

Planning Committee	7th November 2024
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<b>Reference:</b>	<b>PS Development Code</b>	<b>Case Officer:</b>	<b>Ward:</b>
APP/24/00816	Q06 - Other Major Developments	Mr B Bechka	Hoylake and Meols

<b>Location:</b>	West Kirby Grammar School for Girls Graham Road, West Kirby, Wirral, CH48 5DP
<b>Proposal:</b>	Proposed (isolated) demolition to enable the erection of a Sports Hall, 6th Form Centre with Dining facilities and associated re-modelling works to facade, means of access, parking and landscaping
<b>Applicant:</b>	Mr Sim Clarke
<b>Agent:</b>	Mr Justin Paul J10 Planning Ltd

<b>Reason for referral to Planning Committee</b>	Councillor Booth has called in this application to go before Wirral's Planning Committee on the grounds that the proposed development, as a result of its scale, is inappropriate having regard to the residential context of surrounding development, resulting in a detrimental change in the character of the area contrary to saved policy HS15 of the Wirral Unitary Development Plan. The scale of development also results in harm to the significance of the Meols Drive Conservation Area, contrary to the objectives of the National Planning Policy Framework which expects great weight in planning decisions to be given to the conservation of designated heritage assets.
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<b>Site Plan:</b>
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<p><b>1. Development Plan designation:</b></p>	<p>Conservation Area (Meols Drive Conservation Area)          Meols Drive Development Control Design Guidelines Area          Primarily Residential Area</p>
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<p><b>2. Planning History:</b></p>	<p>Application Type: Pre Application          Proposal: Construction of extension to rear of school to form new Sports Hall that can also be used for community usage and form part of a 6th Form Centre (option E: 9.1 Preferred Masterplan Proposal) with associated means of access (widening of site access from Meols Drive from 4.7m wide to 6m wide) and landscaping. Introduction of first floor level within existing sports hall to form sixth form accommodation; alterations          Application No: PRE/23/00057/ENQ          Reply Date: 18/10/2023</p> <p>Application Type: Full Planning Permission          Proposal: Proposed construction of a part glazed single storey atrium within an existing courtyard abutted to the existing building on 3 sides.          Application No: APP/12/00319          Decision Date: 03/05/2012          Decision Type: Approve</p> <p>Application Type: Work for Council by Council          Proposal: Erection of a new two storey six classroom specialist technology block          Application No: APP/06/05898          Decision Date: 04/08/2006          Decision Type: Approve</p> <p>Application Type: Full Planning Permission          Proposal: Erection of a new entrance canopy, ramp access and alterations</p>
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to doors to east wing of school.  
Application No: APP/05/06024  
Decision Date: 17/06/2005  
Decision Type: Approve

Application Type: Work for Council by Council  
Proposal: Erection of two storey sixth form classroom/common room to replace existing building and demolition of existing classroom and caretaker's house.  
Application No: APP/03/07097  
Decision Date: 13/11/2003  
Decision Type: Approve

Application Type: Work for Council by Council  
Proposal: Change of use from caretaker's house to use for educational purposes.  
Application No: APP/93/06771  
Decision Date: 21/12/1993  
Decision Type: Approve

Application Type: Work for Council by Council  
Proposal: Erection of a single storey design technology classroom block.  
Application No: APP/93/06595  
Decision Date: 23/11/1993  
Decision Type: Approve

Application Type: Deemed  
Proposal: Change of use from dwelling. House to sixth form annex.  
Application No: DPP/84/24980  
Decision Date: 28/06/1984  
Decision Type: Approve

Application Type: Deemed  
Proposal: Provision of 10 no. car parking spaces.  
Application No: DPP/83/22355  
Decision Date: 26/05/1983  
Decision Type: Approve

Location: Easdale, Meols Drive, West Kirby, Wirral, L48 5DE  
Application Type: Deemed  
Proposal: Change of use from dwelling house to Sixth Form Annexe.  
Application No: DPP/82/21648  
Decision Date: 10/12/1982  
Decision Type: Conditional Approval

Application Type: Deemed  
Proposal: New Art/Craft/Music block  
Application No: DPP/80/17011  
Decision Date: 25/02/1981  
Decision Type: Approve

Additional planning history exists across the wider school site; however, it is

	not of direct relevance to this application and as such has not been listed above.
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**3. Summary Of Representations and Consultations Received:**

<p><b>3.1 Ward Member Comments</b></p>	<p>Councillor Booth provided comments as reported above.</p>
<p><b>3.2 Summary of Representations</b></p>	<p><b><u>REPRESENTATIONS</u></b></p> <p>Having regard to the Council Guidance on Publicity for Applications and the Statement of Community Involvement, a total of <b>65 no.</b> neighbour notifications were sent out to neighbouring properties on <b>02-07-2024</b>. A further <b>18 no.</b> neighbour notification letters were sent to additional affected properties on the <b>11-07-2024</b>. A site notice was posted outside the school to Meols Drive on <b>03-07-2024</b>. Further site notices were posted outside the school to both Meols Drive and Graham Road on <b>17-07-2024</b>. A press notice was published on <b>08-07-2024</b>.</p> <p>In response: <b>14</b> representations objecting to the application were received. Comments made within submitted representations are summarised below:</p> <p><u>Pre-application and application process</u></p> <ul style="list-style-type: none"> <li>• that stakeholders were not properly consulted or engaged by school as part of pre-application process.</li> <li>• Insufficient and inadequate consultation carried out as part of the planning application both in terms of those notified and time given.</li> </ul> <p><u>Design</u></p> <ul style="list-style-type: none"> <li>• Scale of development would appear out of keeping with surrounding development within conservation area.</li> <li>• would result in overdevelopment.</li> </ul> <p><u>Amenity</u></p> <ul style="list-style-type: none"> <li>• development would be overbearing to No. 87 Meols Drive.</li> <li>• development during construction and operation would result in undue noise and disturbance.</li> <li>• concern as to noise emanating from plant equipment to No. 87.</li> <li>• development would result in loss of daylight and sunlight with increased overshadowing to No. 87 Meols Drive.</li> <li>• Extended use as community use outside school hours would be inappropriate for residential area.</li> </ul>

- would result in loss of privacy and overlooking to neighbouring properties.

#### Ecology

- proposal does not adequately address potential environmental impacts, including harm to local wildlife and green spaces.

#### Highways

- exacerbate existing highway access and safety issues to both Meols Drive and Graham Road.
- overspill resulting from inadequate parking provision would exacerbate existing congestion issues whilst leading to highway safety issues.
- Concern as to scope of submitted Travel Plan and as to whether it can be implemented or enforced.
- Concern as to the inadequacies and limited scope of Transport Statement regarding highway issues and demands that development would place on network.
- impact of changes to sixth form Pupil Admissions Number from 270 to 400 on parking.

#### Other Matters

- school has not adequately demonstrated need for sports facility.
- application does not satisfactorily address fire safety access requirements.

#### Not material planning considerations

- Impact on proposed Traffic Regulation Order to Graham Road
- development would be contrary to an existing covenant that restricts any erection in the location proposed by the planning application without written consent from the owners of 87 Meols Drive.

**28** representations supporting the application were also received. Comments made within submitted representations are summarised below:

- much needed addition to school.
- well, thought out proposal providing fantastic facility for students and the wider community.
- essential to provide the very best education and extra-curricular opportunities for students.
- will enhance educational provision within West Kirby.
- significant benefit to all stakeholders including students and local/wider community.
- easily accessible causing minimal disturbance.

- attractive design and use of material and planting positively impacting within street scene.
- facilities will provide ability to train and play fixtures without having to venture outside Borough.
- enhance Council's stated aims of increasing participation, promoting active lifestyles and supporting sustainable choices.
- design considerate of Conservation setting.
- improving pupils school life and opportunities.
- vital resource for the local community, promoting health, well-being, and community cohesion.
- benefit curriculum.
- can be used to accommodate surplus exam candidates.

Hoyle Conservation Association (HCA):

Whilst not having raised an objection they make several observations, which they suggest could be addressed by way of condition. These include the need for well-planned and effective screening by trees and shrubs to protect the visual appeal of the street scene; and close attention to be paid to design and materials of new access point to Meols Drive.

**CONSULTATIONS**

**Highways (Traffic and Transportation):**

No objection subject to pre-commencement condition

**Highways (Asset):**

No objection subject to pre-commencement condition

**LLFA:**

No objection subject to conditions (including pre-commencement condition)

**Sport England:**

No objection subject to conditions (including pre-commencement condition)

**Biodiversity Net Gain Coordinator:**

No objection subject to pre-commencement condition

**United Utilities:**

No objection subject to pre-commencement condition

**Merseyside Fire and Rescue Service:**

Request that informative be added to any decision.

	<p><b>Conservation:</b></p> <p>No objection subject to conditions</p> <p><b>Environmental Health:</b></p> <p>No objection subject to condition</p>
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<b>4. Site and Surroundings</b>	
4.1	<p>The application site ("Site") relates to West Kirby Grammar School, situated between Meols Drive and Graham Road within West Kirby. The original 1912 two-storey brick school building has been significantly extended in the inter and post war periods. Its main entrance and the existing parking are located to its front to Graham Road. To its rear towards Meols Drive the Site is largely formed by hardstanding comprising an outdoor play and 5 no. sports courts. There are also two detached buildings, one forming the existing Sixth form and the other the Design and Technology Block. A secondary vehicular access to the Site opens onto Meols Drive. The existing boundary treatment to Graham Road is formed by a low-lying brick wall, whereas the boundary to Meols Drive is formed by tall timber fencing.</p> <p>The wider school site is surrounded to all sides by residential properties which vary greatly in scale, age and design, ranging from late Victorian, Arts and Crafts to post-war.</p> <p>The Site is situated in a Primarily Residential Area and within Meols Drive Conservation Area.</p>

<b>5. Proposed Development</b>	
5.1	<p>Planning permission is sought for the demolition of the existing two-storey gymnasium and changing room to enable the erection of a part single part two-storey Sports Hall facility with associated ancillary accommodation, and a two storey Sixth Form Centre with Dining facilities.</p> <p>Whilst the main purpose of the new sports hall is to serve the school, it also proposed to provide community access outside school hours.</p> <p>Other works proposed include the partial remodelling of the school's internal layout to provide further associated ancillary accommodation for the new indoor sports hall; the slight relocating and widening of the existing vehicular access to Meols Drive, as well as soft and hard landscaping works, including the enhancing of the retained sports courts, the provision of 10 no. parking spaces, and tree planting.</p>
	<p><u>Added value:</u> Given concerns over loss of amenity to neighbouring properties in respect to noise and disturbance, the overspill parking to the hardstanding has been removed from the application by the applicant.</p>

<b>6. Development Plan</b>	
6.1	<p>Under the provisions of section 70(2) Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 and the provisions of the NPPF (paragraph 2) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.</p> <p>The statutory development plan at present consists of the Wirral Unitary Development Plan (UDP adopted February 2000 and saved by Direction of the Secretary State on 18 September 2007) and the Joint Waste Local Plan for Merseyside and Halton (adopted 18 July 2013).</p>
6.2	<p>The following Wirral Unitary Development Plan 2000 Policies are relevant to the determination of this planning application:</p>
6.3	<p><u>Wirral Unitary Development Plan Part 1 Policies</u></p> <p>Policy URN1 Development and Urban Regeneration  Policy CH01 Protection of Heritage  Policy NCO1 Principles for Nature Conservation  Policy TRT3 Transport and the Environment  Policy REC1 Principles for Sport and Recreation  Policy LAN1 Principles for Landscape</p> <p><u>Wirral Unitary Development Plan Part 2 Policies</u></p> <p>Policy HS15 Non-Residential Uses in Primarily Residential Areas  Policy TR9 Requirements for Off-Street Parking  Policy TR12 Requirements for Cycle Parking  Policy PO3 Noise  Policy WA2 Development and Land Drainage  Policy WA5 Protecting Surface Waters  Policy CH2 Development affecting Conservation Areas  Policy CH3 Demolition Control within Conservation Areas  Policy RE1 Criteria for Urban Recreation Facilities  Policy RE10 Criteria for Community Centres and Facilities  Policy NC7 Species Protection  Policy GR5 Landscaping and New Development  Policy GR7: Trees and New Development</p>
	<p>The Joint Waste Local Plan for Merseyside and Halton (adopted 18th July 2013) is also applicable. Relevant policies are:</p> <p>WM8 (Waste prevention and Resource Management)  WM9 (Sustainable Waste Management Design and Layout for New Development)</p>



<p><b>7. Other Material Planning Considerations</b></p>	
<p>7.1</p>	<p><b><u>The National Planning Policy Framework</u></b></p> <p>Section 2 - Achieving sustainable development  Section 4 - Decision Making  Section 8 - Promoting Healthy and Safe Communities  Section 9 - Promoting Sustainable Transport  Section 11 - Making Effective Use of Land  Section 12 - Achieving Well-Designed Places  Section 14 - Meeting the Challenge of Climate Change, Flooding, and Coastal Change  Section 15 - Conserving and Enhancing the Natural Environment  Section 16 - Conserving and Enhancing the Historic Environment</p>
<p>7.2</p>	<p><b><u>The Emerging Local Plan</u></b></p> <p>Wirral Borough Council has submitted the Wirral Local Plan 2021-2037 for examination.</p> <p>On the 21 March 2022 full council approved publication of the Draft Local Plan Under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 before submission to the Secretary of State. The plan was published in May 2022 and representations were available to be submitted until 25th July 2022. The Local Plan was submitted to the Secretary of State on the 26th October 2022. The local plan and supporting evidence base can be viewed online at <a href="http://www.wirral.gov.uk/lpexam">www.wirral.gov.uk/lpexam</a></p> <p>On 4th March 2024 the Council received the post-hearing note prepared by the Planning Inspectors appointed to carry out the examination into the Wirral Local Plan. The note sets out the Inspectors view on certain matters and what should now be done. It should be read as the Inspectors initial thinking and is without prejudice to any findings they may ultimately come to. The Inspectors' view is that the Plan, as submitted, is unsound. Their view is also that the Plan may be capable of being made sound via main modifications. The modifications required to make the Plan sound were published by the Council for public comment on 25 September 2024. For the purposes of decision making, the post-hearing note and the publication of the modifications do not change the status of the emerging Local Plan. The Plan is however at an advanced stage and weight may be given to relevant policies in the emerging Plan in accordance with the requirements of paragraph 48 of the National Planning Policy Framework, as set out in the officer report.</p> <p>In attaching weight to individual policies, paragraph 48 of the NPPF is relevant as it states:</p> <p>“Local planning authorities may give weight to relevant policies in emerging plans according to:</p> <ol style="list-style-type: none"> <li>1. the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);</li> </ol>

	<ol style="list-style-type: none"> <li>2. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and</li> <li>3. the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."</li> </ol> <p>The following emerging plan policies are relevant to the determination of this planning application:</p> <p>Policy WS 6 Placemaking for Wirral</p> <p>Policy WS 7 Principles of Design, includes Privacy and Amenity and Parking</p> <p>Policy WS 8 Strategy for Sustainable Construction</p> <p>Policy WS 9 Strategy for Transport</p> <p>Policy WD 1 Landscaping including Trees</p> <p>Policy WD 2 Heritage Assets</p> <p>Policy WD 3 Biodiversity and Geodiversity</p> <p>Policy WD 4 Coastal Protection, Flood Risk, Sustainable Drainage &amp; Natural Water Management</p> <p>Policy WD 10 Development in Primarily Residential Areas</p> <p>Policy WD 20 Social Value</p> <p>Policy WD 23 Design Details</p> <p>Policy WP 6 Conservation Areas (West Kirby and Hoylake)</p> <p>At the present time, the Wirral Local Plan is a material consideration and can be afforded weight in the decision-making process, with those policies that are not subject to main modifications or where the changes are minor being afforded greater weight.</p>
7.3	Wirral SPD (4) – Parking Standards
7.4	<p>Tree, Hedgerow and Woodland Strategy 2020-2030 (hereafter referred to as The Tree Strategy)</p> <p>Meols Drive Conservation Area Appraisal (2004)</p> <p>Draft Meols Drive Conservation Area Appraisal (2024)</p>

<b>8. Assessment</b>	
8.1.1	<p>The main issues pertinent in the assessment of the proposal are:</p> <ol style="list-style-type: none"> <li>1. Principle of development.</li> <li>2. Design, Scale, Massing, Siting and Layout (including impact on the Meols Drive Conservation Area).</li> <li>3. Neighbouring Amenity.</li> <li>4. Ecology/Biodiversity Net Gain</li> <li>5. Trees/Landscaping</li> </ol>

	<ul style="list-style-type: none"> <li>6. Flooding and Drainage</li> <li>7. Highways</li> <li>8. Other Material Considerations</li> <li>9. Planning Balance</li> </ul>
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<b>8.2 Principle of Development</b>	
8.2.1	<p>The application site is in Meols Drive Conservation Area.</p> <p>The importance of preserving the historic environment is reflected in the National Planning Policy Framework (NPPF) and supporting guidance (NPPG). Paragraph 205 of the NPPF states that when considering the impact of a designated heritage asset great weight should be given to the asset's conservation (NPPF Annex 2 confirms that a Conservation Area falls to be considered as a 'designated heritage asset'). The impact on the designated heritage asset is therefore one of the principal considerations for this proposal. As such, the development should be considered against Policy CH2 of Wirral's UDP, as well as Policies WD 2 and WP 6 of the emerging Local Plan.</p>
8.2.2	<p>Located within an urban area in close proximity to West Kirby town centre and being easily accessible to public transport, the proposed indoor school sports facility, with community access would align with the principles of the UDP's strategic Policy REC1 and should be considered against Policies RE1 and RE10.</p>
8.2.3	<p>Sitting within a Primarily Residential Area, the development should also be considered against Policy HS15 of Wirral's UDP, as well as Policy WD 10 of the emerging Local Plan.</p>
8.2.4	<p>The NPPF at para 99 states that great importance is attached to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, advising that local planning authorities should take a pro-active, positive, and collaborative approach to meeting this requirement. It also states that local planning authorities should give great weight to the need to create, expand or alter schools.</p>
8.2.5	<p>The proposed extension would improve the teaching facilities at the school and consequently the principle of the proposed development is supported by national policy, subject to its compliance with the saved policies of Wirral's Unitary Development Plan, as well as to draft policies of the emerging Local Plan, and its impact on visual and residential amenity and to the local highway network.</p>

<b>8.3 Design, Scale, Massing, Siting, and Layout (including impact on the Meols Drive Conservation Area)</b>	
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8.3.1	Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay, "special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area" in the determination of planning applications.
8.3.2	Paragraph 139 of the NPPF states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents'. Furthermore 'significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents' and 'outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.
8.3.3	Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
8.3.4	Paragraph 208 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.
8.3.5	Policy HS15 of the Wirral's UDP sets out non-residential developments will only be acceptable if they are of an appropriate scale to surrounding development and do not result in a detrimental change in the character of the area. Policy WD 10 of the eLP sets out that non-residential and community uses within Primarily Residential Areas will be supported where they are of a scale and use appropriate to the surrounding neighbourhood and complement rather than detract from the character of the area.
8.3.6	Policy RE1 of the Wirral UDP supports in principle the development of new facilities for sport and recreation within the urban area subject to the siting, scale and visual impact of any related buildings or structures being appropriate within the surrounding area and well related to associated outdoor facilities.
8.3.7	Policy RE10 of the Wirral UDP supports in principle the development of small scale, non-residential facilities i.e. sports halls within Primarily Residential Areas subject to their siting, scale and visual impact being appropriate within the surrounding area.
8.3.8	Policy CH2 of the Wirral's UDP states that a proposal must 'preserve or enhance the distinctive characteristics of the Conservation Area; the general design and layout of the Area; and the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Conservation Area'.
8.3.9	Policy CH3 of the Wirral's UDP states that demolition of buildings and structures in a designated Conservation Area will only be permitted where the building or structure to be removed has little historic importance, visual merit

	<p>or group value, or otherwise detracts from the special character of the Area; and detailed plans for redevelopment have been approved by the Local Planning Authority and would serve to enhance the character of the Area.</p>
8.3.10	<p>In the emerging Local Plan draft Policy WD 2 provides the broader policy approach to heritage assets (including Conservation Areas). Draft Policy WP 6 is specific to the applicable conservation area policies, such as Meols Drive (CON-SA6.4).which sets out that proposals will be supported within the Meols Drive Conservation Area where for example they preserve the historic character and appearance of a wealthy late Victorian and Edwardian commuter suburb; retain the consistency of scale, massing and separation between neighbouring buildings; and preserve the style and variety of buildings and materials linked by a common design approach, including highly decorative details and roofscapes.</p>
8.3.11	<p>Consultation has been undertaken with the Council's Conservation officer and their comments are considered as part of the assessment below.</p>
8.3.12	<p>Also considered as part of the assessment below are representations received from interested parties objecting to the proposal on the grounds that the development is excessively high and totally out of keeping with surrounding development and Conservation Area; and that the proposal appears excessively large and would result in overdevelopment. Councillor Booth in his reasoning as to why this application be removed from under delegation voiced concern as to the scale of the proposed development being inappropriate within the residential context of surrounding development, resulting in a detrimental change in the character of the area and resulting in harm to the significance of the Meols Drive Conservation Area.</p>
8.3.13	<p>The proposed sports hall, which is to be sited to the west of the existing school would be two-storey in scale, rectangular in form and have a flat roof with parapet design. It would have the following approximate dimensions of 10.9m height x 21.3m width x 36m length and would project approximately 41m forward of the school's existing west facing rear elevation towards Meols Drive. To its east it would drop down to single-storey scale to adjoin the existing school, with this single storey element also wrapping around the northern side elevation of the proposed sports hall, projecting approximately 6m to its north. The single-storey element would be approximately 5.3m in height. The ancillary sport facilities would be accommodated both within the single-storey element and the existing school, which would see part of its internal layout reconfigured.</p>
8.3.14	<p>The existing two-storey gymnasium is to be demolished, and, in its place, a two-storey sixth form centre and dining area is to be erected. Besides extending to sit partially over the new sports hall facility at first floor level and slightly encroaching deeper into the existing courtyard, this extension would largely follow the footprint of the existing gymnasium. Having an approximate height of 9m, it would sit approximately 1.3m above the adjoining existing two-storey element to its north, an approximately 3.25m increase in height compared to the gymnasium it would replace. Like the proposed Sports Hall it would have a flat roof and parapet design. The Council's Conservation officer does not object to the demolition of the existing smaller gymnasium and changing area, with it being a later addition to the original school building that does not possess a high level of significance and offers a neutral contribution to the conservation area.</p>

8.3.15	A school is by no means an uncommon feature within the setting of a Primarily Residential Area, with many schools across the Borough similarly being located within residential areas. Equally it is not uncommon for schools within these areas to have sports halls which, to ensure their function, are of necessity buildings with particular footprint and clear height requirements.
8.3.16	Having regard to its scale, massing, and height, it is accepted that the sports hall is not necessarily characteristic of the buildings within the conservation area which predominantly comprise individual residential properties. Its size and form being largely dictated by its function, building regulation requirements, and in this instance by the specific requirements of Sports England. When viewing from within the street scene to Meols Drive, it would be seen against the backdrop of the existing school buildings and clearly read as being associated with the larger built form on the school site. Despite its large scale, within the context of the existing school, it would not appear out of place, remaining respective to both the height and two-storey scale of the existing school and would not represent overdevelopment of the site.
8.3.17	Despite its positioning within the site, retaining approximately 37m to the back of the pavement, officers accept that the sports hall would be a noticeable addition to the Meols Drive street scene and conservation area albeit it would not be unduly prominent, or dominating to Meols Drive itself. Having regard to its size and scale and in considering its impact upon the significance of the conservation area, officers accept that it would cause a degree of less than substantial harm to the character and appearance of the conservation area.
8.3.18	Having regard to the less than substantial harm the scale of the development would have on the significance of the conservation area, and to paragraph 208 of the NPPF, officers also recognise that the proposed development would result in several public benefits to the students and the wider community.
8.3.19	The new purpose-built sports hall would address the school's existing sports curriculum deficiency in terms of indoor sport, providing a sports offering which meets the DfE (Department for Education) standards. It is anticipated that the benefits arising from the improved school's sport facilities will not only enable year-round sports activities but an improved sports curriculum and extracurricular opportunities. The school hope that in turn this will bring further benefits in terms of greater student participation and physical well-being and deliver social and educational betterment for its pupils. Officers accept and have no reason to disagree with the educational benefits set out by the school in support of the development.
8.3.20	Another perceived benefit is the proposal to open up the new indoor sports facility to the community outside school hours and the potential opportunity for increased community partnerships.
8.3.21	The Council's Indoor and Built Facilities Strategy (February 2021) doesn't specifically identify the community need for a sports hall at the Site, whilst the Council's Indoor Sports Facilities Needs Assessment (2021) finds there to be sufficient sports halls located in areas of higher population density i.e. West Kirby. However, they do identify a need to improve general stock and to work with schools which do not currently provide community use on ways this could be achieved.

8.3.22	<p>The applicant's submitted Sports Needs Assessment, does not dispute the adequacy of the number of indoor community sport facilities within the area, but identifies a number of issues with them i.e. that the existing provision is old; does not meet modern technical standard; and programming is dominated by a few sports such as badminton and football, impacting on usage of other sports.</p>
8.3.23	<p>In considering the school's submission, Sport England in their submitted comments believe that the introduction of a 4-court sports hall designed to Sport England recommended dimensions would significantly enhance the school's indoor sporting offer i.e. for mini tennis, cricket practice, badminton, netball, basketball, and football. They also give positive weight to the National Governing Bodies of Sport (NGB) comments that recognise a sporting need within the community for this type of facility.</p>
8.3.24	<p>Considering the above, officers accept that in providing a high-quality facility, given its offer and public access, in this instance would clearly be of benefit to the community and go some way to addressing the existing shortcomings of other sporting facilities within the area.</p>
8.3.25	<p>The school believes that the proposed dedicated Sixth Form Centre r offers a targeted solution to address social and dining challenges currently faced by the school's Sixth Form students. Furthermore, that by providing a purpose-built space tailored to their needs, comprising dedicated dining facilities with a servery, social areas, and a flexible conference space for lectures, it would improve study and social facilities for Sixth Form students, whilst fostering a sense of community and independence. Officers accept and have no reason to disagree with the educational benefits set out by the school in support of the development.</p>
8.3.26	<p>Hoylake Conservation Association (HCA) whilst not objecting to the scheme voiced concern as to the sports hall being '<i>a large, stark, rectangular block</i>' and without amelioration would require '<i>well planned and effective screening by trees and shrubs to protect the visual appeal of the street scene</i>'.</p>
8.3.27	<p>The proposal, however, seeks to alleviate the potentially monotonous appearance of the structure by using two styles of red brick to distinguish between the upper and lower façade of the building. To the upper element of the building, a protruding brick pattern has been inspired by existing pattern work within the conservation area. This is a positive feature and will enable the structure to harmonise as far as possible with the wider character and appearance of the conservation area and add interest to an otherwise monotonous block. A condition is required for colour details of all proposed brick and proposed mortar to be submitted for approval prior to installation. The single storey element will sit alongside the proposed sports hall. This will feature similar brick detailing as proposed for the sports hall and be finished in red brick. This element of the proposal will include aluminium frames for windows and doors. The sixth form would also be of brick construction, using Red Brick with natural mortar colour, brick soldier courses and recessed brick panelling to articulate its elevations. A condition requiring details of materials to be submitted for approval prior to installation, including colour details of all proposed frames and for all proposed brick and proposed mortar is recommended as part of any approval. Subject to the above condition, officers consider that the detailing and use of materials are</p>

	appropriate to the Conservation Area and represent an enhancement over the existing gymnasium to be demolished.
8.3.28	HCA having regard to the new access point to Meols Drive are concerned at it appearing more prominent than the existing access point and would see increased usage compared to present. They comment that its design and choice of materials therefore deserve close attention to preserve the character of the Conservation Area. Officers, however, consider that the submitted landscaping scheme is acceptable. The scheme would instate a low red brick wall and introduce native hedging behind, which would at the very least preserve the character and appearance of the conservation area. It is recommended, however, as part of any approval that a condition be attached requiring that a Proposed gate design to be submitted for approval.
8.3.29	Sport England were consulted on a non-statutory basis given national planning practice guidance and the application relating to the creation of a major sports facility. Sport England also consulted with Badminton England, Basketball England, England Netball and the Lawn Tennis Association, whose comments inform Sport England's response. The proposal would see the loss of an existing gymnasium and two tarmac sports courts to facilitate the development of a new 4-court sports hall, with associated amenities. Following discussions held during the assessment, Sports England do not object to the proposals. They are satisfied that the proposal would meet Sport England's Planning for Sport Guidance (June 2019 Last Updated April 2024) and that any harm resulting from the loss of the two existing sport courts would be outweighed by the provision of an indoor sports hall facility, together with improvements to the retained outdoor sports courts and the community use of the school's sport facilities. Their support is subject to a couple of conditions being attached as part of any planning approval. A pre-commencement condition (to which the applicant has confirmed their agreement to) that details of the design and construction of the retained outdoor sports courts be submitted for approval and that a Community User Agreement also be submitted for approval
8.3.30	With regard to the Site being located within the Meols Drive Conservation Area, and for the reasons set out above, it is considered that the proposed development as assessed above would in terms of its size and scale cause less than substantial harm to the significance of the designated heritage asset, whereas its detailing and use of materials would lead to an enhancement to the character and appearance of the designated heritage asset over the existing gymnasium. On balance when weighing up the public benefit and enhancement against the harm, they are considered sufficient to outweigh the harm to the significance of the designated heritage asset and that in this instance the development is acceptable, In arriving at this decision, considerable importance and weight has been given to the desirability of preserving the Meols Drive Conservation Area. Furthermore, it is considered that the proposed development would accord with the NPPF, as well as Policies CH2 and CH3 of Wirral's UDP, and draft policies WD 2 and WP 6 of the emerging Local Plan.

<b>8.4 Neighbouring Amenity</b>	
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8.4.1	<p>Saved UDP Policies HS15, RE1 and RE10 all require developments to not cause nuisance to neighbouring uses in terms of noise and disturbance. Draft Policy WD 23 requires developments to take account of the amenity of neighbours, avoiding unnecessary nuisance and disturbance, providing adequate sunlight and daylight, avoiding overlooking and loss of privacy, not resulting in overbearing or overly enclosed form of development, whilst issues such as noise resulting from the development during construction and because of its use should be considered.</p>
8.4.2	<p>A number of objections have been received concerning the impact of the development on the amenity of neighbouring properties, in terms of it being overbearing, leading to a loss of daylight, sunlight with increased overshadowing, noise disturbance, and to overlooking and loss of privacy. Given the siting of the development to the western side of the school, the properties most likely to be impacted upon are those to Meols Drive, and in particular No. 87 Meols Drive.</p>
8.4.3	<p>A separation distance of approximately 73m would be achieved between the proposed sports hall and the neighbouring properties to the western side of Meols Drive. The development whilst more noticeable would be seen against the backdrop of the existing school and would be partially screened by the existing tall trees within the street scene and lining the school boundary. As such, it is not considered that the development would result in adverse impact to the amenity of these neighbouring properties.</p>
8.4.4	<p>No. 95 and No. 97 Meols Drive bound the school to the south. Although No. 95 having openings within its north facing side elevation which look directly onto the site, a distance of approximately 55m would be achieved from these openings to the proposed sports hall. Furthermore, views onto the sports hall would largely be screened by the school's existing two-storey DT Block which is sited immediately to the south of the sports hall. The proposed 10 parking spaces within the site would be sited approximately 34m and 47m away from the boundaries of No. 95 and No. 97, respectively, with the distance to the sports hall from their boundaries being approximately 34m and 47m, respectively. Given these distances it is unlikely that the development would lead to any significant or harmful increase in noise disturbance to these properties.</p>
8.4.5	<p>No. 87 Meols Drive is situated to the north of the site. It has an unusual relationship with the school, in that it sits deep within school site, being bound along its full depth to the south and east by the school. The proposed sports hall would be sited to the south of No. 87's property. A gap of between approximately 5.5m - 7m would be achieved between the hall's single storey element and No. 87's side boundary, increasing to between approximately 13.1m and 11.8m for the hall's main two storey element. The proposed sixth form centre would be sited to the rear of No. 87's property. Whilst standing approximately 3.25m taller than the existing gymnasium it would replace, it would not sit any closer to the rear boundary of No. 87.</p>
8.5.6	<p>In considering the main concerns relating to No. 87:</p> <p><u>Overbearing and sense of enclosure</u></p> <p>The habitable openings within the rear elevation No. 87's property look directly onto its generously sized rear garden, which is approximately 41m deep. With</p>

the proposed Sports Hall being offset to the side the rear openings in number 87 would not look directly onto it. Notwithstanding concerns in representations as to its scale and massing, the main two storey element of the Sports hall is deemed to be sited sufficiently away from No. 87's boundary to avoid any harmful overbearing impact upon No. 87 when viewed from the rear of this property. Initially, concern existed as to the harsh and oppressive visual impact of the single-storey element of the Sports Hall would have on the ground floor rear habitable windows and rear garden area of No. 87, given its scale, massing of its brickwork and proximity to No. 87's boundary. Amendments have subsequently been secured which introduce a 3m high instant green screen, sited between the single-storey element and No. 87's boundary, coupled with additional planting forward of the screen. With it spanning the full depth of the Sports Hall, it is considered that this will quickly act to soften the impact of the development upon the occupants of No. 87. Furthermore, the situation will further ameliorate over time as the proposed planting along the boundary matures.

The proposed sixth form centre, whilst having an increased height would not sit any closer to these openings, retaining a separation distance of approximately 47m. Coupled with the fact the proposed Sports Hall would be offset to the side, it is unlikely that existing outlook would be significantly impacted upon or that the development would lead to a harmful sense of enclosure for the occupants of No. 87.

On this basis and subject to the planting and screen being conditioned, it is considered that the development would not adversely or significantly impact upon the amenity of No. 87, in terms of being overbearing, visually intrusive or leading to a harmful sense of enclosure.

#### Loss of daylight, sunlight and overshadowing

The applicant has submitted a Daylight & Sunlight Amenity Impact Assessment Report, and which is informed by BRE guidance.

With respect to Daylight amenity, it concludes that in respect to No. 87's rear habitable openings, these rooms will experience no impact in daylight distribution, either meeting BRE targets or retaining Vertical Sky Component (VSC) values of at least 0.8 baseline value. Therefore, the impact of the development on daylight amenity of No. 87 would be negligible and not significant.

In terms of Sunlight amenity, the assessment concludes that following the development, the rooms within No. 87's property will continue to achieve annual sunlight and winter sunlight targets, exceeding BRE targets and as such the impacts of the development are negligible and not significant. In respect to Sunlight amenity impact on No. 87's rear garden, BRE guidance stipulates that in order for a garden to be adequately sunlit throughout the year, then a least half of the garden should enjoy at least two hours of sunlight on 21<sup>st</sup> March and if as a result of new development it would be less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. The

submitted assessment shows No. 87 to have a baseline of 87.5% of the area of the garden enjoying at least two hours of sunlight on 21<sup>st</sup> March, far exceeding BRE targets of 50% of the garden area. Whilst the proposal would see the percentage of the garden area benefiting from at least two hours sunlight reduce to 86%, officers do not consider this to represent a significant drop in the baseline figure and as No. 87 will continue to exceed BRE targets and enjoy adequate levels of sunlight within its rear garden throughout the year.

With regard to transient shadow to No. 87's rear garden and comparing it against the baseline condition, the assessment concludes that there would be minimal extra shadowing present on 21<sup>st</sup> March, whilst there would be additional shade present on 21<sup>st</sup> December (which represents an extreme condition at the winter solstice). Similarly, on 21<sup>st</sup> June, there would be minimal additional shadow at 9am and no additional shadow at midday and 3pm.

Based on the findings of the submitted report, officers are satisfied that the development would not result in any significant or harmful loss of daylight or sunlight or result in any undue overshadowing to No. 87.

#### Overlooking and Loss of Privacy

To avoid any overlooking or loss of privacy to the occupants of No. 87, it is recommended that a condition be attached to any planning approval to obscurely glaze the first-floor level opening within the west facing elevation of the proposed sixth form centre extension.

#### Noise

In objections, concern was raised as to the lack of detail relating to the plant equipment to be sited within the single-storey element of the Sports Hall, given its proximity to No. 87's boundary, and the potential noise pollution arising from its use. The Council's Environmental Health team are, however, satisfied that the recommendations outlined within paragraph 4.2 of the original submitted Noise Impact Assessment, if implemented, would be acceptable in overcoming any likely noise problems. It is recommended as part of any planning approval that a condition be attached, requiring that the recommendations of the assessment be followed, and that details of the plant equipment to be used be submitted, which clearly demonstrate its adherence to the recommended measures within the assessment.

8.5.7

In objections, concerns were expressed as to the increased noise harmfully impacting on No. 87's amenity from the introduction of the Sports Hall and the intensified use of the site from pupils and community users alike. The proposed Sports Hall would not have any openings (other than that of the plant room and small lobby entrance) facing onto No. 87, with its main entrance being sited to the southern side. Whilst pupils could access the facility from its northern side, the activity would be no greater than present, with pupils currently having access to this area. Community users would use the main entrance to the south and taking place approximately 30m away from

	<p>the boundary to No. 87. No. 87 already experiences a degree of noise and disturbance from the use of the 2 no. outside sports courts sited immediately to the south of its property. With it being proposed to retain these outdoor courts and that they form part of the proposed community use, it is accepted that their use could potentially lead to increased noise and disturbance to No. 87 outside of school hours and term time. Officers, however, recognise that the school are fully entitled to grant community access to these existing courts independent of a planning application and the Council would have no way to prevent this happening. It is also worth noting that their use in part would be limited to daylight hours only, by virtue of there being no proposed floodlighting. The activity from the comings and goings of the students and community are therefore unlikely to result in an unacceptable impact upon the amenity of No. 87</p>
8.5.8	<p>For the similar if not the same reasons as above for No. 87, there would be no harmful impact upon the amenity of No. 85 Meols Drive, which adjoins and sits north of No. 87.</p>

<b>8.5 Ecology/Biodiversity Net Gain (BNG)</b>	
8.5.1	<p>This section seeks to appraise the proposal and protect and enhance the biodiversity and geodiversity of the Borough, particularly in relation to its impact on habitats and protected species and, especially those areas designated as of international, national, and local importance. Policies NCO1 and NC7 of the Wirral Unitary Development Plan, as well as Policy WD 3 of the emerging Local Plan are relevant to this section.</p>
8.5.2	<p>Paragraph 180 of the NPPF requires the planning system to contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity. Paragraph 186 requires Local Planning Authorities to encourage opportunities to incorporate biodiversity in and around developments, especially where this can secure measurable net gains for biodiversity.</p>
8.5.3	<p>A representation has been received objecting to the proposed development, voicing concern that the proposal does not adequately address potential environmental impacts, including harm to local wildlife and green spaces.</p>
8.5.4	<p>An Ecology &amp; Biodiversity Net Gain Assessment and DEFRA Biodiversity Metric have been submitted in support of the application. It includes the results of ecological walkover survey of the site which identified the habitats at the site to be largely highly modified, comprising principally of a sealed tarmac playground. There are some limited areas of amenity grassland located around the proposed development area. With respect to protected species the assessment concludes that it is very unlikely that development works would affect any protected species, with neither the affected building (to be demolished) nor the affected trees being considered to suitable for bat roosting. Four young sycamore trees would be removed to enhance the site access. The trees are considered to offer some low value potential bird nesting habitat, whilst no other obvious bird nesting habitat would be affected by the proposals. As a precaution, it is recommended that a condition</p>

	be attached to any planning approval to limit where possible any works to trees to outside the bird breeding season.
8.5.5	<p><b><u>Biodiversity Net Gain (BNG)</u></b></p> <p>This development is subject to mandatory Biodiversity Net Gain of at least 10%.</p> <p>In terms of BNG the applicant has submitted a completed DEFRA Biodiversity Metric and BNG Assessment report. The development would result in the loss of 0.0409ha of existing modified grassland, deemed a low distinctiveness/moderate condition habitat, and the loss of 4 no. young sycamore trees, deemed a medium distinctiveness/moderate condition habitat. The development would, however, see this habitat replaced by the introduction of 25 no. new native trees (which will include field maple, hazel, holly, apple, cherry, pear, and rowan along with the planting of 9 x cherry laurel), as well new lengths of native hedgerow, totalling approximately 110m in length (comprising principally of hawthorn and blackthorn with hazel, holly, cherry, and dog rose).</p> <p>Having been consulted as part of the application, the Council's BNG Coordinator welcomes the fact that the proposed habitat would achieve a 19.32% Biodiversity Net Gain, almost double the amount required by legislation.</p> <p>Whilst the applicant has not submitted a Draft Habitat Management &amp; Monitoring Plan, the information that has been submitted in relation to Biodiversity Net Gain is acceptable at this instance. A pre-commencement condition is, however, required as part of any approval for a 30-year Landscape and Ecological Management Plan (LEMP) to be submitted for approval, alongside a final Biodiversity Gain Plan, to ensure the sustainable and long-term management of the created habitats.</p>

<b>8.6 Trees/Landscaping</b>	
8.6.1	The submitted Arboricultural Impact Assessment (AIA) indicates that 4 no. young sycamore trees (G8) are to be felled as part of the proposed development. Whilst not having any Tree Preservation Orders against them, they are sited within a Conservation Area and as such are afforded additional protection. Notwithstanding this, the trees have been identified within the AIA as being category C1 i.e. low quality, providing little amenity value, and as such their loss is deemed acceptable.
8.6.2	According to section 3.4 of The Tree Strategy, the loss of the 4 no. trees would require 16 trees be re-planted as replacements. However, a total of 25 no. trees are proposed as part of the development, comfortably exceeding the number required by The Tree Strategy. The submitted Landscape and Planting plans provides details such as their location and planting schedule. To ensure the development's compliance with The Tree Strategy, as well seeking to secure the proposed net gain in biodiversity, these plans are to be conditioned as part of any approval, alongside a 30 Year LEMP. Therefore, helping to ensure the sustainable and long-term management of both the trees and other created habitats. A

	condition is also recommended that any trees lost or damaged within in the first five years be replaced.
8.6.3	It is also recommended that a pre-commencement condition be attached to any planning approval, requiring a tree protection plan and specification be submitted, thus ensuring the protection of the remaining trees on site. The applicant has confirmed their agreement to this pre-commencement condition.

<b>8.7 Flood Risk and Drainage</b>	
8.7.1	This section seeks to assess the proposal in the context of flood risk and drainage matters. Both Chapter 14 of the NPPF and Policies WA2 and WA5 of Wirral's Unitary Development Plan, as well as Policy WD 4 of the emerging Local Plan are relevant to this section.
8.7.2	The Site is located within Flood Zone 1 and is deemed to be at low risk of flooding from all identified sources.
8.7.3	A SuDS proforma and Flood Risk and Drainage Assessment (including a Preliminary Drainage Layout) were provided as part of the original submission. The LLFA who were consulted on the application are satisfied with the submitted information and raise no objection subject to conditions being attached to any planning approval, including a pre-commencement condition, to which the applicant has confirmed their agreement to, requiring a confirmed/final sustainable drainage strategy be submitted for approval.
8.7.4	United Utilities whilst finding the drainage strategy acceptable in principle, still have some concerns as to the lack of detail and being able to assess the risk of sewer surcharge, however these matters do not lead to an objection as they can be addressed through the use of planning conditions in accordance with good planning practice. As such, they have asked that conditions be attached to any planning approval, including a pre-commencement condition for details of a sustainable surface water drainage scheme and a foul water drainage scheme. The applicant has confirmed their agreement to the pre-commencement condition.

<b>8.8 Highways</b>	
8.8.1	This section seeks to assess the impacts that the proposal may have on the surrounding Highways Network, of which key issues tend to be Highway Safety, Access, Car Parking and Sustainable Transport Options. Policies TRT3, TR9 and TR12 of Wirral's Unitary Development Plan and Draft Policy WS 9 of the emerging Local Plan are relevant in relation to this section. SPD4 is also relevant to this application, which sets out the Parking Standards. The applicant has submitted the following which have relevance to this section: 'Transport Statement' (Axis, 3377-01-TS01, May 2024), 'Framework Travel Plan' (Axis, 3377-01-TFTP01, May 2024), and drawings 3377-01-D01/A and YD2_WKGS_LP001/P contained within Travel Statement appendices Consultation has been undertaken with the Highways and their comments are considered as part of the assessment below.
8.8.2	Also considered as part of the assessment below are representations received from interested parties objecting to the proposal on the grounds that

	<p>the development would exacerbate existing highway access and safety issues; exacerbate existing congestion issues; impact on TRO to Graham Road; limited scope and effectiveness of Travel Plan; inadequacy and limited scope of Transport Statement; and impact resulting from increased sixth form PAN on parking.</p>
8.8.3	<p>The Local Highway Authority accepts the submitted transport statement and a framework school travel plan which show that the new facilities for existing school students and for the local community use, would have little impact on the adopted highway and surrounding network.</p>
8.8.4	<p>The proposed sports hall will be used by both students during a typical school day, but also by members of the public outside of the school day and after 4:00pm. There are 10 additional parking spaces to cater for the new users accessible through a new vehicle access which replaces the existing access from Meols Drive. This existing access is to be relocated slightly and made wider so that two-way traffic can enter and leave the sports hall at the same time. Appropriate visibility splays have been provided and these confirm that vehicles can access and leave the site safely.</p>
8.8.5	<p>The servicing to the development will continue to be made by the current arrangements and this is also considered satisfactory, and the new elements do not impact on this.</p>
8.8.6	<p>The new facilities will cater for the existing students at the school and as such, there are no additional trips associated with the school run however, new trips on the network will be made by members of the public who will also be able to use the sports hall outside of school hours.</p>
8.8.7	<p>A car park accumulation survey has been provided as part of the submitted transport statement which shows that the sports hall can be expected to generate an accumulation of approximately 27 vehicles parked between 4:00-5:00pm when the facility is calculated to have its busiest period. Highways are satisfied that the 10 additional dedicated spaces are sufficient to accommodate the regular needs of the sports hall. A further 20 informal overspill spaces within the Site had originally been proposed but given officer's concerns that they would result in undue noise and disturbance to nearby neighbouring properties, they have subsequently been removed from the application at the request of the case officer. Highways who have been consulted on the change have not voiced any concerns, given that the additional cars could be accommodated along Meols Drive, which has unrestricted parking and is sufficiently wide enough so that vehicles can park on-street without blocking access to through travelling traffic. The accident and collision analysis submitted by the applicant for the most recent 3-year period available, shows that there are no trends which would otherwise affect the development, and as such no highway interventions will be required. Highways are also satisfied that the proposed parking arrangement will help to alleviate any external parking within the residential roads such as Graham Road.</p>
8.8.8	<p>The development would result in an upgrade to the existing vehicle access onto Meols Drive for an additional 10 parking spaces which will require the upgrading to a commercial concrete access as a standard Wirral request with introduction of a lowered pedestrian tactile paving crossing. An informative has been added accordingly.</p>

8.8.9	<p>The submitted framework school travel plan contains future actions which are projected to take place within 3 months of the extension opening. The future actions comprise the following: to appoint Travel Plan co-ordinator and inform Wirral Council of contact details; ensuring that all new staff at the application site are fully appraised of the Travel Plan; provide up to date transport information and timetables on the Travel Plan noticeboards; monitor cycle parking usage to determine if additional facilities are required; implementing 'Walk Once a Week' and 'Cycle Once a Week' schemes; increase staff awareness of the Cycle to Work scheme and cycle storage facilities via formal induction process; and conduct full travel questionnaires</p> <p>Whilst Highways agree with the contents of the submitted Travel Plan and have raised no objection, this in part is subject to a condition being attached to any planning approval, requiring that the Travel Plan be extended and produced to a full travel plan in line with the targets.</p>
8.8.10	<p>Given the proposed site is accessed from the A540 Meols Drive which can become heavily congested during peak hours and during holiday periods, and the nearby residential properties adjacent to the school campus, a pre-commencement condition is required for a Demolition and Construction Management Plan to be submitted for approval in respect to highway safety during demolition and construction works. The applicant has confirmed their agreement to the pre-commencement condition.</p>
8.8.11	<p>The TRO has not been requested by Highways as part of this development and is not connected with this application. Instead, the TRO is being led by the Council's Road Safety Team in relation to improving existing issues in Graham Road around coach congestion. Whilst a resident meeting appears to have been held, the TRO is still to go through formal consultation.</p>
8.8.12	<p>Having regard to the concerns raised above in relation to PAN numbers, the school is currently operating below the 400 PAN for the sixth form, at around 360. This in turn has allowed for the school to operate over the 180 PAN in Years 7-11. If as a result of the development the sixth form 400 PAN were to be realised, then this would be addressed by reduction back to PAN Years 7-11, which the school has already been aligning itself to by ensuring that current Years 7-9 are at PAN. That taking into account the build time of the proposed development, there is unlikely to be no overlap in the PAN phasing. If the school were to meet PAN in all year groups, as per their Department for Education agreement, then there is no reason as to why staffing numbers would increase.</p>
8.8.13	<p>There is no reason to believe that 40 additional Sixth Form students would translate to 40 extra cars. Highways comment whilst not having any data from existing survey data at the school to extrapolate, it is accepted that school travel plans and surveys tend to have pupils using cars or brought to school by vehicles at around 33% in accessible locations such as this. This would equate to approximately 13 vehicles in addition to the levels that are currently associated with the school. On the basis that an additional 10 parking spaces are to be provided within the site, only a small increase in external traffic requiring parking would be generated by the proposals. The school is committed to a Travel Plan, which is to be conditioned as part of any planning approval. By educating students and staff alike about alternatives to driving,</p>



	the Travel Plan will help to drive down the use of single occupancy vehicles that are associated with the school, and over time Highways believe can further reduce the numbers of cars present. By the time the development is constructed the Travel Plan will be operational and any concerns that targets would not be met, can be appropriately actioned.
8.8.14	Subject to the above conditions, the proposal is acceptable with regards to highways, according with saved UDP policies RE1, RE10, TRT3, TR9 and TR12, as well as the emerging policies WS9 and Appendix 8 of the Local Plan, and SPD 4.

<b>8.9 Other Material Considerations</b>	
8.9.1	<p><u>Site Waste Management</u> In order to minimise waste production and maximise re-use, recycling of materials on-site and minimise off-site disposal where practicable during demolition and construction and to accord with Policy WM8 of the Merseyside and Halton Joint Waste Local Plan (WLP), a pre-commencement condition has been agreed to by the applicant requiring that they submit a Site Waste Management Plan.</p>
	<p><u>Covenant</u> No. 87 has provided evidence of an existing legal covenant with the school which places restrictions on the school erecting any buildings on land previously forming part of the No. 87's rear garden other than east of a line marked on plans associated with covenant, without No. 87's express written consent. This is a separate legal matter and not a material planning consideration.</p>
	<p><u>Lack of transparency</u> A number of objections have been raised that the applicant failed to carry out adequate community engagement or to include all stakeholders prior to the planning application having been submitted. Whilst the Framework encourages developers to engage with communities prior to submitted a planning application, there is no legal duty for them to so. It should be noted that the applicant has submitted a Statement of Community Involvement as part of this application, which sets out engagement and consultation was carried out prior to the planning application having been submitted, however the form and extent of that pre-application engagement is a matter for the school and is not governed under the planning application process.</p> <p>Neighbour notifications had originally been based around the red edge of the development, as opposed to the wider school site and as such had failed to include a number of properties to Graham Road. The consultation area was subsequently widened and a site notice posted in Graham Road, in addition to the one that had been posted to Meols Drive. It is considered that publicity for this planning application has been carried out in full compliance with Part 3 Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015</p>

<b>9. Summary of Decision (planning Balance)</b>	
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9.1	<p>Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. Having regards to the individual merits of this application this recommendation has been made having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000), Joint Waste Local Plan for Merseyside and Halton and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following: -</p>
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9.2	<p>The Site is situated in a Primarily Residential Area and within Meols Drive Conservation Area and is an existing school site. It is considered that the proposed development would in terms of its design, massing, siting, layout, size and scale cause less than substantial harm to the significance of the designated heritage asset. On balance when weighing up the public benefit of the proposals against the harm, they are considered sufficient to outweigh the less than substantial harm to the significance of the designated heritage asset and that in this instance the development is acceptable.</p> <p>In arriving at this decision, considerable importance and weight has been given to the desirability of preserving the Meols Drive Conservation Area. Furthermore, it is considered that the proposed development would accord with the NPPF, as well as Policy CH2 of Wirral's UDP, and draft policies WD 2 and WP 6 of the emerging Local Plan.</p> <p>Any potential harm to the amenities of neighbouring properties have been overcome through amendments to the scheme. The proposed development would not result in any harmful impact to highway safety. The biodiversity impacts have been overcome through the provision of on-site habitat which would achieve a 19.32% Biodiversity Net Gain, far exceeding that required by legislation.</p> <p>Therefore, the development is considered sustainable in context of the National Planning Policy Framework and acceptable in terms of scale, density, design, access and overall impact in accordance with the Wirral Unitary Development Plan, the emerging Local Plan and the objectives of the National Planning Policy Framework.</p>
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<b>10. Recommended Decision:</b>	Conditional Approval
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<b>Recommended Conditions and Reasons:</b>	
<p>1 The development hereby permitted shall begin not later than 3 years from the date of this decision.</p>	

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

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

'Site Location Plan' 5986-POZ-00-00-DR-1000/P04, received 26th June 2024;  
'Planning Demolition Site Plan' 5986-POZ-00-00-DR-A-1002/P03, received 26th June 2024;  
'Planning Proposed Site Plan' 5986-POZ-00-00-DR-A-1003/P06, received 26th June 2024;  
'Planning-Demolition-GAs-Level 00 Plan' 5986-POZ-00-00-DR-A-1150/P03, received 26th June 2024;  
'Planning-Demolition-GAs-Level 01 Plan' 5986-POZ-00-00-DR-A-1151/P03, received 26th June 2024;  
'Planning-Proposed-GAs-Level 00 Plan' 5986-POZ-00-00-DR-A-1200/P05, received 26th June 2024;  
'Planning-Proposed-GAs-Level 01 Plan' 5986-POZ-00-00-DR-A-1201/P03, received 26th June 2024;  
'Planning-Proposed-GAs-Level RF Plan' 5986-POZ-00-RF-DR-A-1211/P03, received 26th June 2024;  
'Planning-Street View Elevation' 5986-POZ-00-ZZ-DR-A-1300/P03, received 26th June 2024;  
'Planning-Proposed GA Elevations' 5986-POZ-00-ZZ-DR-A-1302/P04, received 4th September 2024;  
'Proposed Sport Courts Tennis and Netball' YD2\_WKGS\_LP005, received 4th September 2024;  
'Planting Plan' YD2\_WKGS\_LP002/P2, received 10th September 2024;  
'Landscape Section 1 Northern Boundary Treatment' YD2\_WKGS\_LP00901/P01, received 10th September 2024; and  
'Landscape General Arrangement' YD2\_WKGS\_LP001/P8, received 17th September 2024;

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

3 No above ground works shall take place prior to details of all materials to be used in the external construction of this development have been submitted to and approved in writing by the Local Planning Authority.

Details shall also include:

- colour details of all proposed brick and proposed mortar; and
- colour details of all proposed frames.

The development shall be carried out in accordance with approved details.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS15 and CH2 of the Wirral Unitary Development Plan.

4 Prior to any works commencing to the boundary fronting Meols Drive, a proposed gate design for the vehicular access shall be submitted and agreed by the LPA prior to installation. It shall thereafter be implemented in accordance with approved design.

**Reason:** In the interests of visual amenity and preserving and enhancing the character of the conservation area, having regard to Policy CH2 of the Wirral Unitary Development Plan.

5 Prior to first occupation of the development hereby approved, the 3m high instant green screen shall be erected in full accordance with the details showing on drawings YD2\_WKGS\_LP00901/P01 and YD2\_WKGS\_LP001/P8.

Thereafter, the screen will be maintained in place.

**Reason:** In the interests of residential amenity.

6 The rear opening to the first-floor level within the west facing side elevation of the Sixth Form extension hereby approved, shall be obscurely glazed and non-opening, up to a height of 1.7m above the floor level. This shall be installed prior to the first occupation of the development hereby approved and retained as such thereafter.

**Reason:** In the interests of residential amenity.

7 Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by The Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

- Location(s) for the parking of vehicles of site operatives and visitors.
- Location(s) for the loading and unloading of plant and materials.
- Location(s) for the storage of plant and materials used in construction of the development.
- Measures to control the emission of noise, vibration and dust during construction.
- Construction phase delivery and working hours.

**Reason:** In the interests of highway safety and residential amenity.

8 Prior to first use of the hereby approved development a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. The originally submitted Framework Travel Plan' (Axis, 3377-01-TFTP01, May 2024) shall be extended and produced to a full travel plan in line with the targets set out within the original Framework Travel Plan. It shall thereafter be implemented in full.

**Reason:** In the interests of highway safety and residential amenity.

9 The retained outdoor sports courts sited to the west of the new sports hall and to the south of the existing DT Block shall not be used for the purposes of parking vehicles

**Reason:** In the interests of safeguarding residential amenity.

10 No development shall commence on the superstructure of the sports hall shown on Drawing Title: Proposed Sports Courts Tennis and Netball, Drawing No. YD2\_WKGS\_LP005, Date: August 2024 until full details of the design and construction of the sports courts have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The details shall accord with Sport England's Artificial Surfaces for Outdoor Sport Updated guidance for 2013 and the Lawn Tennis Association and England Netball technical design guidance. The technical design elements shall include the necessary specification sheets, detailed site plans, elevations, and cross section drawings of the sport courts, detailing the sub layers, materials and depth of materials, drainage, and all court layout dimensions including line markings (including colours and widths); enclosures and access; as well as any equipment and associated fixtures to facilitate the intended outdoor sports. The outdoor sport courts shall be constructed fully in accordance with the approved details prior to the use of the sports hall and shall not be used other than for outdoor sport and play, thereafter.

**Reason:** Having regard to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended it is necessary to have these details before development of the proposed sports courts commences to ensure the development is fit for purpose and sustainable as well as to comply with paragraph 103 of the National Planning Policy Framework.

11 Prior to the first use of the development hereby approved, a community use agreement shall be prepared and completed in consultation with Sport England and shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to West Kirby Grammar School's indoor and outdoor sports facilities, as well as any ancillary facilities (including any changing accommodation, toilet provision and car parking). The agreement shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. Thereafter the development shall not be used otherwise than in strict compliance with the approved agreement.

**Reason:** To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to comply with paragraph 103 of the National Planning Policy Framework 2023.

12 Prior to the installation of any plant equipment, details of the plant equipment which must fully adhere with the recommendations outlined within paragraph 4.2 of the submitted Noise Impact Assessment (E3P, ref: 50-632-R1-1, April 2024) shall be submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of the proposed development, the approved details shall be implemented in full.

**Reason:** In order to protect the residential amenities of nearby occupants and to accord with saved Policy PO3 of Wirral's Unitary Development Plan.

13 Prior to the commencement of the development hereby approved detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/Final' Sustainable Drainage Strategy, for the management and disposal of foul and surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. This is to include details of how surface water will be managed during the construction phase and detailing mitigation measures to ensure no increase in

flood risk to adjacent plots, highway or properties. The strategy shall demonstrate the following matters set out in the below 'Terms of Condition.'

### Terms of Condition

Final/Confirmed Sustainable Drainage Strategy to comply with DEFRA's technical standards for sustainable drainage systems, BRE 365 and the SuDS Manual and include:

- Justification of final design, including evidence that the discharge hierarchy has been appropriately followed.
- If infiltration has been discounted following application of the discharge hierarchy, a restricted rate of discharge agreed with the Lead Local Flood Authority.
- Foul and surface water being drained on separate systems.

Drawings to include:

- Final layout of site with proposed ground and finished floor levels
- Pre and post development flow paths
- Plan to show hatched permeable/impermeable areas. Pitches and courts within the red line boundary must be included in impermeable area for calculation of runoff to ensure sufficient attenuation.
- Final layout of inlets; sewers; outfalls; SuDS; tanks; soakaways. Invert levels (to OS datum), manhole and pipe sizes; pipe gradients; emergency overflows and annotation that correlates to the hydraulic calculations
- 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.

Infiltration proposals must include:

- Completed copy of CIRIA SuDS Manual, C753 Table B.6 Infiltration Checklist
- Design fully in accordance with BRE 365 and CIRIA SuDS Manual
- Minimum of 1 metre clearance between the base of any soakaway/infiltration component and the evidenced seasonally high groundwater level
- Emergency overflow
- Maximum climate change allowance to be applied to calculations
- Evidence that the use of infiltration has been approved by a geotechnical engineer or engineering geologist (e.g. a Registered Ground Engineer or similar)
- Infiltration testing to be undertaken by specialist site investigation company and to the satisfaction of the LLFA at proposed infiltration location/depth and full report provided

Hydraulic modelling for final drainage strategy to include:

- System performance for following return periods; 1, 30, 100, 100 plus maximum climate change allowance
- Demonstration of sufficient storage for the 1 in 100 year (plus maximum climate change) critical rainfall event including with surcharged outfall
- Design criteria summary, Full network details table, pipe and manhole schedules, contributing area summary, control/storage structure details, results summary print outs
- Volumetric runoff co-efficient (Cv) should be set to '1'

Other documentation:

- Timetable including any phasing and demonstrating completed SuDS construction prior to occupation
- Construction Phase Surface Water Management Plan
- Secure means of access for maintenance and easements, where applicable
- Completed North-West SuDS proforma for final design
- Maintenance statement

Prior to occupation of the proposed development hereby approved, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

**Reason:** To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraphs 173 & 175 of the National Planning Policy Framework, Planning Practice Guidance and Non-statutory technical standards for sustainable drainage systems.

14 Prior to occupation of the development hereby approved a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

**Reason:** To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

15 Prior to the commencement of any works a full and detailed 30-year Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved by the Local Authority. For the avoidance of doubt, the plan should include the following:

- Ecological features (i.e. description and evaluation of the features to be managed);
- Ecological trends and constraints on site which may influence management;
- Landscape and Ecological Management Aims and Objectives;
- Landscape Plan and Planting Schedule;
- Prescriptions for management actions/operations (general and specific e.g. proposed tree specimen planting, modified grassland, hedgerow, mixed shrub, paths/hardstanding etc)

- Preparation of a work schedule for management actions/operations over 30-year period (i.e. annually and at year 5, year 10 and so on);
- Review and implementation (e.g. Personnel responsible for implementation of the plan; details of a programme of monitoring and remedial measures triggered by monitoring etc)

.Thereafter the Site shall be managed in accordance with the approved plan.

**Reason:** To secure the long term management of the created habitats and their contribution to biodiversity and the local environment.

16 No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows, and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

**Reason:** To protect biodiversity and to avoid significant harm to protected species in accordance with saved policy NC7 of the Wirral Unitary Development Plan, Policy WD 3 of the emerging Local Plan, and paragraph 186 of the National Planning Policy Framework.

17 Within the first planting and seeding seasons following the occupation of the building or the substantial completion of the development hereby approved, whichever is sooner, the development shall be carried out strictly in accordance with approved 'Landscape General Arrangement' (YD2\_WKGS\_LP001/P8) and 'Planting Plan' (YD2\_WKGS\_LP002/P2).

**Reason:** To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area and its contribution to biodiversity and the local environment., having regard to Policy GR5 of the Wirral Unitary Development Plan and Policy WD 1 of the emerging Local Plan.

18 If, within a period of five years from the date of planting of any tree under the landscaping scheme as detailed on 'Landscape General Arrangement' (YD2\_WKGS\_LP001/P8) and 'Planting Plan' (YD2\_WKGS\_LP002/P2) approved, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted in the same place unless the Local Planning Authority agrees to any variation.

**Reason:** In the interests of visual amenity and to accord with saved policy GR5 of the Wirral Unitary Development Plan.

19 No plant or materials shall be brought onto site until:



i) A tree protection plan and specification has been submitted to and approved in writing by the Local Planning Authority demonstrating the provision of root protection area fencing in line with the requirements of British Standard 5837:2012 'Trees in Relation to Construction - Recommendations' or any subsequent amendment to that document, around all trees, hedges, shrubs or other planting to be retained; the provision of ground protection during construction; and

ii) The Root Protection Area fencing and ground protection has been installed in accordance with the approved plan and specification. Thereafter development shall be carried out in accordance with the approved details and the fencing and ground protection shall be retained until development subject to this consent is completed. There shall be no excavation or other alteration of ground levels, storage of materials or plant, parking of vehicles, deposit of soil or rubble, lighting of fires or disposal of liquids within any area fenced off as part of the tree protection plan and specification.

**Reason:** In the interests of the health and amenity value of trees and to accord with saved policy GR7 of the Wirral Unitary Development Plan and Policy WD 1 of the emerging Local Plan.

20 No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused 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 Policy WM8 of the Merseyside and Halton Joint Waste Local Plan (WLP), National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49).

### Biodiversity Net Gain

#### Biodiversity Gain Plan Required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wirral Metropolitan Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Further information relating to Biodiversity Gain Plans can be found here:

<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

**Notes to the applicant:**

**Local Highway Authority Comments**

Consent under the Highways Act is required for the construction of a new vehicle access or the amendment/removal of an existing vehicular access. Proposed vehicle access to be constructed in accordance with LPA commercial concrete crossing specifications. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S184 Highway Notice is required prior to commencement of any works on the adopted highway. Please contact the Council Highway Management team area manager via [www.wirral.gov.uk](http://www.wirral.gov.uk) prior to the commencement of the works for the approval of the proposed details.

With respect to the Travel plan, the Council are currently working with the school in detail on a number of initiatives. Please get in touch with [louisecodman@wirral.gov.uk](mailto:louisecodman@wirral.gov.uk) for assistance in ensuring the school's plans for surveying the school community match with the Council's School and Neighbourhood works.

**Sport England Comments**

Guidance on preparing Community Use Agreements is available from Sport England can be accessed here: <http://www.sportengland.org/planningapplications/>

There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here: [www.sportengland.org/useourschool](http://www.sportengland.org/useourschool)

**Merseyside Fire & Rescue Service**

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water supplies for firefighting purposes (Appendix B) should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Secondary schools, colleges, large health and community facilities: - Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information please contact the Rachel Holland - [fireengineeringteam@merseyfire.gov.uk](mailto:fireengineeringteam@merseyfire.gov.uk).

<b>Last Comments By:</b>	06-09-2024
<b>Expiry Date:</b>	08-October-2024

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