

Planning Committee

12 August 2021

Reference:
APP/20/01888

Area Team:
**Development
Management Team**

Case Officer:
Mr N Williams

Ward:
Upton

Location: The Stirrup, ARROWE PARK ROAD, WOODCHURCH, CH49 5PB
Proposal: Construction of new apartment building for retirement living/extra care, comprising of 46 no. flats with associated facilities

Applicant: Magenta Living
Agent : Paddock Johnson Partnership

Qualifying Petition: No

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: The Stirrup, ARROWE PARK ROAD, WOODCHURCH, CH49 5PB
Application Type: Full Planning Permission
Proposal: Demolition of existing public house and erection of 15 dwellings with associated parking and landscaping
Application No: APP/19/00063
Decision Date: 07/07/2020
Decision Type: Approve

Location: The Stirrup, ARROWE PARK ROAD, WOODCHURCH, CH49 5PB
Application Type: Full Planning Permission
Proposal: Construction of new apartment building for retirement living/extra care, comprising of 46 no. flats with associated facilities
Application No: APP/20/00980
Decision Date: 13/11/2020
Decision Type: Refuse
Appeal: 3268227. Dismissed 02/06/2021

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

1.1 No formal comments received.

2.0 SUMMARY OF REPRESENTATIONS**REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, notifications were sent to adjoining properties. At the time of writing, there had been 29 objections received. The objections can be summarised as:

- Loss of privacy and overlooking;
- Loss of light;
- Increased traffic and highway safety concerns;
- Design is out of character with the area;
- Scale of the building is excessive and not in keeping with the area;
- Insufficient parking;
- Drainage Concerns;
- Location of waste store will impact on residential amenity
- Proposal is contrary to Wirral UDP and NPPF
- Amended scheme has not overcome the concerns of the Planning Committee
- Amended scheme has not overcome the concerns of the Planning Inspector
- Insufficient consultation with the local community by the applicant

It should be noted that three different periods of consultation were carried in relation to revised schemes, the most recent of which was on 7th July 2021. The above objections were raised at each stage.

CONSULTATIONS

Highways - No objection, subject to condition

Environmental Health - No objection

Housing Strategy - No objection

Lead Local Flood Authority - No objection, subject to conditions

United Utilities - No objection, subject to conditions

3.1 Reason for referral to Planning Committee

3.1.1 The application is referred to Planning Committee due to 29 individual objections being received.

3.2 Site and Surroundings

3.2.1 The site is now vacant but until recently contained The Stirrup public house. The site fronts onto Arrowe Park Road (A551) to the west and is otherwise surrounded by two-storey residential properties. The site is designated in the Wirral Unitary Development Plan as a Primarily Residential Area.

3.3 Proposed Development

3.3.1 The application proposes the construction of a new apartment building for retirement living/extra care, comprising of 46 no. flats with associated facilities. Staff will be on site 24 hours a day to provide residents with the care required, and the scheme is identified as being for independent living with care for residents over 55 years old. The building will be predominantly three-storey, dropping down to two-storey and single-storey to the rear.

3.3.2 The application follows the previous refusal of a similar scheme for this site, under reference APP/20/00980. Planning Committee refused this application on 12th November 2020, for the following reason:

- The proposed development would result in a scale and form of development that fails to relate sufficiently to the existing built form adjacent to and surrounding the site that does not provide a consistent and coherent setting for the space or street that it defines. The long horizontal frontage and height of the development, particularly its position at the street edge of the site adjacent to Arrowe Park Road would result in creating overbearing development that give rise to a detrimental impact on the character of the area. It is considered that the proposal offers limited architectural quality resulting in a large utilitarian block that lacks any significant depth or articulation with particular regard to the lack of any active frontage along Arrowe Park Road that fails to respect the rhythm, scale and proportions of existing residential property fronting Arrowe Park Road. The proposed development is therefore considered to be contrary to Policy HS4 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework.

3.3.3 The Planning Inspectorate dismissed a subsequent appeal on 2nd June 2021, concluding that "as a result of its scale, siting and appearance, the development would appear obtrusive and overly dominant in the streetscene. With minimal space for landscaping along the frontage or southern boundary to help soften it, the proposed building and associated access would significantly increase the feeling of built development along this section of the road. As a result, the proposal would erode the green and spacious character of Arrowe Park Road to a harmful degree".

3.3.4 The original refusal by Wirral Council and the dismissal of the subsequent appeal are therefore significant material considerations in the determination of this application, and concerns raised must have been adequately resolved within this current application.

3.3.5 The proposed development has been amended a number of times in response to both the original refusal and in addition to the more recent comments made by the Planning Inspector, which has resulted in three separate consultation periods with local residents. The key differences between the refused/dismissed scheme and this current proposal are:

- The siting has been amended so that the building now sits to the southern part of the site, creating a larger break with the row of cottages to the north of the site;
- The amenity space is subsequently now sited to the south of the proposed building and parking to the north, providing improved amenity for future residents;
- The building is set much further back into the site, allowing for an area of meaningful landscaping to the front;
- Substantial design work has been carried out to produce a building which has much

- more character, depth and interest;
- The primary brick colour has been amended to a red brick, as opposed to a buff brick

3.4 Development Plan

3.4.1 The proposed development would be primarily subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development. Policy GR5: Landscaping and New Development is also particularly relevant.

3.5 Other Material Planning Considerations

3.5.1 The National Planning Policy Framework,(NPPF) revised July 2021, is also relevant. In particular, Section 12 seeks to achieve well designed places, with paragraph 130 advising planning authorities that developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history whilst not preventing or discouraging appropriate innovation and change; establish or maintain a strong sense of place; and create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users. Paragraph 134 makes it clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

3.5.2 The NPPF para 124 indicates that decisions should support development that makes efficient use of land, taking into account a number of factors including the need for different types of housing, the desirability of maintaining an area's prevailing character and setting and the importance of securing well-designed, attractive and healthy places

3.5.3 Supplementary Planning Documents 2: Designing for Self Contained Flat Developments and Conversions and 4: Parking Standards are also considered to be relevant.

3.6 Assessment

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

- Principle of development;
- Response to Previous Refusal/Dismissal;
- Highways; and
- Amenity

3.7 Principle of Development:

3.7.1 The site is previously developed and until recently contained The Stirrup public house. The site is therefore considered to constitute brownfield land, upon which the principle of development is supported in both local and national policy. The site is within a Primarily Residential Area and therefore the principle of developing the site for residential purposes is considered to be acceptable.

3.7.2 The site is within an established residential area and a sustainable location close to local services. The NPPF advocates developments making effective use of land in meeting the need for homes and gives substantial weight to the value of using suitable brownfield land. This scheme will provide 46 units which will make an important contribution to housing need across the Borough, and is considered to make good use of this brownfield site.

3.8 Response to Previous Refusal/Dismissal:

3.8.1 The starting point in assessing the revised scheme is to acknowledge that the building remains a three-storey building, with the top floor accommodated within the roof. It is appreciated that concern has been expressed about the scale of the building, by both the Planning Committee and the Planning Inspector. However, the site does front onto Arrowe Park Road (A551), which is a classified and busy road, and a building of this scale is considered suitable in such a location. In dismissing the appeal, the Planning Inspector did note that "the plot could accommodate a reasonably sized building, and three storeys would not necessarily appear out of place along this wide, tree lined road".

- 3.8.2 On this basis, it's considered that the principle of a three-storey building (which incorporates the top floor in the roofspace) on this site can be supported, provided other concerns can be adequately resolved. The Inspector's primary concerns appeared to relate to the siting of the building and the design of the building.
- 3.8.3 In relation to the siting of the building the Inspector stated "I acknowledge that there are other large buildings with flat roofs nearby, including the hospital and commercial development off Arrowe Brook Road. However, these buildings are well set back from the road frontage and, unlike the proposed apartment block, do not appear as prominent features in the streetscene".
- 3.8.4 In relation to design of the building, the Inspector stated that "the proposed development would represent poor quality design".
- 3.8.5 It was therefore the prominence of the building on the site, together with the design of the building, which appeared to be the primary concerns, and that the principle of a three-storey building could be supported, provided these issues were resolved. It's considered that this revised proposal adequately addresses both of these issues.
- 3.8.6 Siting
The siting of the proposed building has been amended so that it now sits to the south of the site, with access and parking to the northern part of the site, and amenity space to the south of the proposed building. This is the opposite to the previous scheme, which had the building sited to the north of the site, with access to the south and the main amenity area to the north. The main benefit of this re-siting is that the building has a much greater separation from the row of cottages which run along the back of the pavement, to the north of the site.
- 3.8.7 The Inspector found that these cottages "are the most prominent built features along this stretch of Arrowe Park Road. Despite that, the white rendered cottages with slate roofs and chimneys are of a simple design, and their traditional appearance contributes to the low key, almost semi-rural character of the area". Increasing the separation between the new building and these cottages allows for a clear visual break between the two - ensuring that the new building can appear respectfully in the street scene without dominating or impacting upon the positive contribution the cottages make to the street scene.
- 3.8.8 An additional significant amendment to the siting of the building relates to how close the building sits to the back of the pavement. The main part of the front elevation within the previous scheme was located approximately 1.5 metres from the back of the pavement, which allowed for only a small footpath and no landscaping to the front. The adjacent cottages sit right at the back of the pavement, and this was the reasoning behind this previous siting. However, this siting had the effect of linking the proposed building and cottages together visually (drawing comparisons between the two). Additionally, this siting resulted in the proposed building appearing overly prominent on the street scene, exacerbating the three-storey nature of the building and perhaps highlighting the lack of detail in the scheme.
- 3.8.9 The revised siting now puts the building approximately 6 metres back from the back of the pavement, with the corners of the building set even further back. This ensures that the building will sit more respectfully within the street scene and does not dominate existing properties. This increased distance also allows for a significant area of landscaping to be created in front of the building, incorporating a number of trees, which helps to soften the bulk of the building and enhances its setting.
- 3.8.10 Setting the building further into the site addresses one of the key concerns of the Planning Inspector, who noted that "with minimal space for landscaping along the frontage or southern boundary to help soften it, the proposed building and associated access would significantly increase the feeling of built development along this section of the road. As a result, the proposal would erode the green and spacious character of Arrowe Park Road to a harmful degree". The introduction of a substantial area of landscaping, including a number of trees, will help to preserve this green and spacious character of Arrowe Park

Road.

3.8.11 Design

As noted, the previous design of the proposed building was also highlighted as being unacceptable by the Planning Inspector, who stated that "the proposed development would represent poor quality design, which would appear discordant and overly prominent when viewed from Arrowe Park Road and the surrounding houses".

3.8.12 The design of the proposed building has been amended a number of times in order to produce a building of sufficient quality which would make a positive contribution to the street scene of the area.

3.8.13 The Planning Inspector noted that "the proposed use of different materials on the front elevation would provide some visual interest, but the central part of the building would nonetheless appear as a flat and monotonous expanse. The bland appearance of the building, with little to visually break up the long front elevation, would exacerbate its large scale, contributing to its prominence along this key frontage".

3.8.14 The revised scheme responds to this by providing further depth and an intrinsic rhythm to the Arrowe Park Road (west) elevation. The introduction of more prominent bays provides greater depth, whilst the wraparound feature surrounds further break up the elevation and add additional interest. The bays also correlate with the living rooms which help with the building legibility. The proposed use of different materials, acknowledged by the Inspector as providing some visual interest, is retained.

3.8.15 The cladding on the top floor helps the proportions and caps the structure, which helps to reduce the impact. This is a change from the refused scheme, which proposed the top floor of the corners of the building to be rendered, which increased the bulk of the building.

3.8.16 The Inspector noted that "with no change in fenestration over the three floors, the flat roofed building would clearly read as being three storeys, despite the use of darker cladding on the top section". The fenestration within the building has been amended so that bedroom windows are smaller throughout, and the majority of windows in the upper floor are also smaller. This helps to define a hierarchy of fenestration, and also helps to introduce a more positive and identifiable sub-rhythm.

3.8.17 The main entrance, on the north elevation, is identified by a canopy feature and set within a part of the building differentiated from the rest of north elevation by the sole use of brick. This helps with building legibility.

3.8.18 The proposed material palette was also questioned by the Planning Inspector, and has been responded to. The Inspector noted that "The proposed use of light render and dark cladding on part of the building would reflect the colour of materials in the adjacent houses on Arrowe Park Road, but the proposed buff coloured bricks would fail to reflect the surrounding built form and would appear out of place". The applicant has responded to this by changing the primary brickwork from the previously proposed buff brickwork to a red brickwork. Whilst the buff brick did help to make the building appear lighter and not as prominent, the red brickwork is considered more consistent with properties on Arrowe Park and to the rear of the site, and directly addresses one concern raised by the Planning Inspector.

3.9 Highways:

3.9.1 As with the previous scheme, the development provides 25 car parking spaces, including 3 access spaces, for the 46 apartments. This level of in-curtilage car parking is considered acceptable due to the low trip rates associated with extra care and retirement homes, and the fact that these types of development do not normally generate high demands for parking. The development includes charging facilities for electric mobility scooters and the provision of 16 spaces for the parking of these types of vehicle securely adjacent to the building, which is also considered to reduce further any reliance on private cars.

- 3.9.2 There is sufficient space within the car park curtilage for taxi or minibus drop off and pick up and satisfactory turning provision for refuse and servicing vehicles so that they are able to enter and leave the car park in a forward gear.
- 3.9.3 The proposed vehicle access is in a different location from the previous scheme - however, it is in the same location as the existing access which served The Stirrup public house.
- 3.9.4 The development is considered to be well served by public transport given that there are nearby bus stops, and it is also within walking distance of shops and other businesses. The existing junction at Arrowe Park Road / Arrowe Brook Road which forms part of the walking route to these facilities lacks pedestrian crossing facilities, however, there are proposals to upgrade this junction with contributions from a nearby residential development currently underway. To ensure the development provides fully accessible routes to the shops and level boarding and alighting facilities at the nearby bus stops, the applicant has agreed to provide raised access kerbs to the two nearest bus stops to the development on Arrowe Park Road, and to install dropped kerbs and tactile paving to the Arrowe Park Road / Woodland Road junction which would form part of the accessible route to the shops. This is secured by a condition.
- 3.10 Amenity:
- 3.10.1 Although the former public house has now been demolished, it should be noted that the proposed residential development will be more in keeping with the surrounding area than the previous, non-conforming use of the site for a public house. In principle, it is therefore considered that the development should have less impact on the amenities of surrounding properties.
- 3.10.2 The re-siting of the proposed building does alter the impact it may have on surrounding residents, in comparison to the previous scheme. This potential impact has always been a significant consideration whilst amendments were being discussed. It is considered that the proposal will not have an unacceptable adverse impact on the amenities of neighbouring residential properties.
- 3.10.3 The distance between the proposed building and the property to the north (147 Arrowe Park Road, which forms part of the cottages) was previously almost 4 metres. The re-siting of the building now results in this building being set a minimum distance of 14 metres to this boundary, increasing to approximately 24 metres towards the rear of the application site due to the angle of the boundary. This is sufficient distance to ensure that the proposed building itself does not impact on the amenities of this property, whilst also ensuring that windows on the northern elevation of the proposed building will not result in overlooking.
- 3.10.4 The re-siting of the proposed building to the southern part of the site means that it will be located closer to the southern boundary and the adjacent property. The building will now be sited approximately 2 metres off this boundary, and approximately 6 metres from the side elevation of this adjacent property. There are no habitable windows on the side elevation of the proposed building and this distance is therefore considered sufficient to ensure that the proposal does not have an unacceptable adverse impact on the property directly to the south of the site.
- 3.10.5 To the rear (east and south-east) of the site is the residential cul-de-sac of Fletcher Close, with the head of the cul-de-sac directly adjoining the rear of the application site. The re-siting of the building further back into the site results in it sitting closer to this rear boundary. To minimise the impact the building has on these properties, and the street scene of Fletcher Close itself, the building drops down to two-storey to the rear and even incorporates a single-storey element.
- 3.10.6 The rear elevation which faces Fletcher Close will have no windows at first or second floor, other than a corridor and small store room window at second floor, sited approximately 11.3 metres from the boundary; and a small store room window at the first floor, sited approximately 5.2 metres from the boundary. There are windows at ground-floor serving staff areas but these will face the existing rear boundary wall of the site. Given that this part

of the building is directly opposite the head of the cul-de-sac and front garden areas, this is considered to be an acceptable situation.

- 3.10.7 Windows in the main southern elevation of the proposed building will be approximately 25 metres from the southern boundary, which is considered more than sufficient to ensure that they do not result in overlooking into garden areas of properties which adjoin the southern boundary of the site, and ensures that an adequate separation distance is maintained.
- 3.10.8 The bin storage area has been sited along the northern boundary of the site, in order to be sufficiently far away from the adjacent dwellings. Although it is located adjacent to the garden areas of adjacent dwellings, it is towards the end of these gardens and should therefore have limited impact. Given the proposed layout of the development, this location is considered to be most suitable.
- 3.10.9 The revision of the scheme maintains the flat-roof design, which limits its overall height. The distances between the proposed building and surrounding properties continue to meet required separation distances and are considered sufficient to ensure that it does not have an unacceptable adverse impact upon the amenities of these existing properties. The presence of a building larger in scale than the existing properties is not considered sufficient reason to warrant refusal of the application, especially given the attempt to minimise the overall height and scale through the use of a flat roof design. As noted above, the use of the site for residential purposes is likely to have less impact on neighbouring properties than its previously established use as a public house.
- 3.10.10 For future occupiers of the development, all habitable rooms will have full windows with sufficient outlook, whilst there is a large amenity area provided which is now located to the south of the proposed building, which will enhance this amenity area in comparison to the original scheme.
- 3.11 Other Matters:
- 3.11.1 The applicant has submitted a Flood Risk Assessment and Drainage Strategy which has been considered acceptable by the Lead Local Flood Authority, subject to the attached conditions. Objections based on drainage reasons are therefore not sufficient to warrant refusal of the application.
- 3.11.2 The applicant is a Housing Association and an Affordable Housing Statement has been submitted to set out how the development will be occupied. This is considered sufficient to ensure sufficient affordable housing provision is provided and is controlled via condition. The provision of affordable accommodation is a material consideration, and the benefits of meeting an identified local need should therefore be given reasonable weight.
- 3.11.3 The objections received during each consultation period which has taken place have all been considered in full in the assessment of the application. The primary concern relates to the design and scale of the proposed building - the assessment of this is considered in more detail above, with the conclusion being that the scheme is now of an acceptable design, scale and layout for this site. Concerns relating to direct impact on residential amenity are also addressed above - the scheme complies with all required separation distances, for both windows facing each other and existing residential windows facing blank elevations. New windows are also sited sufficiently away from the boundary to prevent unacceptable levels of overlooking. The location of the bin store is addressed at 3.10.8 above, whilst it has been concluded that there is sufficient parking provided given the nature of the proposed use, and that the highway network can adequately accommodate a development of this scale. Drainage was also raised as an objection, but as noted above, the Lead Local Flood Authority have assessed the application and concluded that, subject to conditions, the development will not increase flood risk to surrounding properties. An objection also stated that the application should be refused due to insufficient consultation with the local community, as set out in Paragraph 132 of the NPPF – however, the NPPF does not say such applications should be refused, simply that ‘applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot’. It’s therefore not accepted that the application should be refused on those grounds.

3.12 Conclusion

In conclusion, the revised scheme is considered to adequately address the concerns raised previously by Wirral Council Planning Committee and the Planning Inspector. The building has been sited further back into the site which minimises its prominence whilst also allowing for some meaningful landscaping to be planted in front of the building. Additionally, the design of the proposed building has been amended to incorporate greater depth, rhythm and design interest. On balance, taking into account the significant changes made to the scheme and the importance the NPPF places upon delivering a sufficient supply of homes and making effective use of land, it is considered that the application complies with the Wirral Unitary Development Plan, in particular Policy HS4 and GR5, Supplementary Planning Documents 2 and 4, and the National Planning Policy Framework.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered to constitute sustainable development which makes effective use of an existing brownfield site. The proposed development has been sufficiently altered from the previously refused scheme and it is now considered that it will not harm the amenities of neighbouring properties or the overall character of the area and is therefore considered to comply with the policies set out in the Wirral Unitary Development Plan and the National Planning Policy Framework

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 2nd July 2021 and listed as follows: 19006-131-G; 19006-132-G; 19006-133-G; 19006-134-G; 19006-136-H; 19006-137-H; 19006-138-C

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

3. Before any construction above ground level commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan

4. Prior to any construction above ground level, a full scheme of works for highway works shall be submitted to and approved in writing by the Local Planning Authority. The highway works shall include details of the new vehicle access, reinstatement to standard footway levels of any redundant vehicle access, the provision of dropped kerbs with tactile paving at the Woodland Road junction, and the provision of accessible kerbs at the two bus stops nearest the site. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

Reason: In the interests of highway safety and to improve links to local services, having regards to the National Planning Policy Framework

5. The development shall be occupied only in accordance with the submitted Affordable Housing Statement (Magenta Living) unless otherwise agreed in writing by the Local Planning Authority

Reason: For the avoidance of doubt and to ensure sufficient affordable housing provision having regards to the National Planning Policy Framework

6. Prior to first occupation, a full scheme for hard and soft landscaping (including boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall incorporate tree planting to the front of the building (along Arrowe Park Road) and shall be implemented in full prior to first occupation unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs which die or become diseased within 5 years of first occupation shall be replaced with a comparable specimen.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality having regards to the Wirral Unitary Development Plan

7. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the following submitted documents approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority:

- Drainage Statement; Development for Retirement Living, Stirrup Pub, Arrowe Park Road, CH49 5PB (dated 26 August 2020 / ref: 102/20/SMJ / Stephen Johnson Ltd)

- Flood Risk Assessment for Land Off Arrowe Park Road, Birkenhead, CH49 5PB (dated August 2020, updated March 2021 / ref: CCG-C-20-11762 / Rev 1 / CC Geotechnical Ltd)

A Construction Phase Surface Water Management Plan and a timetable for completion (including details of any phasing if applicable) must be submitted prior to commencement

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 163 and 165 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

8. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable 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. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, and Policy

9. PRIOR TO FIRST OCCUPATION of the dwellings hereby approved arrangements for the storage and disposal of refuse including recycling facilities, 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

10. Prior to first occupation, details of secure covered cycle parking and/or storage facilities shall be 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 for staff and residents are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. Terms of Conditions 7/8

Final Detailed Sustainable Drainage Design to comply with DEFRA's technical standards for sustainable drainage systems and the SuDS Manual and include:

- Drawings to include:
 - o Final layout of roads, buildings, finished floor levels, external levels and boundaries
 - o Final layout of sewers; outfalls; SuDS; flow control details (must match flow control in calculations) hatched above ground storage areas with depths indicated
 - o Overland flow paths designed for exceedance of the 1 in 100 plus climate change event, system blockages, etc. An impermeability of 100% for the whole site area (including soft landscaped areas) should be used in all cases when determining exceedance flows
 - o 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:
 - o System performance for following return periods; 1, 30, 100 plus appropriate climate change allowance
 - o Demonstration of sufficient storage for the 1 in 100 year (plus climate change) critical rainfall event with a limiting discharge rate as stated in the above referenced drainage strategy
 - o Design criteria summary, Full network details table, pipe and manhole schedules, contributing area summary, control/storage structure details, results summary print outs
 - o Flow control device design calculations demonstrating compliance with limiting discharge rate as stated in the above referenced drainage strategy at the correct design head
 - o Volumetric runoff co-efficient (Cv) should be set to '1'
 - o Sensitivity checking for climate change at 40% if lower allowance used
- Timetable demonstrating completed SuDS construction prior to occupation
- Construction phase surface water management plan

Last Comments By: 25/07/2021 13:06:20

Expiry Date: 13/08/2021