

**Planning Committee**

10 November 2016

**Reference:**  
**APP/16/00633**

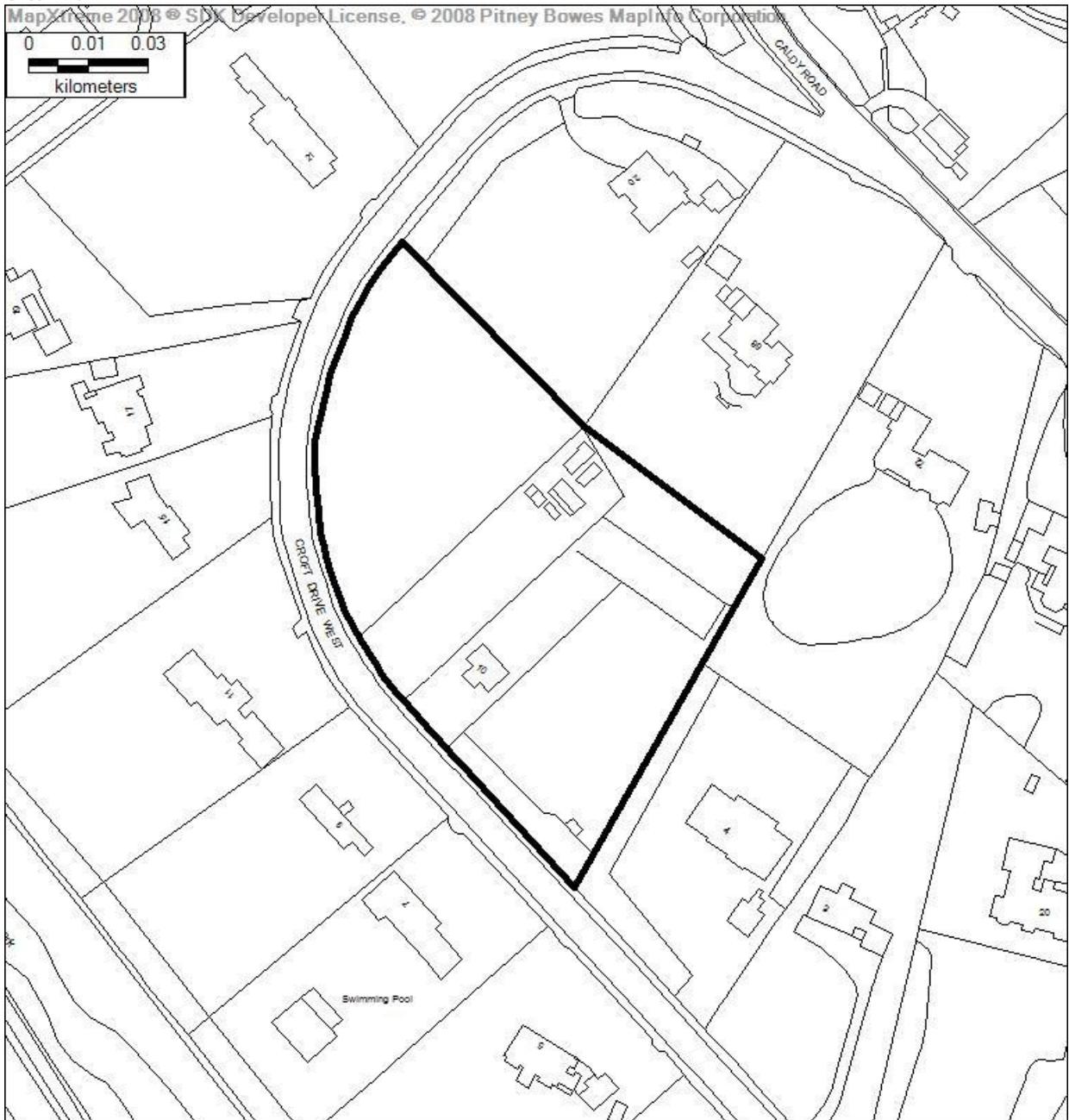
**Area Team:**  
**North Team**

**Case Officer:**  
**Mr N Williams**

**Ward:**  
**West Kirby and  
Thurstaston**

**Location:** Cedar Cottage, 10 CROFT DRIVE WEST, CALDY, CH48 2JG  
**Proposal:** Demolition of existing cottage, and construction of large single dwelling, including access and landscaping works  
**Applicant:** Mr L Archer  
**Agent :** Paul Butler Associates

**Site Plan:**



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**Development Plan allocation and policies:**

Conservation Area (for illustrative purposes)  
Density and Design Guidelines Area  
Primarily Residential Area

**Planning History:**

- Location: Ainways Croft Dr W Caldy L482jg  
Application Type: Full Planning Permission  
Proposal: Erection of three detached dwelling units.  
Application No: APP/77/06608  
Decision Date: 04/04/1977  
Decision Type: Approved
- Location: Land to the west and south-west of Ainways ,Caldy Road ,Caldy,L48 2HW  
Application Type: Full Planning Permission  
Proposal: Three detached houses  
Application No: APP/81/17593  
Decision Date: 04/06/1981  
Decision Type: Approved
- Location: West & South West, Ainways ,Caldy Road, CaldY, L48 2HW  
Application Type: Full Planning Permission  
Proposal: Extension of outline permission for 3 detached houses  
Application No: APP/84/24722  
Decision Date: 17/05/1984  
Decision Type: Approved
- Location: Land west and south west of (rear) Ainways, 68, CaldY Road, fronting Croft Drive West  
Application Type: Outline Planning Permission  
Proposal: Extension of outline planning permission for the erection of three detached houses.  
Application No: OUT/87/05748  
Decision Date: 01/07/1987  
Decision Type: Approved
- Location: Garden west and south west of (rear) Ainways, 68, CaldY Road, fronting Croft Drive West  
Application Type: Outline Planning Permission  
Proposal: Extension of outline planning permission for the erection of three detached houses.  
Application No: OUT/90/06170  
Decision Date: 17/08/1990  
Decision Type: Approved
- Location: Garden west and south west of (rear) Ainways, 68, CaldY Road, fronting Croft Drive West  
Application Type: Outline Planning Permission  
Proposal: Renewal of outline planning permission for the erection of three detached houses.  
Application No: OUT/93/05648  
Decision Date: 17/06/1993  
Decision Type: Approved
- Location: Cedar Cottage, 10 CROFT DRIVE WEST, CALDY, CH48 2JG  
Application Type: Full Planning Permission  
Proposal: Proposed 2 new detached dwellings on land adjacent to Cedar Cottage, 10 Croft Drive West, CaldY  
Application No: APP/12/01448

Decision Date: 31/01/2013  
Decision Type: Withdrawn

Location: Cedar Cottage, 10 CROFT DRIVE WEST, CALDY, CH48 2JG  
Application Type: Full Planning Permission  
Proposal: Construction of 2no. new dwellings on land adjacent Cedar Cottage, 10 Croft Drive West, Caldly  
Application No: APP/13/00963  
Decision Date: 18/09/2013  
Decision Type: Approved

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

#### REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 18 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there has been a petition of objection received containing 30 signatures, together with 3 individual objections. The objections can be summarised as:

1. Proposal would impact upon neighbouring properties;
2. Proposed dwelling is set too close to rear boundary which is out of keeping with the surrounding area, which is a 'defining characteristic';
3. The site is large enough to move the dwelling further away from the rear boundary;
4. The proposal would impact upon the neighbours tree;
5. Proposal is out of scale and character;
6. Removal of trees;
7. Leisure suite is excessive in scale;
8. Proposal is contrary to policy;
9. Proposal is 'inside' the building line;

Additional comments were received requesting consideration of the loss of trees on the site, and some issues over proposed levels.

There were also 4 letters of support received, stating that the proposed dwelling is in keeping with the area and will be an asset to Caldly.

#### CONSULTATIONS:

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

**Head of Environment & Regulation (Traffic and Transportation Division)** - No objection

#### **Directors Comments:**

Consideration of this item was deferred by Planning Committee on 21 October 2016 to allow for a formal Members Site Visit to take place.

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

A qualifying petition of objection containing 30 signatures has been received.

#### **INTRODUCTION**

The application is for the demolition of the existing building and the erection of a large, single dwelling with access and landscaping.

The proposal has been slightly amended from the original submission, with the leisure suite being brought forward on the site by approximately 1 metre, and the dwelling being rotated marginally so as to further increase the distance of the leisure suite from the rear boundary. The leisure suite will also be set further into the ground by 0.5m.

#### **SITE AND SURROUNDINGS**

The site is an extensive plot located on the corner of Croft Drive West, and currently contains a dwelling called Cedar Cottage. Cedar Cottage is a small, two-storey dwelling set in grounds with significant tree

cover to the perimeter of the site, largely obscuring views into the site. The design or character of the dwelling does not appear to be of any distinctive construction or design and this is reflected by the fact that it is not Listed, nor proposed to be locally listed. The historic maps suggest that Cedar Cottage was constructed between 1930 to 1950. The site overall comprises four parcels of land. Cedar Cottage accommodates the smallest land parcel, whilst the adjacent parcel to the north has hard standing which would previously have accommodated small scale greenhouses or outbuildings.

The site is designated in Wirra's Unitary Development Plan as being a Primarily Residential Area and is also within Caldys Conservation Area. As such, the surrounding area generally contains large detached dwellings set in substantial plots.

## **POLICY CONTEXT**

The proposal is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, Policy GR5: Landscaping and New Development, Policy CH2: Development Affecting Conservation Areas, Policy CH3: Demolition Control within Conservation Areas, Policy CH11: Caldys Conservation Area. The National Planning Policy Framework (NPPF) is also relevant, as is the Caldys Conservation Area Character Appraisal.

## **APPEARANCE AND AMENITY ISSUES**

### Principle, Scale and Siting of Development

Special regard must be given to the desirability preserving or enhancing the character or appearance of the conservation area as required by section 72 of the Listed Building and Conservation Areas Act 1990. This is reflected in UDP Policies CHO1 CH2.

Wirral UDP Policy CH3 states that the 'demolition of buildings or structures within a designated Conservation Area, other than Listed Buildings or structures, will only be permitted where the building or structure to be removed has little historic importance, visual merit or group value, or otherwise detracts from the special character of the Area'. In accordance with Policy CH3, Cedar Cottage is considered to be of little historic importance, visual merit or group value, and as the proposed development will enhance the character of the area, its removal is justifiable.

Cedar Cottage is not listed, locally listed, nor proposed to be locally listed, which is reflective of its limited heritage significance. The proposals would not therefore prejudice the objective of protecting important buildings within the Caldys Conservation Area. Paragraph 138 of the NPPF states 'not all elements of a Conservation Area will necessarily contribute to its significance'. As per Paragraph 135 of the NPPF, whilst the proposal would have a significant impact on Cedar Cottage, in that it would lead to its removal, the significance of this non-designated heritage asset is extremely minor. In this context, the removal of Cedar Cottage should be treated as 'less than substantial harm' to the Caldys Conservation Area designated heritage asset in accordance with Paragraph 134 of the NPPF.

The character and appearance of Caldys Conservation Area is generally residential, comprising of large detached buildings set on substantial plots. The application site is of sufficient size to readily accommodate the proposed dwelling and the proposal is therefore not considered to be an overdevelopment of the plot - this is more so the case given that there is an extant permission for two additional dwellings on the site under reference APP/13/00963. One larger dwelling on the whole site is considered to be more in keeping with the character and nature of the Conservation Area.

There is a huge variety of forms of development; plot sizes; spacing between buildings; orientation of buildings; layout and different alignments of streets in the Conservation Area. The Character Appraisal also highlights that whilst there is some consistency with properties positioned parallel to road and spanning the full width of their plots (e.g. Croft Drive East, Links Hey Road, Caldys Chase Drive), there is also some consistency in properties positioned at angles in larger plots situated to the north of Caldys Road (e.g. Kings Drive and Caldys Wood) and to the west of the Conservation Area (e.g. Croft Drive West and Croft Drive).

Given this context, and the modest scale of the proposed dwelling in relation to the substantial size of the plot, it would not appear out of character or perceived as a cramped form of development, nor would it significantly erode the spacious character of the area. One of the primary objections received centred on the close proximity of the proposed dwelling to the rear boundary, which is claimed to be closer than

any other within the Conservation Area. This may well be the case, but this in itself is not considered sufficient to warrant refusal of the application. It is only the leisure suite which comes within close proximity (10.5m) of the rear boundary, with the main house being set more centrally in the site, and approximately 20m from the rear boundary. Given the variety in plot sizes and placement of dwellings on those plots throughout the Conservation Area, the proposed dwelling being set as it is would not harm the character of the Conservation Area. Indeed, given that the dwelling is set back on the site (and thus 'close' to the rear boundary), the development would barely be discernible from publicly accessible vantage points along Croft Drive West. Within Caldry Conservation Area there is no fixed pattern of development and it is therefore considered that the siting of the dwelling would not be out of character with the varied development patterns throughout the Conservation Area.

A tennis court is proposed in the southern part of the site, and whilst this may be visible in part on the street scene, it will not have a harmful visual impact. A greenhouse and summerhouse is also proposed towards the rear boundary - these are only small in scale and will appear as traditional features within a residential curtilage and will therefore not harm the character or appearance of the area.

Whilst the properties to the rear are set at a marginally higher level, the application site overall is fairly level and the proposed dwelling will be set on a level which is consistent with both the road and the surrounding properties of Croft Drive West.

#### Boundary Treatment

The developments within the Conservation Area are controlled through a series of covenants which run with the land – prescribing use, density, building location, some aspects of materials to be used and boundary fencing. A typical covenant clause is cited within the Conservation Area Appraisal: ‘.....(the property) shall be fenced in front to the road or roads and along the boundaries of the land with a fence not more than four feet six inches in height above the level of the road consisting of either ornamental iron railing or oak or wire fencing’.

The application site currently consists of two types of boundary treatment - to the western side there is the standard wood fencing and the eastern side is the original fencing style of ‘wide-spaced riven oak palings, alternately tall and shorter with pegged joints onto rails’. As part of the proposal the intention is for this original style to be adopted for the entire site boundary with Croft Drive West, and the height of the fencing to be maintained in accordance with the covenant, therefore making a significant contribution to the character of the Conservation Area.

#### Design

The proposed dwelling is two storeys high (with the first-floor partly built into the roof), and constructed in an ‘Arts and Crafts’ style using traditional materials and architectural detailing such as pitched dormers, steep roofs, tall chimneys and stone window surrounds, all in a contemporary style. The Arts and Crafts style is dominant throughout the Conservation Area. The proposed new development has been designed as a contemporary interpretation of this style, a traditional vernacular which uses historic features and forms and locally sourced materials detailed and re-engineered in a contemporary way. This would be sympathetic to the styles of surrounding buildings. The design respects the character of the Conservation Area. In line with Policy CH11, the proposals will ‘retain the character of a low density, maturely landscaped suburb with substantial houses in large grounds’ and will ‘preserve the unity of strongly enclosed boundary treatment’. In line with Policy CH2, the proposals will be of a quality that will enhance the distinctive characteristics of the Area, including its general design and layout, and the relationships between buildings and open spaces. The site is of sufficient size to readily accommodate the dwelling and the proposal is not considered to be an overdevelopment.

#### Trees

There are a number of trees on this site and although the site is not currently protected by a Tree Preservation Order, it is within a Conservation Area, meaning any works to the trees would require the applicant to notify the Council. A number of trees are to be removed to directly make way for the proposed dwelling, whilst others are being removed as part of an extensive landscaping scheme. The only Category A tree affecting the site is a Sweet Chestnut on the neighbouring property to the rear - the amendment to the siting of the leisure suite moves this building away from this tree and this will not now be unduly affected by the proposal.

A number of Category B trees will be removed for the footprint of the proposed dwelling, but all Category B trees close the front boundary of the site will be retained, including an impressive Lime tree which will be located directly to the front of the proposed dwelling. A large group of poplars located along the north-western road boundary of the site will be removed. These are trees which are all Category C, with some in poor condition. To ensure that their removal does not open the site up too much from Croft Drive West, extensive tree replacement will be carried out in this location so that the dense tree cover of the area, which is an important characteristic, is retained.

Given the extensive replacement tree planting to be carried out together with the retention of a number of important trees, the overall appearance of the proposed development site will continue to offer a positive contribution to the street scene and general character of the area.

An objection has been received that claims that more trees could be retained if the proposed dwelling was brought further forward on the site (and away from the rear boundary). However, bringing the dwelling further forward on the site would result in the loss of a significant number of trees, many of which are more visible on the street scene and make a bigger contribution to the character of the area. There will be a large grassed lawn adjacent to the proposed dwelling, but the overall appearance of the development on the street scene (in terms of tree cover) would be very similar even if the dwelling was to be sited on this more open area. The extensive landscaping scheme will ensure that the loss of any existing trees are adequately replaced, and the proposed chosen siting of the dwelling is therefore considered to be acceptable.

#### Impact on Neighbours

The main part of the proposed dwelling will be approximately 20 metres from the rear boundary with Ainways, 68 Caldys Road. A distance of 10 metres is normally sought between first-floor windows and boundaries with private gardens to prevent any overlooking - so this proposed distance is therefore more than sufficient to prevent any overlooking into the neighbouring garden. In addition, the windows between the two properties will be approximately 50 metres apart which is considerably more than the 21 metre separation distance usually required. Ainways is also set slightly higher than the application site, ensuring there will be no direct impact upon the windows of this neighbouring property.

The leisure suite will be sited closer to this boundary, being generally 12 metres away with a small projection located approximately 10.5 metres from the boundary. This leisure suite will also be set into the ground and is largely single-storey (albeit larger than traditional single-storey). The rear elevation of the leisure suite is approximately 2.5m high, rising to 5.6m (when including the pitched roof which increases in height away from the boundary), with a two-storey section being 4.1m in height, rising to 6.7m. Combined with Ainways being set on a higher level, it is not considered that this structure will have an unacceptable direct impact upon the amenities of the occupiers of Ainways.

The windows in the roof of the leisure suite will be obscurely glazed to ensure there is no loss of privacy to the neighbouring property. There will be two trees removed from close to this boundary, which will open up views between the two properties - however, to overcome this, the applicant has submitted details of increased boundary treatment with the planting of 10 hollies and laurels (approx. 3m high) and 2 Scots Pines (approx. 6m high) and this, together with the existing boundary screening, will ensure that any views of the proposed development from Ainways will be minimal and certainly will not harm the amenities of the occupiers of that property to an extent to warrant refusal of the application.

#### **SEPARATION DISTANCES**

All required separation distances are comfortably met.

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

There are no highway implications relating to this proposal.

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

A Habitat Survey and Bat Survey were both carried out. The conclusions were that no evidence of bat roosts, breeding habitats for Great Crested Newts, or Badger Setts were found, although the site does support suitable nesting habitat for birds. Given this, a condition has been attached to protect any nesting birds during the bird nesting season.

#### **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

Overall, it is concluded that the proposed development would preserve the character and appearance of Caldys Conservation Area, would be appropriate and sympathetic in terms of its siting and layout and would maintain the Conservation Area's important scenic beauty and cultural heritage. The proposal would not harm the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy CH2, CH11, HS4 and GR5 and 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:-

The proposed development would preserve the character and appearance of Caldys Conservation Area, would be appropriate and sympathetic in terms of its siting and layout and would maintain the Conservation Area's important scenic beauty and cultural heritage. The proposal would not harm the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy CHO1, CH2, CH11, HS4 and GR5 and the National Planning Policy Framework.

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

## **Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26th September 2016 and listed as follows: 5715 P-002 Rev 2; 5715 P-003 Rev 1; 5715 P-004; 5715 P-100 Rev 1; 5715 P-101 Rev 2; 5715 P-102 Rev 1; 5715 P-103 Rev 1; 5715 P-201 Rev 1; 5715 P-202 Rev 2; 5715 P-203 Rev 2; M2603.05E; M2603.06A; M2603.08B; Arboricultural Report (Urban Green, September 2016); Construction Method Statement;

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

2. All obsolete accesses shall be reinstated to standard footway levels within 3 months of first occupation of the property unless otherwise agreed in writing by the Local Planning Authority

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

3. Before any construction commences, samples of the 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 HS4 of the Wirral Unitary Development Plan.

4. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in

writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

**Reason:** In the interests of visual amenity and to comply with Policy GR5 of the Wirral Unitary Development Plan.

5. The first-floor rear windows serving the Games Room and the roof lights in the rear elevation of the proposed leisure suite shall all be obscurely glazed and retained as such thereafter

**Reason:** In the interest of amenity

6. If any work to trees or shrubs are to be carried out within the bird nesting season (March to August) then a nesting bird survey shall be required prior to work commencing and shall be approved in writing by the Local Planning Authority

**Reason:** To protect nesting birds

7. Prior to first occupation, the landscaping/boundary treatment set out in the supporting document (Barnes Walker, M2603.D.0916ec\_Rev A) shall be implemented and completed in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority

**Reason:** In the interest of amenity

8. No works or development shall take place until a scheme of supervision and monitoring for the arboricultural protection measures in accordance with para. 6.3 of British Standard BS5837: 2012 - Trees in Relation to design, demolition and construction - recommendations has been approved in writing by the local planning authority. The scheme of supervision shall be carried out as approved and will be administered by a qualified arboriculturist instructed by the applicant. This scheme will be appropriate to the scale and duration of the works and will include details of:

- a. Induction and personnel awareness of arboricultural matters;
- b. Identification of individual responsibilities and key personnel;
- c. Statement of delegated powers;
- d. Timing and methods of site visiting and record keeping, including updates;
- e. Procedures for dealing with variations and incidents.

**Reason:** To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP

9. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT, including site clearance, demolition, storage of plant, materials, machinery, the siting of site huts and WCs etc., a site meeting shall be held and attended by the site manager, the demolition contractor, the arboricultural consultant and a representative from the local planning authority to discuss all the details of the tree protection measures as specified and any other site operations that have implications for trees. At this time it shall be agreed the intervals at which the arboricultural consultant shall carry out subsequent site visits to sign off installation of tree protection measures and supervise sensitive operations in relation to trees. It is the responsibility of the site foreman to inform all employees, contractors and sub-contractors visiting and or working on the site of the details specified and to raise the importance of the tree protection measures so as to avoid causing damage to retained trees.

All tree pruning and felling associated with site handover shall be carried out as the first operation on site, in accordance with the specification in any Tree Tables. Work shall comply with BS3998:1989 Recommendations for Tree Work and current Best Practice.

**Reason:** To ensure protection during construction works of trees, hedgerows and hedges which are to be retained on or near the site in order to ensure that the character and amenity of the area are not adversely impacted upon and to comply with Policy GR7 of the Wirral Unitary Development Plan.

10. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

Following the full installation of the Tree Protection Measures, the arboricultural consultant shall carry out a site visit to confirm by taking photographs that the protection measures have been installed to an acceptable standard and in accordance with a specification. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

**Reason:** To ensure protection during construction works of trees, hedgerows and hedges which are to be retained on or near the site in order to ensure that the character and amenity of the area are not adversely impacted upon and to comply with Policy GR7 of the Wirral Unitary Development Plan.

11. The following activities must not be carried out under any circumstances:
- a. No fires to be lit within 20 metres of existing trees and shrubs to be retained.
  - b. Storage of removed topsoil should be located outside of the Root Protection Areas of retained trees and away from those parts of the site allocated for soft landscaping.
  - c. No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
  - d. No builders debris or other materials to be stored within the Root Protection Areas.
  - e. No mixing of cement, associate additives, chemicals, fuels, tar and other oil based liquids and powders shall occur within 10 metres of any tree Root Protection Area. A dedicated washout area shall be a used and located not within 10 metres of any Root Protection
  - f. No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.
  - g. No excavations, trenches, stripping, cultivation with a rotavator or changes in surface level to occur within the Root Protection Area, unless authorised.

**Reason:** To ensure protection during construction works of trees, hedgerows and hedges which are to be retained on or near the site in order to ensure that the character and amenity of the area are not adversely impacted upon and to comply with Policy GR7 of the Wirral Unitary Development Plan.

12. 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 Policy WM8 of the Waste Local Plan.

13. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Policy WM9 of the Waste Local Plan.

#### **Further Notes for Committee:**

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. The proposed vehicle crossing shall be built in accordance with LPA concrete commercial crossing specifications. Please contact the Council's Highway Management team, area manager via [www.wirral.gov.uk](http://www.wirral.gov.uk) prior to the commencement of development for further information.

A pre-site inspection is required prior to the development works commencing with the Local Authority - any damage to the existing highway that occurs as a result of the development would require reinstatement, at the developer's expense, to the Local Authority specifications and written approval. For further details contact Highway Management at [www.wirral.gov.uk](http://www.wirral.gov.uk)

**Last Comments By:** 22/06/2016  
**Expiry Date:** 24/06/2016