

Planning Committee

17 January 2019

Reference:
APP/18/01016

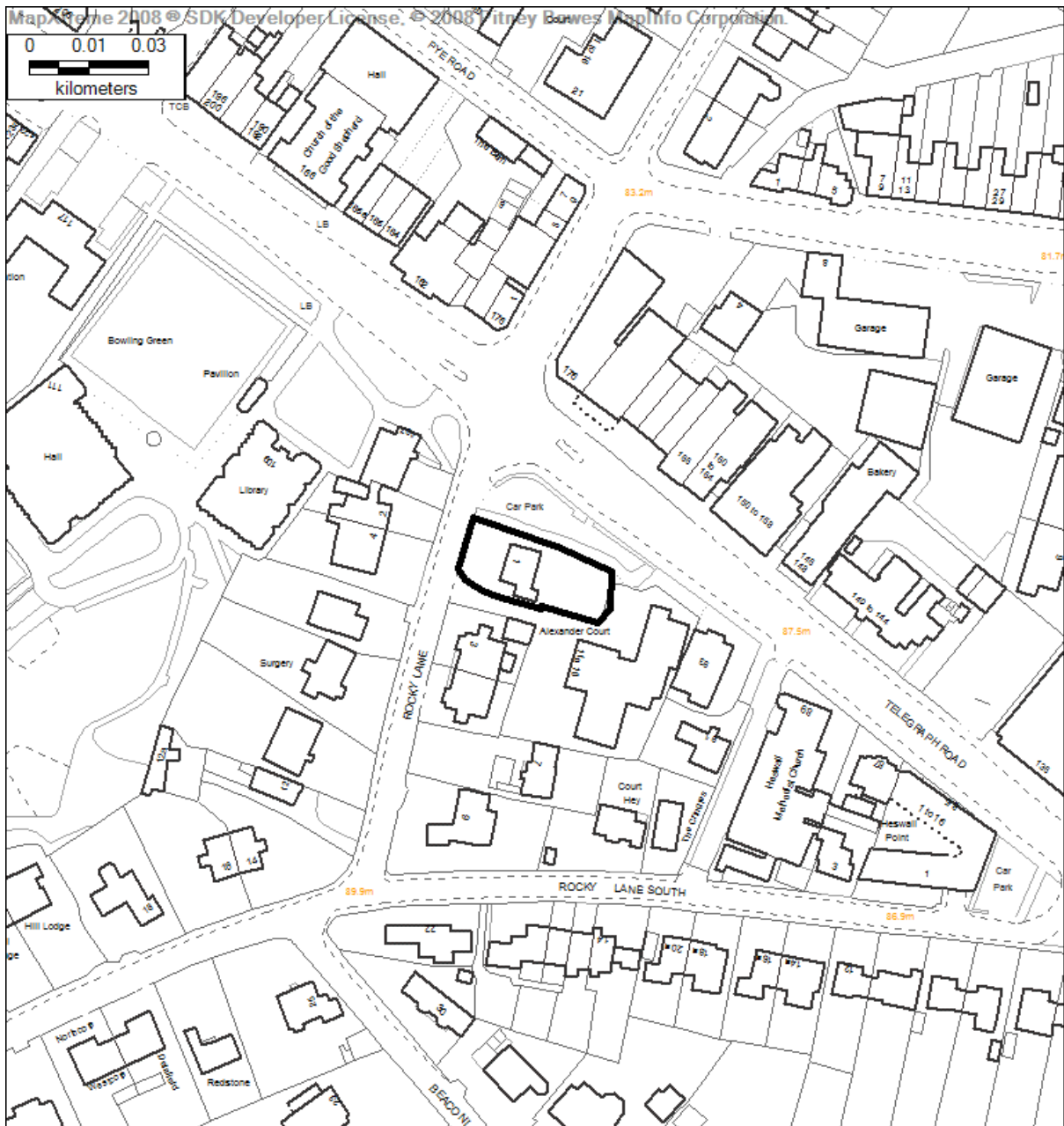
Area Team:
South Team

Case Officer:
Mr D Clapworthy

Ward:
Heswall

Location: Clive Watkin Estate Agent, 1 ROCKY LANE, HESWALL, CH60 0BY
Proposal: Construction of 6no. apartments (2no. 3 bedroom and 4no. 2 bedroom), following demolition of existing building
Applicant: LHG Projects Ltd
Agent : N/A

Site Plan:



© Crown copyright and database rights 2018 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan designation:

Primarily Residential Area

Planning History:

Grange Villa, 1 ROCKY LANE, HESWALL, CH60 0BY

Location:

Application Type: Outline Planning Permission

Proposal: Outline application for demolition of existing building and construction of five apartments

Application No: OUT/17/01309

Decision Date: 12/12/2017

Decision Type: Approved

Location: Grange Villa, 1, Rocky Lane, Heswall. L60 0BY

Application Type: Work for Council by outside body

Proposal: Change of use from offices to single dwellinghouse.

Application No: APP/93/05347

Decision Date: 21/04/1993

Decision Type: Approved

Location: Clive Watkin Estate Agent, 1 ROCKY LANE, HESWALL, CH60 0BY

Application Type: Full Planning Permission

Proposal: Change of use of former offices to education centre (use class D1)

Application No: APP/13/00421

Decision Date: 15/05/2013

Decision Type: Approved

Location: 1 ROCKY LANE, HESWALL, CH60 0BY

Application Type: Outline Planning Permission

Proposal: Outline application for demolition of existing building and construction of four two bedroom apartments, including associated car parking

Application No: OUT/13/01111

Decision Date: 06/12/2013

Decision Type: Approved

Location: Grange Villa, 1 ROCKY LANE, HESWALL, CH60 0BY

Application Type: Outline Planning Permission

Proposal: Outline application for demolition of existing building and construction of four two bedroom apartments, and one three bedroom apartments, including associated car parking - Plans received showing scale of the proposal

Application No: OUT/14/01130

Decision Date: 01/12/2014

Decision Type: Approved

Location: Clive Watkin Estate Agent, 1 ROCKY LANE, HESWALL, CH60 0BY

Application Type: Full Planning Permission

Proposal: Demolition of existing building and construction of six apartments

Application No: APP/18/00246

Decision Date: 01/08/2018

Decision Type: Withdrawn

Summary Of Representations and Consultations Received:**1.0 WARD MEMBER COMMENTS**

1.1 No comments received.

2.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, notifications were issued to neighbouring properties and a site notice was posted. Five objections and qualifying petition of objection containing 25no. signatures have been received raising matters that can be summarised as follows:

1. Due to the scale, mass and height, the proposal would be out of keeping and over dominant within the surrounding residential area;
2. The proposal represents an overdevelopment of the site, as demonstrated by the lack of adequate outdoor amenity space;
3. The proposal does not include details of landscaping and would involve the removal of existing trees. As the building would occupy the full width of the plot, no landscaping or screening could be introduced to Telegraph Road, in contravention of UDP Policy GR5;
4. The proposal will introduce habitable room windows within around 12m of existing windows at Alexander Court (within 10m of balconies) and would impinge on privacy at other neighbouring properties;
5. The level and function of amenity space would not adequately serve the occupants of all the flats;
6. The above would be in contravention of UDP Policy HS4 and SPD2.
7. Highway safety is a major concern. The proposed parking spaces are inadequate in number, not of the appropriate dimension, do not include a disabled space and access and there is not adequate cycle storage, contrary to UDP Policies TR12 and SPD2;
8. The proposed bin store would obstruct visibility from the adjacent access.

CONSULTATIONS

Highway Authority: No objections

Welsh Water: No objections

Merseyside Fire and Rescue: No objections.

3.1 Reason for referral to Planning Committee

3.1.1 The application has been removed from delegation as it is subject to a qualifying petition of objection with 25 signatures.

3.2 Site and Surroundings

3.2.1 The site is located adjacent to and to the east of the junction between Rocky Lane and Telegraph Road and there is a public car park immediately to the north, separating the site from Telegraph Road. The site is elevated relative to adjacent land to the north (the car park) and west (Rocky Lane), but land to the east at Alexander Court and to the south at no.3 Rocky Lane rises from the site. The site is presently occupied by a two storey detached building last in use as an estate agent. There are a number of trees to the rear and north side of the existing building and an individual and notable fir close to the boundary with Rocky Lane. To the south and east of the site are residential dwellings, whilst there is a broader mix of residential and commercial occupiers opposite the site on Rocky Lane. Telegraph Road to the north falls within Heswall and is the typical mix of commercial occupiers. There is a recently completed residential apartments development located to the side/rear (south and east) of the existing building at Alexander Court. There are double yellow lines at the front of the site along Rocky Lane. The site falls within the Primarily Residential Area as pertains to the Proposals Map of the Unitary Development Plan.

3.3 Proposed Development

3.3.1 The proposal is for full planning permission for the erection of a three floor block of 6no. apartments contained within a two and a half storey building, following demolition of the existing building (an estate agents). Since initial submission, the proposal has been amended to reduce the width, lower the ridge height and change the form of the roof, such that it now proposes the following:

- A block (building) containing 2no. three bed apartments at ground floor and 4no. two bed dwellings. It would be 10.25m high to ridge (above a lowered ground level which would be lowered between 0.7m to 2.5m in section from west to east) and would be 17m long x 14.2m wide and would be positioned around 8.5m from the rear (eastern) boundary. It would incorporate a varied roof form including a hipped end at the rear with wallhead dormers; double projecting gables to the principal elevation to Rocky Lane and to either side elevation. The principal and side elevation to Telegraph Road would incorporate extensive areas of glazing into the apex of vertical proportions. It would be finished externally in traditional red brick with natural stone features, natural slate, grey powder coated aluminium windows and doors with grey upvc soffits, fascias and rainwater goods;
- The provision of 6no. car parking spaces and a recycling store in the front forecourt. Cycle storage would be provided under the stairs at ground floor;
- Amenity space would be provided at the rear (east) of the building and would be terraced up from rear patio areas (this space would be for the two ground floor apartments. Hard and soft landscaping would include the removal of all existing trees aside from the prominent fir close to the boundary with Rocky Lane. Boundaries would be formed with sandstone walls (with minor visibility set-back) to Rocky Lane, wrought iron railings and hedgerow to the boundary with the car park at the north and 2m high timber fencing to the east with Alexander Court. The southern boundary would be formed with the retained existing fencing atop new retaining walls that would be rendered.

3.3.2 Relative to the extant outline planning permission OUT/17/01309 (which approved the layout of the site and position of the building close to the eastern boundary) the eastern (rear) elevation of the block would be around 5.5m further west (consequently losing a front amenity area), would be narrower, thus enabling access down the sides of the building and landscaping to the full length of the northern boundary. The submission also demonstrates that the proposed block would be approximately 0.3m higher to ridge than the illustrative elevations submitted to support the extant outline planning permission (partly due to lower site levels).

3.4 Development Plan

3.4.1 Wirral Unitary Development Plan (UDP) Policies
 Policy HS4: Criteria for New Housing Development
 Policy GR5: Landscaping and New Development
 Policy GR7: Trees and New Development
 Policy NC7: Species Protection Policy
 Policy TR9: Requirements for Off Street Parking
 Policy TR12: Requirements for Cycle Parking

3.4.2 Joint Waste Local Plan for Merseyside and Halton
 Policy WM8: Waste Prevention and Resource Management
 Policy WM9: Sustainable Waste Management Design and Layout for New Development

3.5 Other Material Planning Considerations

3.5.1 The National Planning Policy Framework 2018 (NPPF)
 Section 2: Achieving sustainable development
 Section 4: Decision Making
 Section 5: Delivering a sufficient supply of homes
 Section 9: Promoting sustainable transport
 Section 11: Making effective use of land
 Section 12: Achieving well-designed places
 Section 15: Conserving and enhancing the natural environment

3.5.2 Supplementary Planning Guidance and Documents

SPD2 - Designing for Self-Contained Flat Development and Conversions.

SPD4 - Parking Standards states a maximum car parking 1 space per apartment.

3.6 Assessment

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Layout, scale and design;
- Impact on amenity;
- Access and highway safety;
- Other matters.

3.7 Principle of Development:

3.7.1 The site falls within the Primarily Residential Area where the principle of a residential development is acceptable. Additionally, there is an extant outline planning permission for a 5no. apartment scheme and a history of residential schemes preceding this (see 'relevant history'). Therefore, the principle of residential development at the site is established. The acceptability of the scheme therefore falls to the assessment of the matters considered in the following sections.

3.8 Housing Implications

3.8.1 UDP Policy HS4 is the most important development plan policy for determining the planning application, which has been found consistent with national policy in that it permits residential development within the Primarily Residential Areas, subject to criteria that requires development to relate well with its surrounding and achieve a good standard of amenity. Policies and decisions are required to ensure development will function well and add to the quality of the area over its lifetime to provide a high standard of amenity for existing and future occupiers. Development of poor design that fails to take the opportunities available for improving the character and quality of an area should be refused (NPPF paragraphs 127 & 130 refer).

3.9 Layout, scale and design (including landscaping)

3.9.1 Concerning such matters, UDP Policy HS4 requires that new housing is of a scale which relates well to its surroundings and does not result in a detrimental change to the area. SPD2 requires flatted developments to be located in accessible locations, to be of a scale, layout, design and materials that relates well and respects the local context. Further, adequate landscaped garden space should be provided. Landscape features of value, such as trees and hedgerows, should be retained where possible. Internal layouts should be orientated to maximise solar gain and main habitable rooms should have a reasonable outlook. Section 12 of the NPPF makes it clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

3.9.2 There is an extant outline planning permission for a block of 5no. apartments (see 'Planning History') which also approved the layout and illustrative plans (not approved) gave an indication of the scale and elevation detailing that could forward for such a scheme. This suggested a two and a half storey block, with the second floor contained in the roof space, double projecting three storey gables to the rear and a central fully glazed projecting gable to the principal elevation. The recently completed Alexander Court wraps around the site to the immediate south and east. This is a block of 10no. apartments over three storeys featuring a varying and stepped roof, projecting gables with balconies and feature glazed elements. It is finished in red brick and thin edge tiles with elements of pink blockwork. The block is located in a raised position above Telegraph Road and the site.

3.9.3 Objections refer to the scale and design of the proposal, appropriateness in the context, level of amenity space and lack of landscaping. The proposed layout and design has been amended since the original submission and further clarification has been provided

concerning levels and materials, as detailed above. The proposed apartment block would have similarities in form, design, architectural detailing and materials to the neighbouring apartment scheme recently completed at Alexander Court. The position of the proposed apartment block within the site would better relate to and address Rocky Lane, being closer to the principal frontage than the position relating to the extant outline planning permission (which would be close to the eastern boundary of the site). The site would be re-engineered (lowered and terraced) such that the maximum ridge height would only be marginally higher than the illustrative elevation provided in relation to the extant planning permission and would be lower than the highest part of Alexander Court and no. 3 Rocky Lane, which is a traditional larger semi-detached dwelling to the immediate south.

- 3.9.4 The proposed north and west elevations would feature higher levels of architectural detailing so as to present more attractive frontages to main vantage points and external elevational treatment would be in high quality traditional and natural finishes. Similarly, the site would be framed by high quality hard and soft boundary treatment to the Telegraph Road and Rocky Lane frontages, including the retention of the mature and significant fir tree at the front of the site adjacent to the boundary with Rocky Lane and introduction of a hedgerow to the northern boundary to Telegraph Road. Furthermore, the extant outline planning permission approved the position and footprint of the approved apartment block, which would have been set further back within the site and would occupy the full width, such that the side elevations would be hard up against the north and south boundaries. Whilst illustrative elevations were not approved, they clearly indicated the likely elevational treatment in general terms, given that they were designed based on the approved layout and footprint. No adverse comments were made in relation to these when that application was being assessed. It is considered that the scheme now being considered represents a significantly improved scheme. Given the orientation of the site and relationship to neighbouring land, it would not be appropriate to significantly glaze the southern elevation to maximise solar gain (which was also the case in relation to the extant outline planning permission too). As such, and despite objections to the contrary, the proposed development is considered to offer an attractive, contemporary and high quality design of an appropriate scale in the immediate context. The proposed development would therefore comply with the above UDP policy, the SPD and the NPPF.

3.10 Impact on amenity

- 3.10.1 UDP Policy HS4 requires that for all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved. In order to preserve local residential amenity, the following separation distances need to be achieved: 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. SPD2 requires adequate landscaped garden space should be provided (accessible to each flat and as a general equating to around a third of the plot size) and internal layouts should be arranged so that main habitable rooms should have a reasonable outlook. Paragraph 127 of the NPPF states that decisions should ensure that developments 'create places with a high standard of amenity for existing and future users'.

- 3.10.2 Objections refer to loss of privacy for neighbouring properties. Nearest west facing windows to habitable rooms at the adjacent Alexander Court would be around 21m from the nearest opposing habitable room windows pertaining to the rear (east) elevation of the proposed apartment block. North facing habitable room windows and balconies at Alexander Court would be around 12-13m from the same elevation pertaining to the proposed apartment block, but these would not be directly facing and these opposing windows would be at right angles, so would not have direct intervisibility. Furthermore, and crucially, these same corresponding distances would have been around 14.5m and less than 10m in relation to the extant outline planning permission. Again, whilst the final detailed design was not approved in that scheme, based on the approved layout and illustrative floor layouts and elevations, it was clear that habitable room windows would have been incorporated into both the east and south

facing elevation, resulting in a closer relationship with those at Alexander Court. It is also important to note that Alexander Court gained planning permission later than previous schemes at the subject site and it was designed on the basis of this understanding. The fallback position therefore is that a detailed scheme based on the extant outline planning permission would be likely to bring habitable room windows into a closer relationship than presently proposed. Impacts upon the neighbouring dwelling to the south would be no greater than those that would pertain to the extant outline planning permission. The present proposal would therefore be beneficial concerning neighbouring amenity. Concerning occupants amenity and the SPD2 requirement that main habitable rooms have a reasonable outlook, the proposed apartment block offers an improvement in comparison with the extant outline scheme as it offers a set back from the side boundaries.

3.10.3 Concerns have also been raised relating to the amount of private amenity space available for potential occupants and thereafter its function. The principal amenity area would be to the rear of the apartment block and would be around 8.5m deep x around 14m wide. This space would be dedicated to the two ground floor apartments. The first and second floor apartments (4no.) would not have access to the rear area. It is noted that the approved layout pertaining to the extant outline planning permission would have delivered a similar level of amenity space overall, split between two small private areas at the rear dedicated to the two ground floor flats and a larger area to the front between the principal elevations and parking area. Whilst this offers a small amenity area for all occupants it lacks privacy and quality, being exposed to Rocky Lane and immediately abutting the parking area. The SPD2 requirement is guidance only and it is not considered that the failure to meet such would justify an objection to the proposal, particularly given the fallback position of the extant outlook planning permission.

3.10.4 Given the above assessment, it is considered that overall the proposal would deliver benefits for neighbouring residential occupiers and potential occupants and as such would not conflict with the above policy, SPD or the NPPF.

3.11 Access and highway safety

3.11.1 UDP Policy HS4 requires access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access. SPD4 states a maximum parking requirement of 1no. space per apartment. Cycle parking is required to be provided at a rate equivalent to one cycle stand (i.e. two spaces) per residential unit. Section 9 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

3.11.2 Objections refer to potential impacts on highway safety, the quality and level of off-street vehicle parking and cycle storage. The maximum level of parking that should be provided is 6no. in total. The 6no. proposed car parking spaces would be of the same function and dimensions as those pertaining to the extant outline scheme. Furthermore, the applicant has confirmed that the refuse and recycling storage compound and boundary wall would not exceed 1m above ground level. The scheme has been amended such that secure cycle storage would be provided under the stairs at ground floor. The Highway Authority have raised no objection to the proposal. Given this, the objections could not be supported and the proposal is not considered to conflict with the above policy, the SPD or the NPPF.

3.12 Other matters

3.11.1 Policy WM8 of the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton 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. The National Policy for Waste states that proposals should make sufficient provision for waste management and promote good design to secure the integration of waste management facilities with the rest of the development. It suggests that this should provide for the discrete provision of bins.

3.12.2 The proposal includes a dedicated area for the storage of waste and recycling located to enable easy movement for kerbside collection. Therefore, the proposal would comply with

the above policies and the National Planning Policy for Waste.

3.13 Conclusion

3.13.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise. The objections received have been carefully considered. The proposed development would deliver additional housing and the proposed layout, scale, mass, design and materials would deliver a high quality of contemporary development that would be appropriate in the context and that would enhance the appearance of the plot and street scene. Furthermore, it would deliver benefits in relation to neighbouring and occupiers amenity and would provide safe and secure parking and cycle storage and is located in a sustainable location within easy walking distance of goods and services and public transport. Therefore, the proposal complies with above stated policies and the relevant provisions of the NPPF. There are no adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the NPPF planning permission should be granted.

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:-

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise. The objections received have been carefully considered. The proposed development would deliver additional housing and the proposed layout, scale, mass, design and materials would deliver a high quality of contemporary development that would be appropriate in the context and that would enhance the appearance of the plot and street scene. Furthermore, it would deliver benefits in relation to neighbouring and occupiers amenity and would provide safe and secure parking and cycle storage and is located in a sustainable location within easy walking distance of goods and services and public transport. Therefore, the proposal complies with above stated policies and the relevant provisions of the NPPF. There are no adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the NPPF planning permission should be granted.

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 following approved plans:
Location Plan dated 20/08/2018;
Proposed Site Plan (Drawing no. 580.002 Rev.K);
Ground Floor Plan (Drawing no. 580.003 Rev.G);
First & Second Floor Plan (Drawing no. 580.004 Rev.H);
Proposed Elevations (Drawing no. 580.005 Rev.H);
Proposed Vehicular Access (Drawing no. 580.009).

Proposed Front Boundary Wall & Gate (Drawing no. 580.012).

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

3. Before the commencement of any development, other than demolition works, a datum for measuring land levels shall be agreed in writing. Full details of proposed ground levels across the site 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 plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: This information is required prior to the commencement of construction to ensure that the development has a satisfactory appearance in the street scene and to avoid unacceptable overlooking of neighbouring properties having regard to Policy HS4 of the Wirral Unitary Development Plan, Wirral Supplementary Planning Document 2 and Section 12 of the National Planning Policy Framework.

4. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the 'Materials Specification Sheet' received 14 December 2018.

Reason: To ensure that the development achieves a satisfactory appearance in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

5. Before the development hereby approved is completed or any apartment first occupied, whichever is the soonest, details and specification of the boundary treatment for the north, east and west site boundaries and the retaining structure for the southern boundary shall be submitted to and approved by the Local Planning Authority. Thereafter, the boundary treatment thereby approved shall be provided in accordance with the approved details before any apartment is first occupied.

Reason: In order that boundary treatment contributes to a satisfactory standard of completed development and its long term appearance harmonises with surrounding development in accordance with Policy HS4 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

6. Before the commencement of any above ground construction works, a noise impact assessment that assesses the impact on the proposed residential development from the nearby commercial properties shall be undertaken and submitted to and agreed with the Local Planning Authority. Should any noise mitigation be necessary to protect the amenity of occupiers of the apartments, then those measures shall be implemented in full and a verification report submitted to and agreed with the Local Planning Authority prior to first occupation.

Reason: To ensure that occupiers amenity is fully protected from unacceptable noise in accordance with Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

7. No surface water and/or land drainage shall be allowed to connect indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy WA5 of the Wirral Unitary Development Plan and Section 14 of the National Planning Policy Framework.

8. Before the development hereby approved is completed or any apartment first occupied, whichever is the soonest, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include the following:

- a. a scheme of landscaping, which shall include retention of the existing fir tree adjacent to the Rocky Lane boundary, together with measures for protection during the course of development;
- b. a schedule of proposed native hedgerow, plant species, size and density and planting locations; and
- c. an implementation programme.

All planting, seeding or turfing comprised in the approved landscaping details shall be carried out in the first planting and seeding seasons following the first occupation of any apartment or the completion of the development, whichever is the soonest. Any hedgerow or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In order that landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with surrounding development in accordance with Policy HS4 of the Wirral Unitary Development Plan and Section 12 of the National Planning Policy Framework.

9. Before the development hereby approved is first commenced, an arboricultural method statement detailing construction methods for the car parking area and the measures to be taken during construction to protect the health of the existing fir tree adjacent to the western boundary with Rocky Lane shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved arboricultural method statement shall be implemented in full and where relevant, retained as such thereafter.

Reason: This information is required prior to the commencement of development in order to prevent damage to the tree in the interests of the visual amenity of the area and to comply with Policy GR7 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

10. No apartment shall be first occupied until the facilities for bicycle storage have been provided in accordance with the approved plans. These facilities shall thereafter be retained for bicycle parking.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan and Section 9 of the National Planning Policy Framework.

11. Before any apartment hereby approved is first occupied, details for the recycling store as indicated on the approved 'Proposed Site Plan' (Drawing no. 580.002 Rev.K) shall be submitted to and approved by the Local Planning Authority and thereafter implemented in full accordance with the agreed details.

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

12. No apartment shall first be occupied until visibility splays of 2.4 metres by 70 metres in either direction at the proposed access junction with the vehicular carriageway at Rocky Lane have been provided clear of obstruction to visibility at or above a height of 1.0 metres above the carriageway level of Rocky Lane. Once created, these visibility splays shall be maintained clear of any such obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety and to accord with Policy HS4 of the in the Wirral Unitary Development Plan and the National Planning Policy Framework.

Further Notes for Committee:

1. WELSH WATER ADVISORY NOTES

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Welsh Water in dealing with the proposal the applicant may contact Dwr Cymru / Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru / Welsh Water has rights of access to its apparatus at all times.

Welsh Water can be contacted on 0800 917 2652 or via email at developer.services@dwrcymru.com quoting the reference number PLA0036803 in all communications and correspondence .

2. MERSEYSIDE FIRE & RESCUE SERVICE ADVISORY NOTES

Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.

Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers with suitable and sufficient fire hydrants supplied.

Housing

The premises should comply with Section 55 of the County of Merseyside Act 1980.

Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Last Comments By: 10/01/2019

Expiry Date: 15/10/2018