

**Planning Committee**

14 September 2017

Reference:  
**DPP3/17/00808**

Area Team:  
**South Team**

Case Officer:  
**Miss A McDougall**

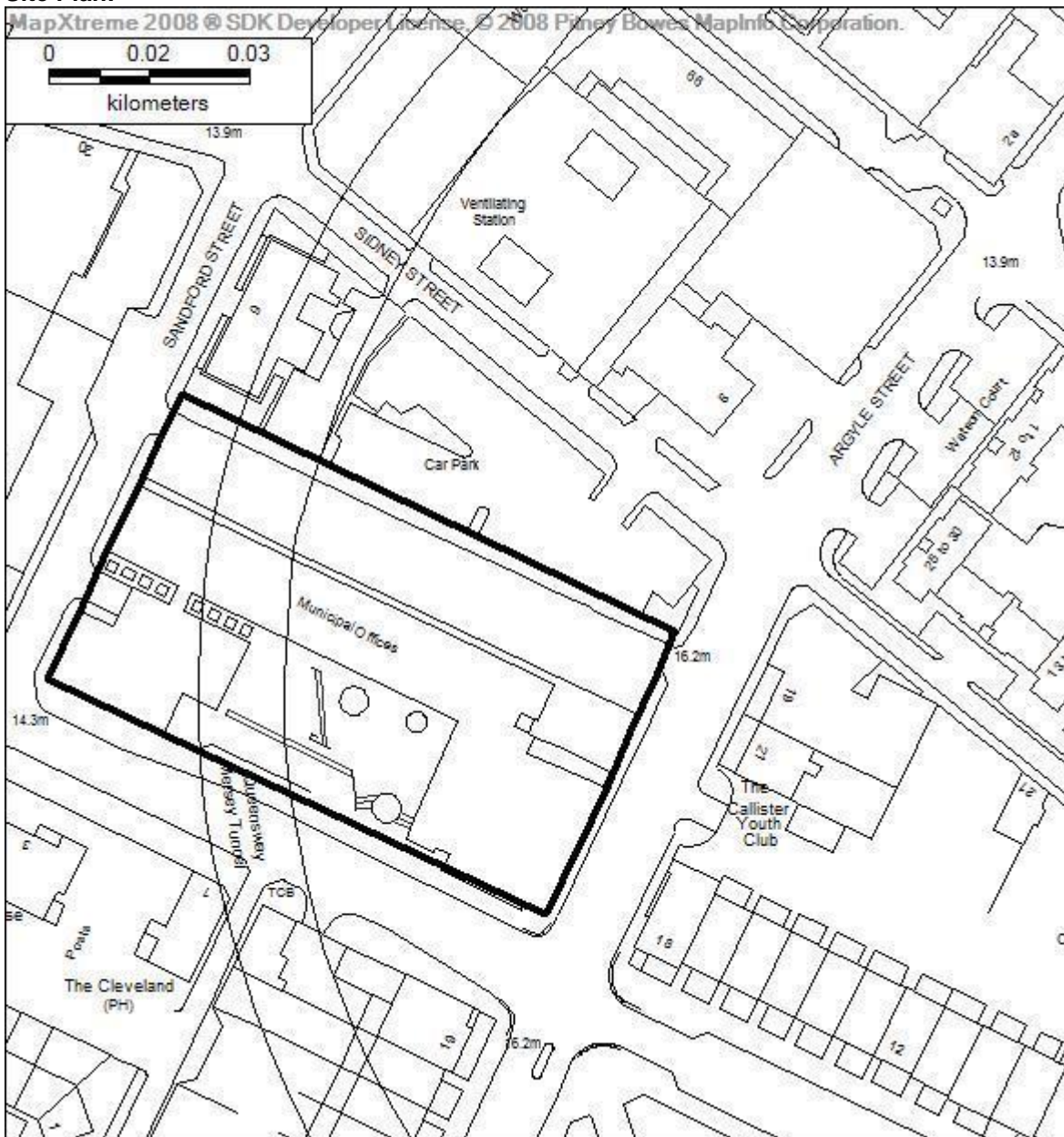
Ward:  
**Birkenhead and  
Tranmere**

**Location:** Former Treasury Building CLEVELAND STREET, BIRKENHEAD,  
CH41 6BL

**Proposal:** New Car park following demolition of building, with access from  
Sandford Street

**Applicant:** Wirral Council  
**Agent :** Wirral Council

**Site Plan:**



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## **Development Plan designation**

Conservation Area (for illustrative purposes)  
Primarily Commercial Area

## **Planning History:**

Location: Part of Treasury Building, CLEVELAND STREET, BIRKENHEAD, CH41 6BL  
Application Type: Prior Notification of Demolition  
Proposal: Part demolition of building  
Application No: DEM/17/00340  
Decision Date: 02/05/2017  
Decision Type: Prior approval is not required

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

### **REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 21 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

### **CONSULTATIONS:**

Highways - No Objections subject to conditions

## **DIRECTORS COMMENTS:**

### **REASON FOR REFERRAL**

Councillor Cleary has requested the application be taken out of delegation due to the implications on sustainable travel, emissions and impact onto Council policies within the Hamilton Square/central Birkenhead area.

### **INTRODUCTION**

The proposal is for the use of the land as a car park, following demolition of the building. Part of the building has been granted prior-approval for demolition under planning reference 17/00340.

### **PRINCIPLE OF DEVELOPMENT**

The site forms part of the existing Treasury Building office space and will be cleared to provide additional parking, the site is located within the Commercial area and adjacent to the Conservation Area. Sections 66 & s72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving the setting of the listed building and preserving or enhancing the appearance of the Conservation Area..

### **SITE AND SURROUNDINGS**

The site forms part of the Treasury Building site, part of the building is to be demolished and used for parking. The site is located within the Commercial area and is surrounded by a mix of uses such as offices, industrial as well as nearby residential.

The site itself is not within the conservation area but is close to the boundary with Hamilton Square conservation area.

### **POLICY CONTEXT**

#### SH6 Development Within Primarily Commercial Areas Policy

Within the Primarily Commercial Areas shown on the Proposals Map, uses falling within Class A1, Class A2, Class A3, Class B1 and Class D1 of the Town and Country Planning (Use Classes) Order 1987 will be permitted subject to the following criteria as appropriate:

(i) a proposal for Class B1 uses satisfies the criteria set out in Policy EM6 and Policy EM7;

(ii) a proposal for Class A1 uses, together with other recent or proposed retail development, does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary;

(iii) the proposal meets highway access and servicing requirements and includes off-street car parking in line with Policy TR9 and cycle parking in line with Policy TR12;

(iv) the siting, scale, design, choice of materials and landscaping is not detrimental to the character of the area;

(v) the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, particularly in respect of noise and disturbance, on-street parking or delivery vehicles - where necessary, a suitable condition will be imposed on hours of opening/ operation;

(vi) where a proposal for Class A3 use is located on a street containing similar establishments, cumulative levels of noise and disturbance, from both the existing and proposed activities, should not exceed a level likely to be detrimental to the amenity of the area;

(vii) proposals for Class A3 uses should include measures to mitigate smell and internally-generated noise - these measures should not be visually intrusive in the street scene and should be fully installed before the business commences trading.

#### TR9 Requirements for Off-Street Parking Policy

In assessing the off-street parking provision associated with new development proposals, the Local Planning Authority will be guided by the following considerations:

(i) the contribution of the proposal in supporting the general locational policies of the UDP;

(ii) the impact on the competitive position of urban centres;

(iii) the availability in the locality of alternative modes of transport;

(iv) the operational minimum and maximum level of car parking requirement associated with the proposed development;

(v) road safety and traffic management issues in the locality of the proposal; and

(vi) the likelihood of cars being parked on residential roads.

#### **APPEARANCE AND AMENITY ISSUES**

The proposal is for car parking, the management of the proposed car park has not been established as to whether it will be pay & display, staff only or free public use. Due to the uncertainty of the future use of the site, the agent has confirmed that a 5 year temporary consent would be agreeable.

The site is well connected in terms of alternative transport links such as Hamilton Square, Conway Street and Birkenhead Central train station as well as Birkenhead and Woodside Bus Station and the Ferry Terminal at Woodside.

The site is within a Primarily Commercial Area and it is considered that the use as a car park, albeit for a temporary period, would support the surrounding commercial area by providing a substantial number of off-street parking. A condition has therefore been attached to limit this use for 5 years, at the end of which further permission would be required.

The car park is to be located within the established boundary of what will be the demolished section of the Treasury Building, the visual impact onto the character of the area is considered to be minimal and characteristic of a commercial area. -

In terms of Policy SH6 and TR9, the proposal for a temporary period of five years is unlikely to have a detrimental impact onto the vitality of the commercial area or the nearby retail area.

## **SEPARATION DISTANCES**

Separation distances do not apply in this instance.

## **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

## **CONCLUSION**

The use of the land as car parking would be for a temporary period of 5 years, the temporary consent is therefore considered acceptable having regard to the location of the proposed car park and Wirral's UDP Policies SH6 and TR9.

### **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 use of the land as car parking would be for a temporary period of 5 years, the temporary consent is therefore considered acceptable having regard to the location of the proposed car park and Wirral's UDP Policies SH6 and TR9.

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

### **Recommended Conditions and Reasons:**

1. The use hereby permitted shall be discontinued on or before five years from the date of this permission

**Reason:** To enable an assessment of the effects of the development on the character of the area, having regard to Policy SH6 of the Wirral Unitary Development Plan

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23 June 2017 and listed as follows: 02.

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

### **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. Please contact the Council's Highway Management team via [www.wirral.gov.uk](http://www.wirral.gov.uk) or 0151 606 2004 prior to the commencement of development for further information.

**Last Comments By:** 16/08/2017

**Expiry Date:** 18/08/2017