

Planning Committee

15 July 2021

Reference:
APP/20/00998

Area Team:
**Development
Management Team**

Case Officer:
Mrs S Day

Ward:
Claughton

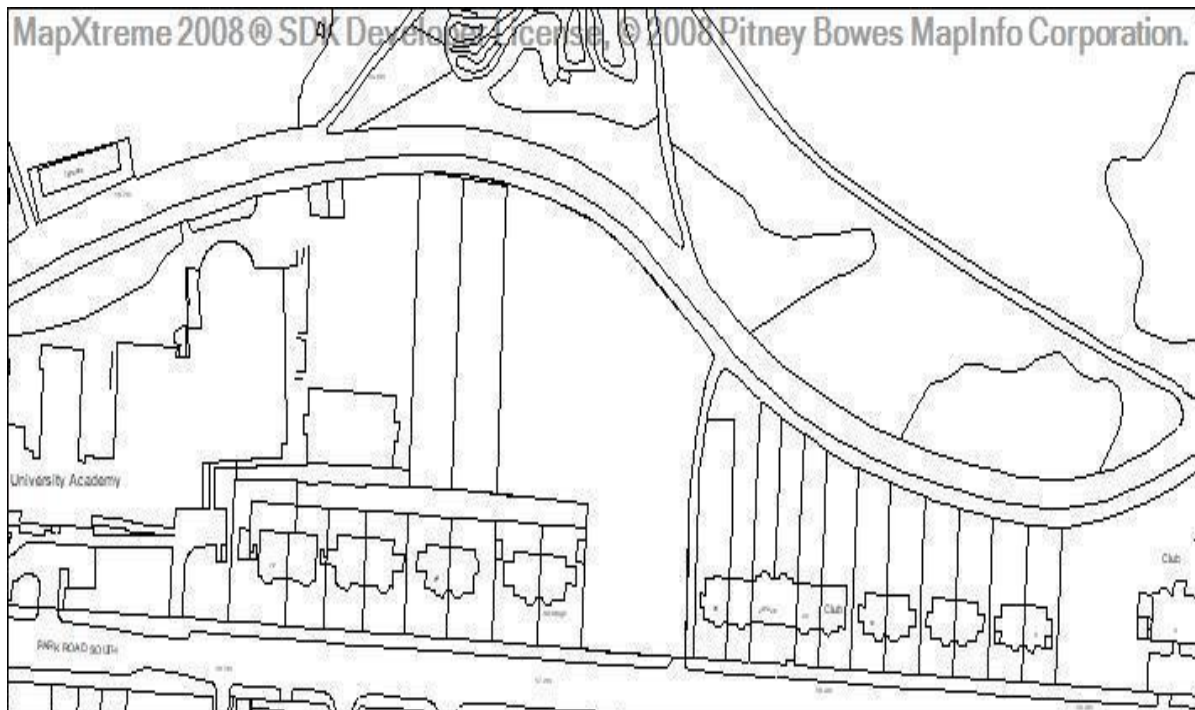
Location:
Proposal:

Irvine House, 54-56 PARK ROAD SOUTH, BIRKENHEAD
Variation of condition 2 (approved plans) of planning permission APP/16/00732 (conversion of social club to 11 apartments and the erection of 7 dwellings and 21 apartments) to allow the formation of second floor external terraces and alterations to external appearance of the new-build apartments to include an increase in eaves and ridge height; the underbuilding of cantilevered first floor and alterations to the external appearance of the new build dwellings; and amendments to site layout

Applicant: ASI (Birkenhead) Ltd
Agent :

Qualifying Petition: Yes, Number of Signatures: 34

Site Plan



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Development Plan designation:

Conservation Area
Urban Greenspace
Primarily Residential Area
Historic Park or Garden

Planning History:

Location: 54-56 PARK ROAD SOUTH, BIRKENHEAD
Application Type: Discharge of Conditions
Proposal: 8. Full plan of nest boxes (document to be attached). 14. Full plan of existing and proposed levels (document to be attached).
Application No: DIS/19/01335
Decision Date: 08/10/2019
Decision Type: Approve

Location: 54-56 PARK ROAD SOUTH, BIRKENHEAD, CH43 4UY
Application Type: Discharge of Conditions
Proposal: 3. Site Waste Management Plan (attached), 4. Storage and Disposal of Refuse (plan attached), 5. Vehicular Access (plan attached), 6. Cycle Storage (plan attached). 10. Tree Protection Plan (documentation and tree survey attached).
Application No: DIS/19/00467
Decision Date: 05/07/2019
Decision Type: Approve

Location: 54-56 PARK ROAD SOUTH, BIRKENHEAD, CH43 4UY
Application Type: Discharge of Conditions
Proposal: Sample provided to the Council, and information sheet attached. The brick is "imperial reclaim handmade brick".
Application No: DIS/19/00246
Decision Date: 10/04/2019
Decision Type: Approve

Location: 54-56 PARK ROAD SOUTH, BIRKENHEAD, CH43 4UY
Application Type: Discharge of Conditions
Proposal: Number 18. - Aluminium Gutters. Ogee Profile. Painted Black Finish. A sample has been passed into WBC Planning Department. The suppliers are Birkenhead Roofing and Timber Supplies. Number 19. - Welsh Slate. Tiles are to be replaced "like for like". A sample has been passed into WBC Planning Department. The suppliers are Birkenhead Roofing and Timber Supplies. Number 20. - Sliding Sash Window. UPVC. A working sample of the window has been passed into WBC Planning Department. The suppliers are Ultraseal Windows and Doors.
Application No: DIS/18/01567
Decision Date: 15/11/2019
Decision Type: Approve

Location: 54 Park Road South, Birkenhead
Application Type: Full Planning Permission
Proposal: Fire escape
Application No: APP/74/00050
Decision Date: 05/06/1974
Decision Type: Approve

Location: 54 Park Road South, Birkenhead
Application Type: Full Planning Permission
Proposal: Emergency external escape staircase
Application No: APP/74/00016
Decision Date: 05/06/1974

Decision Type: Approve

Location: Co-op ESWA Club, 54-56 PARK ROAD SOUTH, BIRKENHEAD, CH43 4UY

Application Type: Full Planning Permission

Proposal: Proposed conservation and reinstatement of former Social Club through conversion to 11 No. Apartments, facilitated through enabling development scheme of 7 no. townhouses and 21 no. apartments with associated landscaping works. (Amended)

Application No: APP/16/00732

Decision Date: 23/02/2017

Decision Type: Approve

Summary Of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 No comments received.

2.0 SUMMARY OF REPRESENTATIONS

36 Neighbouring properties were notified of the application and re-notified when the plans were amended. 3 objections were received, including a qualifying petition of objection containing 34 signatures. One notification of support was received. No new comment were received in relation to the reconsultation.

REPRESENTATIONS

The reasons for objection relate to the following matters:-

- Concern that the layout of the buildings has moved and will have a greater visual impact on the adjacent park.
- Lack of dimensions on plans to enable comparisons
- The proposed increase in scale and massing would not conserve or enhance Birkenhead Park Conservation Area.
- Contextual drawings required to properly assess the impact
- The extant approval would hinder the Parks potential World Heritage Status and the proposed changes would worsen this impact.
- The proposed elevational changes lack the detail of the previous approval.
- Concern that more trees may be lost within the site due to the changes to the development. - No justification provided for additional 7 parking spaces.
- Query whether the type of materials proposed are acceptable.
- Additional parking will be visible from public access to the park and not screened.

CONSULTATIONS

Historic England - Do not wish to comment on the proposals.

The Garden History Society - No comments submitted

Highways - No objection subject to confirmation over level of footways

Environmental Protection - No objection

Friends of Birkenhead Park - Object to the application, and submitted petition. Reasons for objection outlined above.

3.1 Reason for referral to Planning Committee

3.1.1 A qualifying petition of objection containing 34 signatures has been received.

3.2 Site and Surroundings

3.2.1 The application site relates to land to the rear of the curtilage of 54-56 Park Road South. This property has been converted into apartments under the original planning permission and has been re-named as Irvine House, after Sandy Irvine who resided at the property. The land to the rear sits at a slightly lower level than the Park Road South frontage and was formerly a bowling green. Since the works to convert 54-56 to flats have finished, the rear of the site remains undeveloped and is surrounded by hoardings.

3.2.2 The site sits directly adjacent to the Grade I listed Birkenhead Park, and is within Birkenhead Park Conservation Area.

3.3 Proposed Development

3.3.1 The application proposes to vary condition 2 of the original consent (16/00732) which lists the approved plans. The proposed changes include an increase in parking spaces (from 32 to 39) and includes:

Apartments

- Terrace added to Second Floor
- Eaves level raised by approximately 700mm
- Roof verge detail/minor alteration to eaves intersection
- Changes to the window detail
- Minor internal room layouts amendment

Houses

- Ground floor entrance door amended
- Roof verge detail minor alteration to eaves intersection
- Changes to the window detail
- Minor internal room layouts amendment

3.3.2 The development approved through APP/16/00732 was for the repair and reinstatement of 54-56 Park Road South. The proposal included conversion of the building into 11 apartments, which has now been completed. It also included development within its grounds consisting of 7 town houses and 21 apartments (39 residential units in total). The houses are located in a terrace adjacent to the north west of Irvine House. The apartments are in 2no. three storey blocks of 9 and 12 apartments to the rear of the site and within close proximity to the service road (Park Drive) which runs through Birkenhead Park itself.

3.4 Development Plan

3.4.1 Policy HS4 - Criteria for New Housing Development

This policy requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

3.4.2 CH01 - The Protection of Heritage

This policy states that in considering all development proposals the local planning authority will pay particular attention to the protection of buildings, structures and other features of recognised architectural or historic importance; and historic areas of distinctive quality and character.

3.4.3 CH2 - Development affecting Conservation Areas

This policy states that new development which is located within or adjacent to a Conservation area will be permitted where it preserves or enhances the character of the Conservation area, important buildings within it and views into and out of the Conservation Area.

3.4.4 CH6 - Birkenhead Park Conservation Area

The principal planning objectives for the area are to:-
Preserve the character and appearance of the park
Preserve unifying features
Restrict non-residential use of residential buildings

3.4.5 CH26 The preservation of Historic Parks and Gardens

Development within such areas will only be permitted where they do not result in the loss of integral features or detract from the enjoyment, layout, design, character, appearance or setting of the park or garden.

3.4.6 SPD2 - Designing for self contained flat development and conversions

These guidelines set out the criteria for new flat development.

3.5 Other Material Planning Considerations

3.5.1 National Planning Policy Framework (NPPF) supports sustainable development which encompasses good design. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area. Heritage assets should also be conserved in a manner appropriate to their significance.

3.6 Assessment

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

- Principle of Development
- Heritage Impact;
- Highways;
- Amenity

3.7 Principle of Development:

3.7.1 The application site is located within Birkenhead Park Conservation Area, designated in 1977, with the purpose of protecting the character of the grade I registered Birkenhead Park. The erection of flats and houses as a form of enabling development to restore the adjacent listed building already benefits from approval and as such the principle of the development has been established. The works to the existing building have been carried out and the previous consent is therefore still live. The Council has a statutory duty when exercising its powers under planning legislation to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area, and preserving features of historic interest and their settings, which is reflected in the statutory development plan (UDP Policies CHO1, CH1, CH2, CH6 & CH26).

3.8 Heritage Impact:

3.8.1 As set out above, the proposed changes to the new build elements of the development consist of:

Apartments

- Terrace added to Second Floor
- Eaves level raised by approximately 700mm
- Roof verge detail/minor alteration to eaves intersection
- Changes to the window detail
- Minor internal room layouts amendment

Houses

- Ground floor entrance door amended
- Roof verge detail minor alteration to eaves intersection
- Changes to the window detail
- Minor internal room layouts amendment

3.8.2 As with the previous approval, the proposed development would be contemporary in design, constructed in timber and brick with slate roofs. The proposed palette of materials is the same as the previous approval. The relationship between the new build element of the development and the adjacent registered park remains largely the same as the extant consent and the approved landscaping seeks to retain the majority of mature trees to the boundary to Birkenhead Park. A simple railing design that mirrors that of the existing is proposed to enhance the boundary when viewed from the Park.

3.8.3 In terms of the changes to the terrace of houses, the configuration of windows to the rear appears uniform, reducing the bulk at ground floor and they are in line with each other and the changes are considered acceptable.

3.8.4 The window length in the apartments has been increased and configuration altered at second floor level, which has resulted in the overall ridge height increasing by 700mm. To accommodate this the gable design has changed slightly. It is considered that this

modification replicates gables from Victorian properties within the park and the end gable to the proposed houses which ties the design concept together.

- 3.8.5 First floor terraces have already been approved under the original permission (APP/16/00732). The first floor terraces are set back from the elevation facing the park and the proposed second floor terrace would have a similar set back. Whilst these appear visible on the plan form, in reality as there is a large set back, these will be hidden within the building. The terrace on the end of the block of 3 apartments is more exposed, however, the addition of a frameless glass balustrade would be simple and discreet and have minimal impact on the overall appearance of the building.
- 3.8.6 The proposed alterations continue to preserve the special interest of Birkenhead Park Conservation Area. The terrace blocks are set back from Park Drive and substantially screened by the landscaping running around the perimeter of the site as well as the proposed apartments. The increased height is minimal and is considered to be appropriate to the altered window and gable design. Overall, the proposed amendments are considered to be relatively minor and do not result in the development having a detrimental or adverse impact upon the setting of Birkenhead Park or the integrity of the conservation area. It is therefore considered that the amendments are in accordance with Wirral UDP Policy CH2, CH6 and CH26 and the National Planning Policy Framework.
- 3.9 Highways:
- 3.9.1 The parking layout provides one parking space for each residential unit (a total of 39). The parking forecourt is set between the new buildings and will have minimal impact on Birkenhead Park or the conservation area.
- 3.9.2 The footway within the site has been amended to provide a continuous level access through the development with dropped kerbs installed at level changes.
- 3.10 Ecology:
- 3.10.1 The application raises no new ecological matters
- 3.11 Amenity:
- 3.11.1 The relationship of the amended development with neighbouring properties remains the same as the previous approval with no additional loss of amenity.
- 3.12 Other
- 3.12.1 The majority of conditions attached to the original permission have been discharged. The conditions attached to this permission therefore identify the relevant approved Discharge of Conditions application. This will ensure that any works carried out are in accordance with these approved details.
- 3.12.2 In addition, the original permission was granted subject to a Section 106 Agreement to ensure that the renovation works to Irvine House were carried out prior to the occupation of any more than 20 new units. As as these works have now been carried out, there is no required for the applicant to sign a Deed of Variation.

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 Local Planning Authority has considered the key heritage issues including the effect of the works upon the conservation area, a designated heritage asset as well as the effects upon the setting of Birkenhead Park Registered Park and Garden. it is considered that on balance therefore the proposal satisfies the criteria set out in Wirral Unitary Development Plan and the principles of the National Planning Policy Framework and is therefore recommended for approval.

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).

The permission has been implemented and therefore this condition has been complied with

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18/11/2020 and listed as follows:

2018 150 101 04
2018 150 103 03
2018 150 102 03
2018 150 104 03
2018 150 105 02
2018 150 201 03
2018 150 204 04
2018 150 202 04
2018 150 210 01
2018 150 208 01
2018 150 209 01
2018 150 204 05
2018 150 001 06

Landscape layout received on 2/6/21 and listed as ; DW/SD/SK/JSL/BSTS_r7.

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

3. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

Details of condition approved under reference DIS/19/00467

4. 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 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.

Details of condition approved under reference DIS/19/00467

5. Notwithstanding the submitted details, construction of the development authorised by this

permission shall not commence until details of the vehicular access from the development site onto park road south have been submitted to and agreed in writing with the Local Planning Authority. The occupation of any part of the development shall not begin until those works have been completed in accordance with the Local Planning Authority's approval and have been certified in writing as complete by or on behalf of the Local Planning Authority. For the avoidance of doubt the works to the access shall include sufficient set back of the proposed gate to allow a vehicle to wait off the highway whilst the gates are opened and the relocation of the adjacent bus stop as necessary.

Reason: In the interest of highway safety

Details of condition approved under reference DIS/19/00467

6. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

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.

Details of condition approved under reference DIS/19/00467

7. Prior to commencement of development a method statement having regards to Rhododendron and Japanese knotweed shall be submitted to and agreed in writing with the Local Planning Authority detailing:
 - A plan showing the extent of the plants
 - What methods will be used to prevent the plant spreading further, including demarcation, and
 - What methods of control will be used, including details of monitoring

Once the work has been carried out within the agreed timescale as set out in the method statement a validation report shall be submitted to and agreed in writing with the Local Planning Authority confirming the remediation treatment has been carried out and that the site has been free of the invasive species for 12 consecutive months for approval in writing by the Local Planning Authority

Reason: In the interest of species protection having regards to policy NC7.

8. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

9. In accordance with section 5.2 of the ecological report, prior to first occupation of the approved scheme hereby approved details and locations of additional nest boxes within the site shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full prior to completion of the development and retained as such thereafter.

Reason: In the interest of species protection having regards to policy NC7 of the Wirral Unitary Development Plan

Details of condition approved under DIS/19/01335

10. NO WORKS OR DEVELOPMENT SHALL TAKE PLACE UNTIL a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include [include those that are pertinent]:
- A. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.
 - B. written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

An arboricultural method statement (section 6 BS 5837) containing;

- C. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- D. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- E. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- G. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- H. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).
- I. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)
- J. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- K. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- L. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).
- M. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
- N. the timing of the various phases of the works or development in the context of the tree protection measures.

Reasons: To protect trees having regards to Policy GR7 of the Wirral Unitary Development Plan

Details of condition approved under reference DIS/19/00467

11. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been

removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection. The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

Reason: To protect trees having regards to policy GR7 - Trees and New Development

Details of condition approved under reference DIS/19/00467

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

Reason: To protect trees having regards to Policy GR7 of the Wirral Unitary Development Plan

13. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

Reason: In the interests of visual amenity and to ensure that the development complies with Policy HS 4 of the Wirral Unitary Development Plan.

Details of condition approved under reference DIS/19/00467

14. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance

with the details so approved.

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and that satisfactory gradients are achieved.

Details of condition approved under reference DIS/19/00467 and DIS/19/01335

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 Policy CH6 of the Wirral Unitary Development Plan.

16. Surface water sustainable drainage works, comprising all components of the surface water drainage system, shall be carried out in accordance with the details contained within the submitted Drainage Strategy and Flood Risk Assessment (Revision B SWF Consultants ESWA Social Club, Birkenhead Drainage Strategy and Flood Risk Assessment) and further information supplied - Drainage Calculations & Simulations Results, Drainage Layout (CL7745/01 Rev P3 Dated 10.01.2017) and SuDS Maintenance Plan approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

The surface water sustainable drainage scheme shall be fully constructed prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the approved Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure satisfactory drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

17. No development shall commence until full details of a scheme for a surface water sustainable drainage system to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

Reason: To ensure satisfactory drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

Details of condition approved under reference DIS/19/00467

18. No development shall take place until full details of all rainwater goods and soil pipes on the site, which shall include a sectional profile and a material have been submitted and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and be retained as such thereafter.

Reason: To protect the significance of the heritage asset to comply with Policies CH2 and CH6 of Wirral's UDP and NPPF.

Details of condition approved under reference DIS/18/01567

19. Before work commences on the roof on the former ESWA club details and a sample of the slates shall be submitted for written approval by the local planning authority. The approved

slates shall be implemented before occupation of 54-56 Park Road South and retained as such thereafter.

Reason: To protect the significance of the heritage asset to comply with Policies CH2 and CH6 of Wirral's UDP and NPPF.

Details of condition approved under reference DIS/18/01567

20. Development shall not commence until full details of the windows and external doors throughout the development site have been submitted for written approval by the local planning authority prior to the commencement of works. These shall include cross sectional drawings at 1:1 and elevational details at 1:5 scale (or similar). The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To protect the significance of the heritage asset to comply with Policies CH2 and CH6 of Wirral's UDP and NPPF.

Details of condition approved under reference DIS/18/01567

21. Any external brick repairs and alterations on the former ESWA club shall be undertaken using a matching brick to the existing in material, size, colour and texture. A sample of any new brick to be used shall be submitted to and agreed in writing with the local planning authority before work commences and the agreed brick implemented in the construction of the development and retained as such thereafter.

Reason: To protect the significance of the heritage asset to comply with Policies CH2 and CH6 of Wirral's UDP and NPPF.

Details of condition approved under reference DIS/19/00246

22. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies CH2 and CH6 of Wirral's UDP and NPPF

Details of condition approved under reference DIS/18/01567

23. All existing sliding sash windows on the former ESWA club (54-56 Park Road South) shall be accurately repaired and/or renewed to a sectional profile and material to be agreed by the Local Planning Authority. The agreed scheme shall be implemented in full during the construction of the scheme and remain thereafter.

Reason: To protect the significance of the heritage asset to comply with Policies CH2 and CH6 of Wirral's UDP and NPPF.

Details of condition approved under reference DIS/18/01567

24. Development shall not commence until full details including colour and cross section drawings (scale 1:2 or 1:15) of the railings have all been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To protect the significance of the heritage asset to comply with Policies CH2 and CH6 of Wirral's UDP and NPPF.

Details of condition approved under reference DIS/19/00467

Further Notes for Committee:

Last Comments By: 13/12/2020 13:25:20

Expiry Date: 12/11/2020