felled, further survey for bats will be required prior to felling. The removal of vegetation that might be used by nesting birds should only be carried out outside the nesting season of March to August inclusive. Neither Natural England nor Wirral Wildlife have raised any objections to this proposal on ecology grounds.

Heritage Assessment - Archaeology

A heritage assessment has been undertaken by an accredited archaeologist was submitted with the application in order to provide an assessment of the heritage significance of assets close to and at the proposed development site. The assessment revealed that the study area contained 145 heritage assets dating from the prehistoric period onwards, 59 of these are protected by statutory designation. The report concludes that the historic environment features identified in the study area typically reflect the residential development of the area since the middle of the 18th century. Activity from earlier periods is also present but scarce. Many heritage assets are no longer extant reflecting the expansion housing and the industrialization of the Merseyside landscape during the 19th and 20th centuries. However, it is considered to be expedient to attach a condition that requires a watching brief during ground works.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the proposals which comprise the extension of an existing processing facility within an established industrial location support the delivery of these key spatial principles. The proposed development will promote sustainable communities and economic development via the creation of jobs and increase in economic output. The extension this building in this location will contribute to making the best use of resources and infrastructure. The proposals are considered to comply with the Policies EM8, CH1, CH2 and CH9 of the Wirral Unitary Development and the principles of the National Planning Policy Framework.

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

It is considered that the proposals which comprise the extension of an existing processing facility within an established industrial location support the delivery of these key spatial principles. The proposed development will promote sustainable communities and economic development via the creation of jobs and increase in economic output. The extension this building in this location will contribute to making the best use of resources and infrastructure. The proposals are considered to comply with the Policies EM8, CH1, CH2 and CH9 of the Wirral Unitary Development and the principles of 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. A scheme of planting to provide a screen for the site shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any work is commenced and the screen to be provided shall be subsequently maintained to the satisfaction of the Local Planning Authority. The approved scheme shall be fully implemented in the first planting season following commencement of any part of the approved development, and replacement planting shall be provided as necessary until the screen is fully established.

Reason: To ensure that proposed development/use does not prejudice the amenity of the locality and to ensure a proper standard of separation from neighbouring properties.

3. No development shall take place until a Site Waste Management Plan, 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 Plan 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 Policies of the Joint Waste Local Plan.

4. 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 Policies of the Wirral Unitary Development Plan.

5. Following the full commissioning of the new facilities a BS 4142:2014 (Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas) survey should be carried out to ensure compliance with the agreed sound levels as detailed in:-*Acoustic Report - R02 Rev 1-REP-UN-10-05828-PM-26052015-R1. Acoustics: Initial assessment for planning application.*
The BS4142 assessment should be copied to Environmental Health for approval. Any exceedances measured together with remedies to be implemented should be detailed in the document.

Reason; For the avoidance of doubt and to protect the residential amenities of adjacent occupiers

6. Plans detailing the procedures and facilities for controlling fugitive emissions (particularly odour) to atmosphere from the new facility should be submitted to and approved by the Planning Authority prior to plant commissioning.

Reason: In the interest of amenity

8. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

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

9. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted 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 Policies in the Wirral Unitary Development Plan

10. No development shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems. The details shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water-run off and to reduce the risk of flooding.

11. The overall maximum sound pressure levels for fixed plant, equipment and machinery associated with the development shall not exceed the following levels 1m from the nearest residential window 7:00 to 23:00hrs 37 (L aeq dB) and 23:00 to 07:00hrs 33 (L aeq dB) over a period of 30 minutes.

Reason: To protect the residential amenities of the occupiers of the adjacent dwellings.

12. No tree felling or scrub clearance shall take place between March to April. If work has to be carried out during this period all trees and scrub on the site are to be first checked to ensure there are no breeding birds present, If present details of how they are to be protected must be submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the National Planning Policy Framework. To ensure that there are no likely significant effects on the Natura 2000 sites and European protected species

13. If any Badger Setts are discovered during site clearance, all work within 30m of the Badger sett should stop and a suitably experienced ecologist contacted immediately.

Reason: In the interest of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the National Planning Policy Framework. To ensure that there are no likely significant effects on the Natura 2000 sites and European protected species

14. If the single mature Peduncular Oak tree within the woodland is to be felled, further surveys for bats will be required prior to felling.

Reason: In the interest of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the National Planning Policy Framework. To ensure that there are no likely significant effects on the Natura 2000 sites and European protected species

15. No trees indicated in the approved plan(s) or documentation to be retained shall be cut down, uprooted or destroyed, nor shall any trees be pruned other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any agreed pruning shall be carried out in accordance with British Standard 3998 (Tree Works).

Reason: To ensure the trees are properly considered and protected and that any agreed work is carried out to accepted arboricultural practices for the long term well-being of the tree(s) and to accord with Policies of the Wirral Unitary Development Plan.

16. Prior to the commencement of development, details of the number and species of trees to be planted should be submitted to and agreed in writing with the Local Planning Department. The agreed scheme shall be implemented in full.

Reason: In the interest of visual amenity and to comply with the policies contained within Wirral's Development Plan and National Planning Policy Framework.

17. Prior to the development commencing, an archaeological evaluation or watching brief shall be submitted and approved in writing by the Local Planning Authority. This must be undertaken by a professionally qualified archaeologist who is a member of the Institute of Archaeologists at Practitioner grade or above. The approved programme of works shall subsequently be implemented and where appropriate, completed in accordance with the approved details. The programme shall include written schemes of investigation for evaluation and watching briefs.

Reason: In the interests of protecting the site of archaeological importance and to comply with Policy CH25 of Wirral's Unitary Development Plan.

18. The development hereby permitted shall be carried out in accordance with the approved plans received by the Local Planning Authority on 11th June 2015 and listed as follows:-
2013-214/101 revB, 2013-214/102 revB, 2013-214/107 revB, 2013-214/108 revA,
2013-214/109 revA, 2013-214/110 revA, 2013-214/111 revA, 2013-214/102 rev A,
2013-214/103 revA, 2013-214/822 revB, 2013-214/823 revA, 2013-214/824 rev A,
2013-214/850 revB, Site Plan Rev B, Entrance Courtyard Plan rev B

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

19. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species and size to those they are replacing.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality.

Further Notes for Committee:

Last Comments By: 23/07/2015 08:59:38

Expiry Date: 10/09/2015