

Planning Committee

31 May 2018

Reference:
APP/17/01295

Area Team:
South Team

Case Officer:
Mrs C Parker

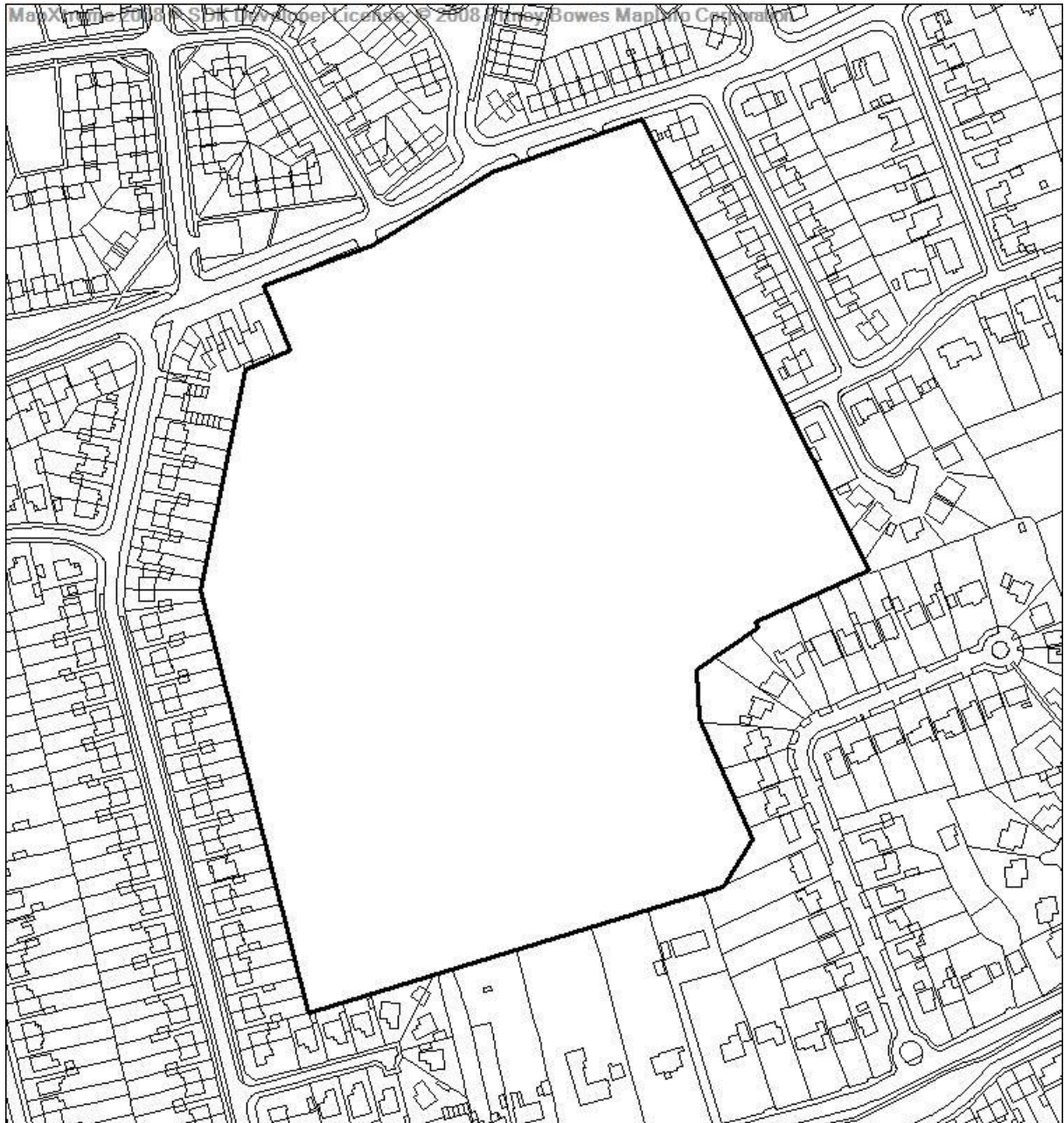
Ward:
Eastham

Location: Land at ACRE LANE AND MEADOWSIDE ROAD, BROMBOROUGH, CH62 7BX

Proposal: Detailed application for the erection of 217 dwellings, with associated access (off Acre Lane and Meadowside Road) and landscaping and other ancillary works.

Applicant: Morris Homes Ltd
Agent : WYG Group

Site Plan:



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Development Plan designation:

Primarily Residential Area
Urban Greenspace

Planning History:

Location: Former Playing Fields south of Bromborough Secondary School, west of
Meadowside
Application Type: Work for Council by outside body
Proposal: Erection of residential dwellings with parking provision
Application No: OUT/89/07379
Decision Date: 08/01/1990
Decision Type: Approve

Location: Metropolitan Borough Of Wirral Professional Excellence Centre, ACRE
LANE, BROMBOROUGH, CH62 7BZ
Application Type: Full Planning Permission
Proposal: Existing Office Buildings to be demolished
Application No: APP/14/00562
Decision Date: 12/12/2014
Decision Type: Approve

Location: Wirral Education Centre, Acre Lane, Bromborough, Wirral, CH62 7BZ
Application Type: Work for Council by Council
Proposal: Removal of existing fence and erection of a 2.4m high mesh security fence
Application No: APP/02/07169
Decision Date: 15/11/2002
Decision Type: Approve

Location: Metropolitan Borough Of Wirral Professional Excellence Centre, ACRE
LANE, BROMBOROUGH, CH62 7BZ
Application Type: Prior Notification of Demolition
Proposal: Demolition of training centre buildings. Deconstruction will be as follows -
Roof areas internal and external wall areas, ground floor, foundations and
basements.
Application No: DEM/14/00189
Decision Date: 14/03/2014
Decision Type: Prior approval is required

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

In line with the Councils policy for publicity of planning applications, letters were sent to 409 neighbouring properties and site notices posted at the site on Acre Lane and Meadowside Road. At the time of writing this report, 73 objections have been received 10 representations of support. The objections relate to:

1. Loss of green/open space
2. Overdevelopment
3. Increase in traffic
4. Overlooking
5. Location of proposed terraces
6. Drainage issues leading to flooding
7. Access from Meadowside Road should be avoided
8. Meadowside is unsuitable for additional traffic
9. The area is already congested
10. The developer should compensate for long and significant inconvenience
11. Parking issues near to the school
12. Development this size should bring benefits to residents
13. Loss of trees

14. Infrastructure in Bromborough is already under pressure
15. Existing parking problems around the schools
16. Burden on local services, NHS and school places
17. Disturbance during construction
18. Congestion
19. WBC has failed to facilitate, inform, engage or involve existing residents.
20. Time it will take to complete the development

Councillor Gilchrist states concern over:

1. The Statement of Community Involvement - has the proposal been modified in light of the consultation exercise
2. Density
3. Transport and traffic issues
4. Wirral does not operate a Community Infrastructure Levy (CIL) and financial contributions towards schools, GP surgeries and playing pitches should be made.

Two qualifying petitions with 1000 and 48 signatures have been received objecting to the proposal due to:

1. Lack of consultation to involve residents
2. Concerns not addressed
3. Highway issues relating to congestion, access, pedestrian safety
4. Detriment and danger during construction
5. Disruption, noise and pollution
6. No alternative sites
7. Failure to publish Section 106 monies
8. No evidence of affordable housing partner
9. Size and density is disproportionate
10. Pressure on local services

CONSULTATIONS:

Engineers - No objection subject to conditions

LLFA - No objection subject to conditions

Environmental Protection - No objection

Merseyside Environmental Advisory Service (MEAS) - No objection subject to conditions

Housing and Investment - Proposal triggers the requirement for affordable housing.

Directors Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is defined as Major Development and as such, under the provisions of the Council's adopted Scheme of Delegation for Determining Planning Applications, is required to be considered by the Planning Committee.

INTRODUCTION

The proposal is for a residential development with associated access (off Acre Lane and Meadows Road), landscaping and ancillary works on the site at Acre Lane, Bromborough. The proposal includes a mix of dwelling types and sizes with a range of 1,2, 3, 4 and 5 bedroom properties totalling 217. The development includes 1.5 hectares of public open space with a new Local Equipped Area for Play (LEAP) within this area.

PRINCIPLE OF DEVELOPMENT

The site is located in a Primarily Residential Area, where the principle of residential development is

acceptable provided it accords with the national and local planning policies set out in the 'Policy Context' below.

SITE AND SURROUNDINGS

The site was previously a secondary school, which was converted to a training and resource centre and this was the last use (Acre Lane Professional Excellence Centre). The buildings have now been demolished. The site extends to approximately 8.5 hectares and is located within the urban area of Bromborough. The immediate area is predominantly residential, characterised by two-storey terraced and semi-detached housing. The site has been cleared with all the former buildings demolished. Previously, the site comprised two main areas: the existing built up frontage facing Acre Lane and a large flat grassed area of former playing fields to the rear. Prior to the demolition of the buildings, the main built up frontage comprised mostly single, with some two storey buildings. To the rear of the former buildings, the open land adjoins the rear gardens of residential properties in Meadowside Road, Brancote Gardens, Allport Road, Caldicott Avenue and Dawpool Drive.

POLICY CONTEXT

Wirral Unitary Development Plan

Policy URN1 – Development and Urban Regeneration outlines that in considering development proposals, the local planning authority will be concerned to ensure that full and effective use is made of land within the urban areas; whilst sites currently required for recreational purposes should be protected from inappropriate development.

Policy URN2 – Planning Agreements for Urban Regeneration, allows the Council to negotiate planning obligations, to secure the best use of land, desirable community benefits and a planned, sustainable environment.

Policy HSG2 - Affordable Housing makes provision to negotiate with developers and housing associations to encourage affordable housing units within proposal.

Policy HS4 - Criteria for New Dousing Development states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure environment.

Policy GRE1 – The Protection of Urban Greenspace, sets out the intention to will regulate the supply and distribution of accessible public open space by protecting a network of open spaces which are close to where people live, within a comfortable walking distance from their homes.

The supporting text to Policy GRE1 sets out a minimum standard for the supply of accessible public open space of 2.4 hectares for every thousand people, with no part of the Primarily Residential Area further than a comfortable walking distance (400 metres) away from a local park or open space of 1.5 hectares or above (UDP paragraphs 8.8 and 8.9 refer).

Policy GR1 - The Protection of Urban Greenspace. Subject to certain criteria, the policy is supportive of development of Urban Greenspaces where it provides facilitates for visitors, sport or play. Development for other purposes, such as new housing, will not be permitted unless alternative provision of equivalent community benefit is made available.

Proposal GR2 – Land Designated as Urban Greenspace lists the areas of open space within the Borough that are designated as Urban Greenspaces. This includes part of the application site, which makes up the former playing fields associated with the former high school at the site. The site is designated as Urban Greenspace under reference 'GR2/93 – Acre Lane Playing Fields'. Proposed development within Urban Greenspaces will only be permitted subject to Policy GR1.

Policy GR6 - Greenspace within New Family Housing Development requires new housing development to require new housing development to provide greenspace at a rate of 60sqm for every new dwelling constructed, along with children's play provision. New greenspace should be accessible public open space, and should:

- Relate well to the existing network of accessible public open space within the locality;
- Provide for the retention or creation of linear links throughout the area;
- Make provision for the planting of trees, and for the retention and enhancement of existing landscape features, such as trees and ponds;
- Incorporate a larger area of open space suitable for active recreational use; and
- Be designed and located in order to minimise the potential disturbance to neighbouring property.

Policy GR7 - Trees and New Development states that in assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to substantially preserve the wooded character of the site or of the surrounding area and provide for the protection of trees of greatest visual or wildlife value.

Policy TR9 - Requirements for off Street Parking sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.

Policy NC7 - Species Protection states that development that may have an adverse effect on wildlife species protected by law will not be permitted unless means of their protection can be secured through the use of planning conditions.

National Planning Policy Framework (NPPF)

The Local Planning Authority is expected to contribute to achieving sustainable development having regard to NPPF paragraphs 18 to 219 as whole. Paragraph 74 states that existing open space, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space or land to be surplus to requirements or the loss resulting from proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Good design is a key aspect of sustainable development, which is expected to make a positive contribution to an area and use opportunities to improve the character and quality of an area.

Waste Local Plan

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting. This can be addressed through the use of relevant planning conditions.

The most recent Environment Agency Flood Map (February 2014) shows that the site is wholly located within Flood Zone 1 - Low Probability of Flooding. As the site exceeds 1 hectare in size, a site specific flood risk assessment will be required in line with national policy (NPPF, paragraph 103).

APPEARANCE AND AMENITY ISSUES

The proposed residential development of 217 dwellings will be on the site of the former Acre Lane Training Centre/School in Bromborough. The site has been cleared with all former buildings demolished. Prior to the demolition the site, when in operation as a school and training centre, comprised two main areas: the buildings occupied the northern part of the site (brownfield land) and the area to the rear of the buildings and car parking area comprised playing fields, designated as urban greenspace.

Urban Greenspace

The former playing field is designated as Urban Greenspace subject to protection from inappropriate development under Policy GR1, unless the site is surplus to requirements or alternative provision of equivalent community benefit is made available.

The playing fields on the site were last let for football in 1999/2000 (two senior football pitches) but the license to a junior football club was abandoned due to poor drainage and fixtures not being fulfilled. The site had no changing rooms or independent parking.

The Council resolved to sell the site for development in 2013 and marketed the site during 2014 subject to a sales brief that set out an overview of the main planning considerations, including the provision of sports pitches and public open space. At that time, there was no need to retain any part of the site for sports pitches, subject to improvements to other sites within the area secured through a legal agreement.

The latest Playing Pitch Strategy, adopted as a material consideration in the determination of planning applications by Council on 11 December 2017 (Minute 97 refers), indicates, for the Bebington, Bromborough, Clatterbridge and Eastham Area, that there is:

- no current shortfall for football but a potential shortfall 8 youth and 7.5 mini match sessions by 2025, which could be addressed by improvements and revised provision at other sites;
- a current shortfall of 8 rugby match sessions, potentially increasing to 10.5 by 2025, which could be addressed on existing rugby sites;
- demand for increased access to artificial pitches for hockey, at the Oval; and
- a current shortfall of 4 artificial 3G playing pitches, which is currently being addressed on other sites in negotiation with the Football Foundation;

With regard to Acre Lane, the Strategy noted that provision had been made to secure contributions to improvements at other existing sites and states that any disposal must meet the requirements of the second criterion of paragraph 74 of NPPF (page 42 refers), which could be secured through a legal agreement.

The sales brief noted that existing provision of accessible public open space within Bromborough and Eastham (excluding the application site) was 2.8ha/1000, which increased to 5.3ha/1000 if sites within 400 metres of the urban area, such as Eastham Country Park were included.

The proposal in the current application would provide 1.5 ha of public open space in accordance with the Council's standards for regulating the supply of publicly accessible open space and would address an existing shortfall within the residential area to the north of the site, where residents do not currently have access to any public open space of 1.5 hectares or above within 400 metres walking distance from their homes.

The proposed access via Meadowside Road would also bring part of the application site within 400 metres walking distance of Allport Common and a wider number of properties within 400 metres walking distance of the new public open space.

Development Proposal - Design and Layout

The residential development comprises 217 properties with a mix of terraced (40), semi-detached (18) and detached houses (159). Affordable housing at a rate of 20% will be provided within the site and secured as part of a Section 106 Agreement.

The proposal will provide two vehicular access points, the main access from Acre Lane and a limited access from Meadowside Road that serves 20 properties. There will be no vehicular thoroughfare to the rest of the site from the access on Meadowside Road. Each dwelling will benefit from at least 2 parking spaces, with the exception to 1 bedroom units which will be provided with 1 parking space. Some of the larger properties include garage spaces.

The design of the dwellings incorporate features such as decorative brick coursing, swept brick heads and buff artstone cills. There will be some detailing around the windows to include artstone cills and headers and doorways emphasised through pillars or porches, and contrasting brick courses at the eaves. Materials will comprise mainly red brick in keeping with the immediate area. There will be two different characters of dwellings proposed within the site. 'Country style' dwellings will be located

around the central area of public open space and around the site accesses on Acre Lane and Meadowside Road. These will be constructed with red bricks and include a mix of grey slate effect and russet roof tiles. Edwardian style houses will be mainly located towards the west and south of the site constructed with mainly red brick with yellow brick detailing.

The layout of the dwellings follow the key design principle to locate the buildings within a legible layout of streets and public spaces and that connect well into adjacent areas. The houses will be predominantly two storey with some limited 2.5 storey buildings. Some of the larger detached properties are located at the end of internal roads and designed to turn corners to form a focal point.

The layout is designed around the central public open space with the layout of the internal roads balanced to meet the needs of pedestrians, cyclists and vehicles. Pedestrian access will be provided into the site from Meadowside Road and this serves to make the public open space accessible to the wider community. The access from Acre Lane retains open views into the site and the public open space. The dwellings fronting Acre Lane will have front gardens and driveways that results in an active street frontage. The existing trees along the boundary with Acre Lane are substantial and contribute to the character of the area and will therefore be retained. Within the site, the building frontages will have a varied set back, some will be close to the pavement and others set back with front gardens and driveways. This varied design reflects the pattern of development in the surrounding area and helps to form an interesting street scene. The dwellings are orientated to face the public open space where possible to provide a key frontage and act as natural surveillance. The dwellings located around the perimeter of the site back onto existing dwellings at an acceptable distance and create defensible boundaries to promote a safe environment.

A landscaping plan has been submitted with the application that provides details of extensive landscaping proposed at the site. Boundary treatments in the form of fencing and vegetation are incorporated into the development with existing mature hedges and trees retained along the boundaries with existing development. The majority of the dwellings benefits from individual garden space to the front and rear. The rear gardens back onto each other with gated access in order to reduce and help to prevent crime.

The layout and design of the proposed development reflects the pattern of development in the immediate area and will not result in any harm to the character of the area. .

Objections have been received stating concern over the increase in traffic adding to the already congested roads in the area, especially close to junctions and schools and parking issues. There is no objection on highway grounds and this is set out below under the Highway Implications.

Objections state that the proposal is overdevelopment and that the development will result in overlooking and a loss of open space. As set out above, the layout and design of the dwellings do not detract from the character of the area and maintain an adequate distance away from properties that bound the site to result in any overlooking. Open space is provided within the development that will be accessible to the local area, whereas the site is currently closed to the public.

Section 106 Legal Agreement

Objections have been received that the development will put strain and burden on local services; infrastructure is already under pressure and financial contributions should be made. Ward Members have raised concerns that the development will result in additional pressure for local school places and the impact on local GP services. UDP Policy URN2 make provision for planning obligations to be negotiated to secure community benefits and a planned sustainable environment although there is no planning mechanism in place to calculate a financial contribution for local schools and GP services. A Section 106 Legal Agreement for this proposal will cover:

- Provision and maintenance of the public open space, including the children's play equipment;
- Provision and maintenance of the drainage system;
- A contribution for playing pitch provision in the area;
- Any necessary highway and transport works; and

- Affordable housing provision

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres. The layout of the dwellings provide for the usual separation distances both within the development site and to the properties that bound the site.

HIGHWAY/TRAFFIC IMPLICATIONS

This is a proposal for the construction of 217 dwellings including vehicle access taken from Acre Lane for the majority of dwellings and vehicle access to twenty dwellings taken from Meadowside Road.

The applicant has submitted a Transport Assessment in support of the application which calculates the likely vehicle movements associated with a development of this scale based on TRICS, which is a national recognised database. The assessment does not take account of (and therefore does not discount) the potential traffic that would have been generated by the previous use on the site and which could recommence should that use start again. The Council's Highway Engineer has considered the Assessment and concludes that the submitted figures for traffic generation to be a robust assessment.

Traffic generated by the proposed development is then assigned to the surrounding network based on travel to work data obtained from the 2011 National Census and this is added to the background traffic levels to allow assessment of the impact on the various junctions in the area using the appropriate junction modelling software for each junction (PICARDY or LINSIG). The results of that modelling indicates that each of the junctions would operate within capacity.

Concerns have been raised regarding the cumulative impact of this development on traffic movements along Neville Road and Cambridge Road, which link Allport Lane to New Chester Road (A41) and are subject to 20mph speed limits. In response, a Section 106 agreement is recommended to include for the provision of a commuted sum to enable the construction of traffic calming features (such as road humps) in these roads. The estimated cost of this work would be £50,000.

It is considered that this location is sustainable in terms of access to local amenities and services, providing good opportunities for those residents who may wish to live in a more sustainable manner.

In conclusion, it is considered that there are no sustainable reasons to refuse this application on the grounds of highway safety or congestion subject to the S106 requirement mentioned above and the recommended planning conditions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

A landscaping plan has been submitted with the application that aims to complement the existing landscape features and add to the green infrastructure by providing habitats and green spaces whilst meeting sustainability objectives. A tree survey has been produced and the findings used to inform the layout of the dwellings with a view to retain the good quality trees. The survey shows 6 tree groups and 2 individual trees will need to be removed. New tree planting is proposed to compensate for this loss. The site retains many existing landscape features, including well established hedgerows and trees. In addition to this, new hedgerows, and ornamental trees and planting are proposed throughout the development to soften the visual appearance of the scheme. The new tree planting along with the landscaping scheme is considered to be acceptable.

Ecology

An Ecological Appraisal has been submitted that provides an assessment of the trees, birds and bat roost potential. The Ecology reports and additional supporting information, have been assessed by the Council's ecology advisor, Merseyside Environmental Advisory Service (MEAS) as acceptable and recommend planning conditions. The submitted landscaping plan includes elements of native tree, shrub and hedgerow planting that is acceptable from an ecological perspective.

The proposal falls under Schedule 2 10 (b) of the (Environmental Impact Assessment) EIA Regulations 2017 as an urban development project on a site that exceeds 5ha and relates to more than 150 dwellings. As such, the development requires screening and the applicant has provided an assessment of the development against the criteria in Schedule 3 of the EIA Regulations. This has been accepted and MEAS conclude that the proposal is not likely to result in significant effects for EIA purposes and an Environmental Statement is not required.

Part of the site is previously developed and the proposal would make best and efficient use of the vacant land. The proposal provides an area of open space to offset the loss of the fields at the rear of the site. The appropriate surveys have been carried out in order to safeguard protected species. The landscaping plan shows that planting is integral to the proposal both for visual amenity and ecology. The proposal therefore represents sustainable development.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered acceptable and supports urban regeneration by making full and effective use of land within an urban area and the environmental impacts of the development have been fully considered. The design, scale and layout of the houses represents a development that fits in with the surrounding pattern of development and character of the area. The development allows adequate separation distances and this along with the appropriate scale and layout of the development as proposed, ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and open space to a standard that satisfies the relevant UDP policies and the provisions of the NPPF. It is considered that the proposal represents sustainable development and is recommended for approval, subject to the imposition of a Section 106 Legal Agreement and suitably worded planning conditions.

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 proposal is considered acceptable and supports urban regeneration by making full and effective use of land within urban areas and the environmental impacts of the development have been fully considered. The design, scale and layout of the houses represents a development that fits in with the surrounding pattern of development and character of the area. The development allows adequate separation distances and this along with the appropriate scale and layout of the development as proposed, ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and open space to a standard that satisfies the relevant UDP policies and the provisions of the NPPF.

Recommended Decision: **Approve subject to a Section 106 Legal Agreement**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as received by the local planning authority on the 24 October 2017, 28 February 2018 and listed as follows:
N1016/P/PL01 dated 04/10/16, N1016/P/SS01 dated 04/10/17, N1016/P/MD01 dated 14/09/17, N1106/P/LP01 House Type Country Style drawings N1016/HTALD/02,

N1016/P/HTAPP/02, N1016/P/HTBEX/02, N1016/P/HTBRA/02, N1061/P/HTBRE/02, N1016/P/HTDUN/05, N1016/P/HTOU/02, N1016/P/HTMAL/02, N1016/P/HTRUF/02, N1016/P/HTSTAU/02, N1016/P/HTSTR/02, N1016/P/HTSUT/02, N1016/P/HTWHA/02, N1016/P/HTWIL/02 AND N1016/HTWILSA/04 DTAED 14/09/17, Landscape Structure Plan M2925.01 dated 10.2017 and House Type Edwardian Style N1016/HTALD/02, N106/P/HTAPP/02, N1016/P/HTBEX/02, N1016/P/HTBRA/02, N1016/P/HTBRE/02, N1016/P/HTDUN/05, N1016/P/HTHOU/02, N1016/P/HTMAL/02, N1016/P/HTRUF/02, N1016/P/HTSTAU/02, N1016/P/HTSTR/02, N1016/P/HTSUT/02, N1016/P/HTWA/02, N1016/P/HTWIL/02, N1016/HTWILSA/04 dated 14/09/17

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

3. NO DEVELOPMENT SHALL TAKE PLACE until samples of the facing and roofing 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. PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

Reason: In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 and CH2 of the Wirral Unitary Development Plan.

7. NO DEVELOPMENT SHALL TAKE PLACE until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

8. Foul and surface water shall be drained on separate systems

Reason: In the interests of providing satisfactory drainage of the site and to accord with Policy HS4 of the Wirral Unitary Development Plan.

9. 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 WM8 and WM9 of the Waste Local Plan.

10. 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 policies WM8 and WM9 of the Waste Local Plan.

11. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Construction Environment Management Plan (CEMP) and a Method Statement for the construction of the development hereby approved has been submitted to, and approved in writing by the Local Planning Authority. The CEMP should address and propose measures to minimise the main construction effects of the development and shall include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The Plan shall include the agreed method statements to mitigate or avoid adverse environmental impacts:

- Invasive species remediation scheme;
- Ecological mitigation plan/measures;
- Waste Audit or similar mechanism;
- Measures to Prevent Pollution of Control Waters.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

Reason: In order to manage and mitigate the environmental impacts during the construction phase and in the interests of the safe operation of the local highway network, having regards to visual and residential amenities of the area.

12. NO DEVELOPMENT SHALL TAKE PLACE until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing by the Local Planning Authority, The approved works shall be completed in accordance with the Local Planning Authority's written approval prior to the occupation of the development.

Reason: In the interest of highway safety and to comply with UDP Policy HS4

13. WITHIN 3 MONTHS OF THE FIRST OCCUPATION OF THE RESIDENTIAL DEVELOPMENT a Travel Plan shall be 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, sustainable travel choices and to accord with Policy TRT3 in the Wirral Unitary Development Plan.

14. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT full details of permanent replacement bat roosting provision and bird nesting boxes shall be submitted to and approved by the Local Planning Authority. The details shall include bat boxes to be erected on the retained trees and integrated into the brickwork of new dwellings with a plan to show the position, number, type and location and timetable for implementation of both the bat and bird boxes. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of species protection having regard to Policy NC7 of Wirral Unitary Development Plan

15. No tree felling or building works shall take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season, then all buildings and trees shall be checked first by an appropriately experienced ecologist to ensure that no breeding birds are present. If present, details of how they will be protected will be required.

Reason: To protect the interests of any protected species which may be present on the site and to accord with Policies NC5, NC6 and NC7 of the Wirral Unitary Development Plan.

16. PRIOR TO COMMENCEMENT OF DEVELOPMENT, full details of a scheme for the eradication of Montbretia (*Crocasmia x crocosmifolia*) an invasive species, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the invasive species on a scaled plan. It shall include measures that will be used to prevent the spread of Montbretia during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason: To eradicate Montbretia from the development site, to prevent the spread of the plant through development works and to accord with the aims of Policy NC7 in the Wirral Unitary Development Plan.

17. NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL a scheme of phasing of landscaping, in accordance with the details shown on the submitted landscaping plan (Landscape Structure Plan, Barnes Walker, October 2017, M2925.01) has been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall detail a timetable for all landscaping works to be phased across the site and the landscaping shall be carried out in the first planting and seeding season following occupation of the dwelling(s) within that particular phase; any trees or plants which within a period of five years die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the site is suitably landscaped and having regard to nature conservation in accordance with Policies HS4 and NC7 of the Wirral Unitary Development Plan.

18. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

1. a survey of the extent, scale and nature of contamination;
2. an assessment of the potential risks to: human health, property (existing or proposed)

including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

The development shall be carried out in accordance with the approved assessment.

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 risk to workers, neighbours and other offsite receptors

19. Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

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 risk to workers, neighbours and other offsite receptors

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

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 risk to workers, neighbours and other offsite receptors

21. Where required by the Local Planning Authority, a monitoring and maintenance scheme of the effectiveness of the proposed remediation must be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented, and any reports produced as a result, shall be submitted and approved in writing by the Local Planning Authority.

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 risk to workers, neighbours and other offsite receptors

22. No development shall commence until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/ Final' Sustainable Drainage Strategy¹, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The surface water discharge rate must be limited to 43 l/s and details of the 'Confirmed / Final' Sustainable Drainage Strategy¹ must be based on the principles and details identified in the Proposed Development & Drainage Layout <Mar16 / 30179/AppH /

Revision C/ Ironside Farrar, be accompanied by a completed Operation and Maintenance Plan and meet all requirements specified in the **Terms of Condition**.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

1Terms of condition

'Confirmed/ Final' Sustainable Drainage Strategy to include:

- Justification of final design
- Designer risk assessment
- Drawings to include:
 - Final layout of roads and properties including plot numbers, finished floor levels and boundaries
 - Final layout of sewers; outfalls; SuDS; flow controls and overland flow paths (designed for exceedance)
 - Longitudinal sections showing existing and proposed ground levels, invert levels (to OS datum), manhole and pipe sizes; pipe gradients; SuDS; emergency overflows and annotation that correlates to the hydraulic calculations
- Hydraulic modelling for final drainage strategy to include:
 - Pipe network design
 - Explicit attenuation/SuDS (to demonstrate robustness)
 - Holistic modelling, combining pipe network and SuDS into one model
 - System performance for following return periods; 1, 30, 100, 100 plus appropriate climate change allowance, pre and post development
 - Runoff volume from the development in the 1 in 100 year, 6 hour rainfall event pre and post development
 - Design criteria summary, Full network details table, Contributing area summary, Control/storage structure details, Results summary print outs
 - Volumetric runoff co-efficient (Cv) should be set to '1'
 - Rainfall model should be FEH
 - Sensitivity checking for climate change at 40% if lower allowance used
 - Urban creep allowance of 10% must be included
- Maintenance statement explaining who will own the SuDS and how maintenance and replacement will be funded over the lifetime of the development
- Construction phase surface water management plan for each construction phase

- 23 Prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and an updated Operation and Maintenance Plan as necessary.

Reason To ensure a satisfactory sustainable surface water drainage system is provided to serve the site in accordance and secure satisfactory management and maintenance of the approved surface water drainage system with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

Further Notes for Committee:

1. In order to comply with Condition 12, it will be necessary to enter into a legal agreement with the Council to secure works under the Highway Act and New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary carriageways, footways, street lighting, surface water drainage, traffic signs road markings, traffic calming, tactile pedestrian paved crossings, street furniture, Road Safety Audit and Road Safety Audit Monitoring.
2. Please note, the applicant must enter into a Section 106 agreement before the grant of planning permission, requiring that any communal elements of the sustainable drainage system, not adopted by the Water and Sewerage Company, are maintained in perpetuity in accordance with a specified maintenance and inspection schedule which must cover all components and be submitted for approval by the LLFA. Consideration should be given to the fact that maintenance and operation requirements should be economically proportionate.
3. The grant of planning permission does not confer consent under the Land Drainage Act 1991. Any land drainage that may be subsequently discovered within the site must not be altered without the prior consent of the Lead Local Flood Authority.

Last Comments By: 20/02/2018
Expiry Date: 23/01/2018