

Committee Report

Reference:	Area Team:	Case Officer:	Ward:
APP/22/01686	DM	Mr J Bellis	Leasowe and Moreton East

Location:	Land East Of Pasture Road, (including Moreton Library, Former Moreton Youth And Community Centre And Former Family Centre), Moreton
Proposal:	<i>Hybrid planning application seeking: Full planning permission for the: i) Demolition of the former youth and community centre and construction of a food store on Plot A together with access, servicing, parking, pedestrian and cycle route, substation, landscaping and all other associated works. ii) Front extension and external alterations to Moreton Library on Plot B to incorporate youth provision together with outdoor activity areas, summer house, landscaping and all other associated works. Outline planning permission (with all matters reserved except for access) for the demolition of the former family centre, the construction of a residential development on Plot C and an extra care apartment development on Plot D, both with associated private amenity space, parking, landscaping, drainage and highway works alongside the provision of an amenity area on Plot E</i>
Applicant:	(Wirral Growth Company and Lidl Great Britain Limited)
Agent :	Miss Hannah Walker, Barton Willmore, now Stantec

Qualifying Petition

N/A.

Site Plan:



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Development Plan designation:	Primarily Commercial Area, Urban Greenspace and Primarily Residential Area.
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Planning History:	No relevant history.
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Summary Of Representations and Consultations Received:

1. Ward Member Comments	.
2. Summary of Representations	<p><u>REPRESENTATIONS</u></p> <p>At the time of writing, 2 representations have been received from interested parties, objecting to the scheme, 1 has come from the Local MP on behalf of a nearby occupier. To summarise, this raised the following key issues:</p> <ul style="list-style-type: none"> • Proximity to a main road junction and the lack of plans in place for traffic control. • Opposition to the Lidl, stating that the local independent small businesses will be detrimentally impact by this. <p>A further letter of objection has come from a nearby occupier, this does not object to the building work to be undertaken, however this does state that there are a large amount of supermarkets of varying brands in the local area, and that the addition of a further supermarket would have an impact on small shops in Moreton. The objector considers the site for the supermarket may be better used for additional homes.</p> <p>It is understood that the applicant has undertaken an extensive public consultation process as part of the pre-application engagement with the community.</p>

	<p><u>CONSULTATIONS</u></p> <p>Highways, Traffic and Transport – No objection -subject to conditions, a contribution to pedestrian and cycle improvements via S106 agreement; and works to be secured under a S278 agreement.</p> <p>National Highways – No objection</p> <p>Environment Agency - Considered Low Risk, No comments</p> <p>LLFA – Maintains its objection to Plot A due to the proposed discharge rate and insufficient Flood Risk Assessment. No objection to the proposed development of Plots B, C, D and E subject to the inclusion of appropriate conditions, in consultation with the Lead Local Flood Authority.</p> <p>Environmental Health – No objection, subject to noise mitigation measures being secured via condition.</p>
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	<p>MEAS – No objection, subject to conditions and contribution to off site ecological matters via S106 agreement.</p> <p>Natural England – Habitat Regulations Assessment (HRA) Screening required [Applicant has committed to contributing to the commuted sum posed by MEAS to enable the requirement for an HRA to be 'screened out'].</p> <p>United Utilities - Conditions suggested.</p> <p>Affordable Housing – No objection, subject to conditions</p>
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3.1 Site and Surroundings	
3.1.1	<p>The Site is located to the east of Pasture Road and covers an approximate area of 3 hectares. It includes the land and buildings that is bound by:</p> <p>Maurice Jones Court and flats on West Way to the north;</p> <p>The footpath and terraced housing on Witley Avenue, Lyons Road, and Knutsford Road to the east;</p> <p>Pasture Road, Moreton Ambulance Station and a Health Centre to the west;</p> <p>Houses on Silverburn Avenue and Knutsford Road to the south.</p> <p>Within the Site is Moreton Library, two surface car parks, an underutilised area of open space, self-seeded vegetation, a dilapidated basketball area, two substations, footpaths, the former Moreton Family Centre and the former Moreton Youth Club and Community Centre.</p> <p>There are three vehicular access points into the Site from Pasture Road. This includes the access to the former Moreton Family Centre within the northern part of the Site and the two access and egress points to the surface car park in the southern part of the Site. There is a footpath that runs along the eastern boundary of the Site. This connects to the footpath across the Site and provides a link between the residential areas in the east to Pasture Road and Moreton town centre in the west.</p>

3.2 Proposed Development	
3.2.1	<p>This is a hybrid planning application. It seeks full planning permission for plots A and B, with outline planning permission for plots C, D and E.</p> <p>Full planning permission is sought for the demolition of the former youth and community centre and the construction of a foodstore on Plot A and a front extension and external alterations to the library on Plot B.</p> <p>A description of the proposals for each of these Plots is set out below</p> <p><u>Plot A</u></p> <p>Plot A includes the erection of a foodstore (Use Class E(a)) and its associated infrastructure. It is understood this store is to be operated by Lidl. The store will have a total gross internal floorspace of 1,895 sqm. This will be split as follows:</p> <p>1,251sqm of sales floorspace;</p>

427sqm of warehouse floorspace including freezers, chillers and storage; and

217sqm of ancillary floorspace including lobby, bakery, meeting room, cash room, staff w/c's, cloakroom and canteen, LT room and utility room.

The external plant area will be located on the roof of the store and there is an external staircase that provides access to the roof on the northern elevation. The roof has a maximum pitch height of approximately 6.7m, with the lowest element of the roof at approximately 5m.

Plot B

Plot B includes improvements to Moreton Library to enhance its offer as a community hub at the heart of the town centre with a dedicated youth provision and more flexible spaces where local people and groups can sit, read, meet and work following the closure of the youth and community centre. The proposed extension is located to the western face of the existing Library building to provide a flexible space to accommodate a range of uses, this will see approximately 90sqm of additional floor space added to the library. The design concept is about delivering learning experiences. Spaces are flexible and have good proportions offering provision for different activities. The 1-2-1 meeting rooms would be suitable for both services utilising the site. The new kitchen and breakout area will create an informal space. The maximum height of the library extension is to be approximately 5.3m (and approximately 3.2m to eaves).

Plot C

Plot C includes 1.15ha of land to provide up to 45 dwellings (Use Class C3) including associated gardens, garages, parking, internal roads, footpaths, soft and hard landscaping and any boundary treatments. The dwellings will be a minimum of 2 storeys or a maximum of 3 storeys in height.

Plot D

Plot D includes 0.46ha of land for the development of a 100% affordable 80 bed extra care apartment development (Use Class C3, however restricted to properties for occupancy to residence of 55 years of age and over) with associated communal garden, parking, access and boundary treatments. The apartment building will be minimum of 3 storeys or a maximum of 4 storeys in height. Further details regarding the extra care apartments is set out in the draft Section 106 Heads of Terms.

Plot E

Plot E includes 0.12ha of land has been assigned as an area to provide a new amenity space (Sui Generis).

The outline application also includes the demolition of the former family centre located in Plot D. This building is currently utilised on a temporary basis to provide youth activities. However, following the relocation of these services to Moreton Library, as per the proposals for Plot B, the building will become redundant. The primary access for vehicles, pedestrians and cyclists into Plot C is proposed from a new junction from Pasture Road with a secondary access proposed from Knutsford Road. The latter will be an emergency only access for emergency service vehicles but can be used by pedestrians and cyclists. Access to Plot E will be from Knutsford Road and access to Plot D will via the internal road from Pasture Road within Plot C.

3.3 Development Plan	
3.3.1	<p>The Wirral Unitary Development Plan 2000</p> <ul style="list-style-type: none"> • URN1 Development and Urban Regeneration • URN2 Planning Agreements for Urban Regeneration • TRT1 Provision for public transport • TRT3 Transport and the environment • SHO1 Principles for new retail development • WAT2 Protection of the Water Environment • HSG4 Criteria for New Housing Development • HSG2 Affordable Housing • HS6 Principles for Affordable Housing • HS8 Nursing Homes/Residential Care Homes • HS9 Mobility Housing • HS15 Non-residential uses in primarily residential areas • GR5 Landscaping and new development • GR6 Greenspace within new family housing developments • GR7 Trees and new development • RE11 Criteria for childrens play facilities • NCO1 Principles for nature conservation • NC1 The protection of sites of national importance for nature conservation • NC5 The protection of sites of local importance for nature conservation • NC7 Species protection • TRT1 Provision for Public Transport • TRT3 Transport and the Environment • TR9 Requirements for off street parking • TR12 Requirements for cycle parking • TR13 Requirements for disabled access • SH1 Criteria for development in key town centres • SH3 Ground floor residential uses in key town centres and traditional suburban shopping centres • SH6 Development within Primarily commercial areas • SH8 Criteria for shop fronts • WA1 Development and Flood Risk • WA2 Development and land drainage • WA3 Development and groundwater protection • WA4 Safeguarding water resources • WA5 Protecting surface waters • PO3 Noise • PO4 Noise sensitive development • PO5 Criteria for the development of contaminated land <p>The Joint Waste Local Plan for Merseyside and Halton</p> <ul style="list-style-type: none"> • WM8 Waste Prevention and Resource Management • WM9 Sustainable Waste Management Design and Layout for New Development

3.4 Other Material Planning Considerations	
3.4.2	<p>The National Planning Policy Framework (2021)</p> <ul style="list-style-type: none"> • Introduction • Achieving sustainable development • Decision-making • Delivering a strong supply of homes • Building a strong, competitive economy • Ensuring the vitality of town centres • Promoting healthy and safe communities • Promoting sustainable transport • Making effective use of land • Achieving well-designed places • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
3.4.3	Supplementary Planning Document 4: Parking Standards
3.4.4	<p>Emerging Wirral Local Plan</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 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 www.wirral.gov.uk/lpexam</p> <p>As the Wirral Local Plan has been submitted for examination it (and the supporting evidence base) is a material consideration and can be afforded weight in the decision making process. 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> <ul style="list-style-type: none"> • the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); • 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 • 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).

	The following policies are considered to be relevant to this proposal: WS1, WS2, WS3, WS4, WS5, WS6, WS7, WS8, WS9, WS10, WS11, WP5, RES DZ2, WD1, WD3, WD4, WD8, WD11, WD14, WD15, WD18.
3.4.5	Wirral Tree, Hedgerow and Woodland Strategy 2020-2030 and National Design Guide (2021) are also material considerations.

3.5 EIA Matters (Screening)	
3.5.1	The proposals fall within Sub-section (a), category 10 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the Regulations') relating to 'urban development project', and at 3.04 hectares the development exceeds the threshold of 0.5 hectares. On that basis, a request for a screening opinion was submitted to the Council on 2nd August 2022 (ref. SCR/22/01237). Their Screening Request concluded that the proposal is not likely to give rise to significant environmental issues and does not comprise 'EIA development' as defined by the 2017 Regulations.
3.5.2	A formal screening opinion was issued by the Council on 15th September 2022. This agreed with the screening request and concluded: "Having reviewed the Screening Report and considered the project against the provisions of the EIA Regulations 2017 (including screening criteria presented in Schedule 3) and the relevant National Planning Practice Guidance, it is considered that the proposals are unlikely to give rise to significant environmental effects from an EIA perspective, and an EIA is therefore not required in this case."

3.5 Assessment	<p>Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Development Plan where the site is located, comprises the saved policies of the Wirral Unitary Development Plan (Adopted 2000) and the Joint Waste Local Plan for Merseyside and Halton (Adopted 2013)</p> <p>The NPPF is also a material consideration in the determination of planning applications. The development plan has been used as the starting point for the assessment of the proposal submitted for consideration and the following policies topics are considered to be particularly relevant to this application.</p> <p>The emerging Wirral Local Plan, together with its up-to-date evidence, is considered to be a material consideration in the determination of planning applications.</p>
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	<p>The application has been assessed against development plan policies, national planning policy and guidance, and other material planning considerations and the advice of statutory consultees. The key planning issues raised by the proposal include:</p> <ul style="list-style-type: none"> • The Principle of the Development (Foodstore, Housing, Care Home, Library Alterations, Amenity Area); • Affordable Housing; • Housing Mix; • Design; • Residential Amenity; • External Amenity; • Landscaping; • Highways and Transport Matters; • Ecology and Biodiversity; • Drainage and Flood Risk; • Waste; • Sport and Recreation; • Open Space; and • S106 Matters;
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<p>3.6 Principle of Development</p>	
<p>3.6.1</p>	<p>The Wirral UDP specifically identifies the promotion of urban regeneration as a key objective for the UDP. The policies and proposals within the UDP taken together are designed to address, in land use terms, the objectives of urban regeneration which include:</p> <ul style="list-style-type: none"> • Concentrating new building and investment within the existing built up area; • Restraining building at the fringe of the urban area; • Treating for redevelopment derelict or vacant land; • Concentrating resources to upgrade and replace obsolete urban fabric; • Fostering private investment; • Providing a lasting improvement to the local environment; and, • Developing and enhancing existing and new public and community facilities.
<p>3.6.2</p>	<p>Wirral UDP Policy URN1 (Development and Urban Regeneration Strategy) states in considering development proposals, the local planning authority will be guided by the general principles of the urban regeneration strategy. In particular, the local planning authority will be concerned to ensure that:</p> <ul style="list-style-type: none"> • Full and effective use is made of land within the urban areas; • Neglected, unused or derelict land or buildings are brought into use; • The need for new services is minimised by promoting the use of spare capacity in existing services.
<p>3.6.3</p>	<p>Within the adopted development plan, the Site is affected by the following designations:</p>

	<p>Plot A: Primarily Commercial Area;</p> <p>Plot B: Primarily Commercial Area;</p> <p>Plot C: Primarily Commercial Area and Urban Greenspace.</p> <p>Plot D: Urban Greenspace and Primarily Residential Area; and</p> <p>Plot E: Primarily Commercial Area.</p> <p>The proposal is therefore a departure from the Development Plan.</p>
3.6.4	<p>The following Development Plan policies are particularly relevant in determining whether the principle of development is acceptable.</p> <p>Policy SH6: Development within Primarily Commercial Areas permits uses falling within Use Classes A1, A2, A3, B1 (now Use Class E) and D1 (now Use Class F) subject to meeting the following relevant criteria: “[...](ii) a proposal for Class A1 uses (now Use Class E), together with other recent or proposed retail development, does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary; (iii) the proposal meets highway access and servicing requirements and includes off-street car parking in line with Policy TR9 and cycle parking in line with Policy TR12; (iv) the siting, scale, design, choice of materials and landscaping is not detrimental to the character of the area; (v) the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, particularly in respect of noise and disturbance, on-street parking or delivery vehicles - where necessary, a suitable condition will be imposed on hours of opening/ operation; [...].</p> <p>Policy GR2: Land Designated as Urban Greenspace identifies ‘Pasture Road open space’ as Urban Greenspace and states development will only be permitted subject to Policy GR1. Policy GR1: The Protection of Urban Greenspace sets out that the development or use of land designated as Urban Greenspace, save for the re-use of existing buildings, will not be permitted unless alternative provision of equivalent community benefit is made elsewhere.</p> <p>Policy HS4: Criteria for New Housing Development supports proposals for new housing development in Primary Residential Areas subject to fulfilling all the following criteria: “(i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development; (ii) the proposal not resulting in a detrimental change in the character of the area; (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access; (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5; (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime; (vi) incorporating provision for accessible public open space and children’s play areas in accordance with Policy GR6; and (vii) the provision of adequate individual private or communal garden space to each dwelling.”</p>
3.6.5	<p>The emerging local plan is also relevant to this proposal, and is material given the stage it is at.</p>

	<p>Moreton is identified within the emerging plan as part of Settlement Area 5 (Mid-Wirral) alongside Upton, Greasby and Woodchurch. This area is identified as 'urban commuter settlements' and one of the key priorities for this area is to: "3. Safeguard and enhance the vitality and viability of Moreton town centre as the main retail and service centre for the area including the reconfiguration of the area to the north of the centre at Pasture Road, through land allocations and other policies in the plan in particular WS 11 Strategy for Town, District and Local Centres and WD 11 Design in Centres."</p> <p>The area referred to relates to Plots A and B of the Application Site. These Plots are identified as part of Moreton town centre (ref. TC-SA5.1) on the Submission Draft Local Plan Proposals Map. Draft Policy WS11.1 states town centres will be supported to maintain their vitality and viability as community hubs by allowing commercial uses to be developed. Aligned to this, draft Policy WS11.2 states town centres such as Moreton will be the focus for development and investment in shops outside Birkenhead. Draft Policy WP5.3 also goes on to state that the northern edge of Moreton town centre will be reconfigured along Pasture Road and alternative uses including new residential development will be encouraged.</p> <p>With regards to housing, draft Policy WS1.1 identifies a need to provide for a minimum of 13,360 net additional dwellings (835 dwellings per annum) over the plan period. The preferred strategy is to meet the Borough's housing needs within existing urban areas by developing urban sites and by increasing densities across all settlements in Wirral ahead of any Green Belt release. The strategy also seeks to accelerate delivery, as far as the Council is able, through joint working arrangements such as the WGC.</p> <p>Aligned to this strategy, Plots C and E are identified as housing allocations in draft Policy WP5.1 - 'Land at Knutsford Road, Moreton (RES-SA5.7)' and 'Former Moreton Municipal Building, Knutsford Road (RES-SA5.2)'. The capacity for these allocations is stated as being circa. 36 and 8 dwellings respectively – 44 units in total. Plot D is also identified as a housing allocation in draft Policy WP5.1 - 'Moreton Family Centre, Pasture Road (RESSA5.1)' with capacity to provide circa. 75 dwellings.</p> <p>All three allocations form part of the 'Allocations in Remaining Settlement Areas' element of the identified housing land supply in draft Policy WS1.1. Appendix 2 of the Strategic Housing Land Availability Assessment (SHLAA) (2021) identifies each of these allocations as being suitable, available, and deliverable for development within the first five years of the Plan. The Submission Draft Housing Trajectory Annual Breakdown also identifies each allocation as being deliverable within this period.</p>
<p>3.6.6</p>	<p>The detailed element of the planning application includes the demolition of the former youth and community centre on Plot A to facilitate the construction of the food store. The former family centre is also proposed to be demolished as part of the outline element of the application to accommodate the extra care apartment development on Plot C.</p> <p>Paragraph 93 of the NPPF states to provide the social, recreational and cultural facilities and services the community needs decision should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. It also states decisions should ensure established facilities are able to develop and modernise and are retained to the benefit of the community. The youth and community centre closed at the start of 2019 due to the poor condition of the building and at that time the Council felt it was uneconomical to undertake repairs to the building because it was no longer fit for purpose. The youth services were subsequently moved into the former family</p>

	<p>centre on Plot C on a temporary basis. However, because of the lack of space for sports activities, the Council propose to re-provide this youth provision through the proposed enhancements to Moreton Library on Plot B. The Council's commitment to delivering this is shown on the Library's Proposed Floor Plan. Other user groups who previously used the youth and community centre, such as Slimmer's World are since located to Maryland Community Centre and Taekwondo have also relocated to Arrow Brook Road in Upton.</p> <p>For these reasons, the demolition of these buildings would not result in the unnecessary loss of valued services and facilities or reduce the community's ability to meet its day-today needs. In fact, the proposals would enable an established asset to be enhanced and modernised for the benefit of the community. The consolidation of various uses into the library will enhances it offer as a community hub with dedicated youth provision, outdoor activity areas and flexible spaces that can be used by a range of different groups. As such, the principle of the demolition of these two buildings is considered to be acceptable.</p>
<p>3.6.7</p>	<p>Food store – Plot A</p> <p>UDP Policy SH6 permits the development of a food store on Plot A (Use Class E(a) formerly Use Class A1) subject to meeting the criteria set out in parts (ii), (iii), (iv) and (v). It is considered how the proposal for the food store comply with each of these criteria below. (ii) vitality and viability of Key Town Centres or Traditional Suburban Centres</p> <p>The health check assessment undertaken as part of the 2019 Retail and Town Centre Study found Moreton town centre to have reasonable levels of vitality and viability. However, it states a lack of a medium sized food store capable of accommodating a main food shop as a weakness to the health of the centre. Plot A (referred to as the partially cleared site to the rear of the library on Pasture Road) is specifically identified in the Study as providing a potential opportunity to address this issue and improve the centres vitality and viability and it recommends that the town centre boundary be extended to include Plot A.</p> <p>The northern edge of Moreton town centre has been reconfigured on the Submission Draft Local Plan Proposals Map to include Plot A. Draft Policy WS11.1 states town centres will be supported to maintain their vitality and viability as community hubs by allowing commercial uses to be developed. Aligned to this, draft Policy WS11.2 states town centres such as Moreton will be the focus for development and investment in shops outside Birkenhead. Paragraph 5.43 also refers to one of the priorities for Mid-Wirral as being the need to safeguard and enhance the vitality and viability of Moreton town centre as the main retail and service centre for the area by reconfiguring the area to the north of the centre at Pasture Road. The emerging Local Plan and its associated evidence base, therefore, offers direct support for the proposed food store.</p> <p>Notwithstanding this, when considering whether the proposed food store would undermine the vitality and viability of the town centre, it is expected that the existing convenience retailers will continue their role as local stores for top-up shopping as opposed to the main shopping offer of the proposed Lidl food store. Similarly, it is not expected that the Lidl food store would compete with comparison retailers because they either sell goods not sold by Lidl or goods sold on a very occasional basis.</p> <p>In addition, the health check appraisal undertaken as part of the 2019 Retail and Town Centre Study, shows that Moreton town centre has a healthy mix of other retail, leisure and financial and business services. As such, it is not considered that the proposed food store would undermine the viability and vitality of the centre overall,</p>

	<p>rather, it will enhance its vitality and viability through the provision of a main food shop and consequential linked trips to other shops and services in Moreton town centre.</p> <p>Furthermore, the store will require between 30 and 40 members of staff in order to operate in the most efficient manner. Both full and part-time roles will be offered, with part-time hours ranging from 9 – 36 hours. The range of positions will, therefore, offer flexibility in the number of hours worked, and are expected to appeal to a wide range of job seekers.</p> <p>The provision of retail uses are acceptable in land use terms and in accordance with the NPPF and UDP Policy SH1.</p> <p>On that basis and in the context of Plots A's designation as part of the town centre in the emerging Local Plan, the proposals accord with this part of UDP Policy SH6. With regards to the need for a sequential and impact test, these are not required because the proposed retail use on Plot A is supported by saved UDP Policy SH6 and the draft policies of the emerging Local Plan (as supported by evidence base documents).</p> <p>An objection to the proposed food store has been received via a letter from the local MP regarding the impact of the food store on nearby town centre retailers, however it is considered that the proposal is acceptable in planning terms, and this is not a suitable reason for refusal of this application.</p>
3.6.8	<p>Library Alterations – Plot B</p> <p>Following the closure of the youth and community centre, improvements are proposed to the library to enhance its offer as a community hub at the heart of Moreton. The proposals include a front extension to accommodate a more flexible central core area and to allow the internal floorplate to be reconfigured to provide an office and workroom, dedicated youth space, shared kitchen, computer suite, police office, toilets and meeting rooms. Externally, new outdoor activity areas are proposed to the south and east of the library. This will cater for all ages and will include seating, performance area, sensory area and play equipment.</p> <p>The proposals would enhance the established community use of the library in accordance with UDP Policy SH6 and paragraph 93 of the NPPF which states that planning decisions should ensure established local services are able to develop and modernise and be retained for the benefit of the community. The proposals would also contribute towards improving the library's role in support the vitality and viability of Moreton town centre as a community hub by bringing more people into the centre in line with the emerging Local Plan (WS11.1) as this supports community uses in Town Centres.</p>
3.6.9	<p>Housing (including Care Home) - Plots C and D</p> <p>The application proposes residential development on Plot C of the proposal for up to 45 Homes. There is also an 'Extra Care' Care Home Proposed for Plot D (80 Units). Within the UDP Plot C (Housing) is allocated as 'Primarily Commercial Area and Urban Greenspace', and Plot D (Care Home) is allocated as Urban Greenspace and Primarily Residential Area. The southern finger of Plot C falls within the 'Primarily Commercial Area'. UDP Policy SH6 does not identify residential development as a use that is supported within in this location and therefore, the principle of housing in this location is a departure from the development plan. It is, therefore, necessary to consider whether there are any other material considerations that would indicate this use can be supported in this location.</p>

The NPPF is an important material consideration in the determination of this application. One of the core objectives of the NPPF is to boost significantly the supply of housing and to ensure a sufficient amount and variety of land can come forward where it is needed. Paragraphs 121 and 122 emphasise the importance of making the most effective use of underutilised land, especially where it would help to meet the identified need for homes where land supply is constrained, and available sites could be used more effectively. It goes on to state that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and support opportunities to remediate degraded land.

As set out in Section 5, the Council is progressing a new Local Plan for Wirral in line with the requirements of the NPPF. The Council has identified a need to find land to accommodate a minimum of 13,360 additional dwellings (835dpa) up to 2037 and the SHMA Update suggests that 65% of these homes should be suitable for families (i.e. three or more bedrooms). Like UDP Policy URN1, the preferred strategy for development is to protect the Green Belt by focusing investment in urban areas such as Moreton and making the most effective use of available land to meet the future housing needs of the Borough.

This part of Plot C was formerly occupied by government buildings but since these were demolished in 2018 the land has become overgrown and does not make a positive contribution to the area. The proposal is located in a highly sustainable location next to existing housing, this vacant land would be used most effectively to meet future housing needs, particularly family housing in line with the Council's adopted and emerging development strategy and the NPPF.

The evidence base supporting the emerging Local Plan also acknowledges the role this Site can play in meeting future housing needs. The 2021 SHLAA identifies this part of Plot C (ref. RES-SA5.2) as being suitable, available and deliverable. Consequently, the Site is allocated for housing in draft Policy WP5.1 of the Submission Draft Local Plan.

Most of Plot C, except the southern finger which falls within a 'Primarily Commercial Area', is identified as 'Urban Greenspace' on the UDP Proposals Map. The basketball area between the medical centre and the former family centre on Plot D also falls within this designation. Based on the Parameters Plan at Appendix 1, the proposals for housing on Plot C and extra care apartments on Plot D, therefore, need to be assessed against saved UDP Policies GR1 and GR2, relevant policies in the emerging Local plan and any other relevant material considerations.

Saved UDP Policy URN1 states that Urban Greenspaces will be protected from inappropriate development. Saved UDP Policy GR2 states development will only be

permitted subject to UDP Policy GR1. This policy states development for other purposes on land designated as Urban Greenspace other than the re-use of existing buildings will not be permitted unless alternative provision or equivalent community benefit is made elsewhere.

Paragraph 219 of the NPPF asserts that due weight should be given to existing policies according to their degree of consistency with the NPPF. UDP Policy GR1 was conceived in the late 1990s when development policies were very different from what they are now. As such, the policy is only consistent with part b) of paragraph 99 of the NPPF insofar as it allows for open spaces to be built on where equivalent provision is provided to mitigate the loss of open space, in all other aspects it is out of date. It can, therefore, only be given weight in this regard.

Paragraph 99 includes other instances where building on open space should be deemed acceptable. This includes providing evidence that clearly shows the open space is surplus to requirements (part a). As the most up-to-date policy in this regard this criterion also need to be taken into account as material considerations when determining whether building on open space is acceptable.

The Open Space Assessment submitted with this application provides an assessment of the proposals. This has been informed by the Open Space Assessment Report (OSAR) and Open Space Standards Paper (OSSP) prepared by Knight Kavanagh & Page in September 2021 to inform the preparation of the new Local Plan. The two documents provide the latest and most up-to-date comprehensive evidence and audits in relation to open space provision in the Borough. The 'Pasture Road open space' on Plot C is categorised as 'Amenity Greenspace' (Site ID:406) in the OSAR and the 'Pasture Road basketball area' on Plot D is categorised as 'Provision for Children and Young People' (Site ID: 406.01). As these two typologies have a different role and function, they have been assessed separately for the purposes of demonstrating accordance with the relevant policies. The Open Space Assessment demonstrates that the amenity greenspace on Plot C is surplus to requirements from a quantitative, quality, value, and accessibility perspective. It should, therefore, be considered suitable for development in accordance with part a) of paragraph 99 of the NPPF. In the context of the additional weight that should be given to other relevant material considerations in favour of the proposals with regards to the benefits associated with the delivery of housing as outlined above, its proposed allocation in the emerging Local Plan, and the benefits of the wider holistic regeneration of this underutilised Site, the principle of residential development on this surplus area of Urban Greenspace should be supported.

With regards to the basketball area, the Open Space Assessment demonstrates that it is surplus to requirements from a quality, value, and accessibility perspective. Although the Mid Wirral Urban Area has 'level' provision based on current levels across Wirral, there is a deficit in this typology when assessed against FIT quantity standards. To mitigate this quantitative loss and to help address the deficit, WGC have agreed, in principle, with the Council to pay a financial contribution to improve

children and young people's provision at Lingham Park and Yew Tree Park. With this mitigation, which would be of a significant community benefit to children and young people, the basketball area can be deemed to be surplus to requirements and should be considered suitable for development in accordance with saved UDP Policy GR1 and part a) of paragraph 99 of the NPPF. In the context of the additional weight that should be given to other relevant material considerations in favour of the proposals with regards to the benefits associated with the delivery of extra care housing (which the NPPG directs should be given significant weight), its proposed allocation in the emerging Local Plan, and the benefits of the wider holistic regeneration of this underutilised Site, the principle of development on this area of Urban Greenspace should be supported.

Based on the above, subject to the provision of appropriate mitigation and a financial contribution towards off-site enhancements, it can be concluded this Urban Greenspace has been demonstrated to be surplus to requirements in accordance with the NPPF and is suitable for development. When taking into account the benefits of the proposals as a whole, the principle of development should be supported.

Most of Plot D is designated as a 'Primarily Residential Area' on UDP Proposals Map. The development of extra care apartments on this Plot, are supported by saved UDP Policy HS4 subject to meeting certain criteria. The application site is a large site located within an urban area, in close proximity to a sustainable town centre and immediately adjacent to a primarily residential area. It is accessible to and from other parts of the borough via sustainable transport means e.g. Bus and Rail. The justification for housing in this location therefore aligns with paragraph 119 of the NPPF, which states "*should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*".

For these reasons, and in the context of the support offered by saved UDP Policy URN1 and the wider benefits associated with the proposed development set out below, there are other considerations that outweigh any minor technical conflict with saved UDP Policy SH6 in this regard and is in line with UDP policies URN1 and HS4. In particular the substantial weight that the NPPF directs should be given to the re-use of brownfield land for housing, as set out within the NPPF paragraphs 60 and 119. It is therefore considered that this use on this site is acceptable.

3.6.10

Amenity Area – Plot E

The amenity area is allocated as a 'Primarily Commercial Area' in the UDP. Amenity areas are not specifically identified as a use that is supported by UDP Policy SH6. However, there are other material considerations that weigh in favour of this use on Plot E. The proposals will make best use of vacant underutilised land to provide an area of new high quality amenity space that promotes social interaction, provides opportunities for people to meet who might not otherwise come into contact, promotes and encourages a healthy lifestyle whilst delivering wider benefits for nature and supports efforts to address climate change in accordance with paragraph's 92, 93 and 98 of the NPPF. Draft Policy WS5.1 of the Submission Draft Local Plan also supports proposals that create new accessible infrastructure that provide net social gains for

	<p>local people. For these reasons, and in the context of the wider benefits associated with the proposals set out below, it is considered that there are material considerations that outweigh the conflict with UDP Policy SH6. It is therefore considered that this use on this site is acceptable.</p>
3.6.11	<p>To summarise, the site is located in Moreton, on previously developed land near to the Town Centre, which is identified as a Primarily Commercial Centre, Residential Housing Allocation, and Urban Greenspace within the UDP. The proposal would provide job opportunities through its delivery, without significant impact on the environment, along with housing in this Town Centre Location. It is considered that the proposal could provide an employment base and support the retention of young people within the borough. The proposal is therefore deemed to be in compliance with policies of the UDP, with the exception of one small part of the site, which is considered a departure from the development plan. This however, is in line with the approach of the emerging local plan, which is subject to examination. This shows r the council's aspirations with regards to the site. It is therefore deemed that despite the discrepancy between the proposal and the development plan, there are material considerations that make the principle of development in this instance acceptable.</p>
3.6.12	<p>Notwithstanding the above, the proposed development results in a departure from the UDP, so material considerations that weigh in favour of the proposal need to be identified. Material Considerations in this particular case will include the benefits from securing comprehensive sustainable urban regeneration of a major proportion of the town centre , and making effective use of under used land, which is in line with UDP Policy URN1 and the National Planning Policy Framework, including paragraphs 86, 119, 120 and 122, as well as compliance with the emerging local plan.</p>
3.6.13	<p>It is clear the emerging Local Plan is supportive of the development of the site in principle, although there are some area of divergence, the proposal has the potential to play a vital role in enhancing the vitality and viability of Moreton town centre, delivering much needed specialist and family housing and creating new accessible green spaces in Mid Wirral. It is therefore considered that material considerations outweigh the impact of diverging from the development plan.</p>

3.7 Affordable Housing	
3.7.1	<p>This section seeks to appraise the proposal in terms of Affordable Housing Matters. Advice on this matter has been sought from the Housing Strategy team within the Council. Under both the existing UDP and the emerging Wirral Local Plan, the site is within an area requiring 20% affordable housing. The relevant policy in the UDP is policy HSG2 and HS6. In its Planning Statement, the applicant proposes that the extra care apartments on Plot D, whether Use Class C2 or C3, are proposed to be 100% affordable meaning that up to 80 of the 125 (approximately 64%) of the new homes to be provided on the Site will be affordable. The applicant proposes that this is secured via a planning condition. Consultation with the affordable housing/housing strategy team has been undertaken in relation to these matters. It has been confirmed that the applicant is agreeable to the care home element being secured as a C3 use, with restriction to occupancy solely by residents aged 55 years of age and over.</p>
3.7.2	<p>In terms of affordable housing, paragraph 3.53 of the Submission Draft Local Plan states that there is a need to provide 374 affordable homes each year based on the evidence in the Wirral Strategy Housing Market Assessment (SHMA) Update (2021). To help meet the future need for affordable housing</p>

	<p>draft Policy WS 3.3 requires 20% of new homes in this part of Wirral to be affordable.</p> <p>Alongside a general need for housing, paragraph 3.44 of the Submission Draft Local Plan highlights that the SHMA Update indicates there is a need to provide a broader housing offer to meet the future needs of older people across the Borough. This is to assist people to live independently for longer and ensure that when required people gain access to supported housing.</p> <p>The SHMA Update anticipates that by 2037 the number of people aged 65 and older in Wirral is expected to rise by 28.9%. This increase is expected to generate a need for an additional 1,149 residential care (C2 Use Class) places and 2,332 units of specialist older persons dwellings such as sheltered and extra care homes (Use Class C3) by 2037. Whilst specialist older persons dwellings form part of the overall housing requirement for Wirral, the residential care places are in addition to that requirement. It is therefore essential that a range of accommodation for older people is provided to meet these needs and to also free up larger family accommodation to meet other housing needs.</p> <p>The Council has not been prescriptive on the types of homes to be provided on each plot and paragraph 3.77 of the Submission Draft Local Plan states that the Council expects housing allocations to include extra care provision where the site is suitable, and a demonstrable need is present. However, the Council's Housing Delivery Strategy (May 2022) and SHLAA identifies allocation RES-SA5.1 as a site that can assist in meeting the needs for extra care provision. Turning to Plot E, draft Policy WS5.1 supports proposals that create new accessible green infrastructure that provide net social gains for local people.</p>
3.7.3	<p>This level of provision provided by the Care Home (Extra Care Lite) Scheme is significant and would accord with saved UDP Policies HSG2 and HS6 in meeting an identified need for affordable housing suitable for older people. The proposals would also exceed the 20% requirements proposed by draft Policy WS3.3 of the Submission Draft Local Plan and would accord with paragraph 65 of the NPPF. This excludes specialist accommodation for a group of people with specific needs to provide 10% of homes for affordable ownership. The provision of affordable housing to meet the needs of older people is key benefit of the proposals and is an important material consideration in the determination of this application which should be afforded significant weight in line with PPG.</p>
3.7.4	<p>To confirm, the Council's Housing Services have no objection to the proposal, subject to conditions, securing the extra care units as part of the scheme as affordable housing, and detailed matters to be assessed at later stages. It is considered necessary in this instance to secure the Care Home element of the proposal as the Affordable Housing Contribution for the scheme as a Care Home under use class C3 with restriction to occupancy solely by residents aged 55 years of age and over.</p>
3.7.5	<p>Subject to completion of a legal agreement/appropriate condition the proposal is considered to accord with policy HSG2, HS6 and other relevant sections of the development plan, taking into account relevant material considerations and the provisions and intentions of the NPPF, where these can be given weight.</p>
3.8 Housing Mix	
3.8.1	<p>Planning Policies regularly require a mix of housing to be developed, this is in the interest of meeting differing housing needs across society. Policy HS6 and</p>

	HS9 of the UDP goes into specific local detail; with the National Design Guide providing national guidance on this.
3.8.2	The National Design Guide States <i>“Well-designed neighbourhoods provide a variety and choice of home to suit all needs and ages. This includes people who require affordable housing or other rental homes, families, extended families, older people, students, and people with physical disabilities or mental health needs.”</i>
3.8.3	<p>Based on the ‘up to’ figure of 45 dwellings (C3 use class) and the 80 unit Care Home (C3 use class, with restriction to occupancy solely by residents aged 55 years of age and over). The application proposes up to 125 units of accommodation with an indicative dwelling mix of 15 x 2-Bed Houses, 20 x 3-Bed Houses and 10 x 4 Bed Houses on Plot C and an Extra Care Scheme on Plot D comprising 68 x 1-Bed extra care apartments and 12 x 2-Bed extra care apartments on land off Pasture Road in the ward of Leasowe & Moreton East.</p> <p>The exact housing mix will be determined at the reserved matters stage. However, the Indicative Site Masterplan at Appendix 2 demonstrates in broad terms how the Site could be developed in the future based on the principles established on the Parameters Plan. It illustrates that 66% of the homes on Plot C could be suitable for families (3 bedrooms +) meeting the identified need for this type of housing in the 2021 SHMA Update and broadly (but not completely) in line with Draft Policy WS3.4 of the emerging Local Plan. The proposal is considered acceptable in terms of this slight deficiency (66% of homes on plot C as 3 bed homes, rather than a fully policy compliant level of 70%) due to the broader offer of the scheme in housing terms e.g. provision of the Care Home to meet a specific need, and the wider regeneration benefits of the scheme as a whole. The provision of family housing will be secured through a condition or Section 106 Agreement. This will ensure that the need for this type of housing will be met by the development proposals.</p> <p>As set out in Section 3, the proposed extra care apartments could provide up to 68 one bed apartments (85%) and 12 two bed apartments (15%). This mix is based on the WGC’s understanding of similar extra care developments across Wirral and the need to provide smaller properties to meet the demands of an ageing population who want to downsize. Although details are reserved for future approval, the apartments will be designed to be accessible and adoptable to meet the changing needs of residents as they get older. This mix would be appropriate to meet the needs of this specific group.</p>
3.8.4	An appropriate portion of the proposal to be lifetime homes should be secured via a suitably worded condition. The draft Local Plan requires 6% of dwellings on developments of 17 or more new homes to be built to Part M4(3)(2), with the remainder to be Part M4(2); this should be secured by a suitably worded condition.
3.8.5	The draft Local Plan requires new build dwellings to comply with the higher water efficiency standard of 110 litres/ per person/ per day under Regulation 36(3) of the Building Regulations or any successor standard. The applicant does not mention water efficiency standards in its application documents and it would have been useful to know whether this standard is being met within this scheme. This however could be secured via a suitably worded condition.
3.8.6	The proposal includes a large mix of dwellings types, houses, apartments, affordable and market homes, family houses; and is therefore deemed to be in

	conformity with relevant policy e.g. Development Plan and guidance and other relevant material considerations; where these can be given weight.
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3.9 Design	
3.9.1	This section seeks to assess the design of the proposal, for which the key considerations are the impact the proposal would have on Local Character and Townscape. These are all intrinsically linked and in this instance and are considered together in this section. Other sections of this report also inform the design of the proposal and are interlinked. This application has been submitted with the following that are relevant to this section: Landscaping Details; Sustainability Statement; Tree Constraints Report; Open Space Assessment; and, Design and Access Statement. The proposal is of a Hybrid form, and detailed matters relating to design are to be dealt with at later stages of the planning process in relation to some plots.
3.9.2	The standards for new Housing and Care Home development are set out under UDP Policies HS4 and HS8 which includes visual implications. Policy GR5 is also relevant to this proposal. Development proposals should be of a scale that relates well to surrounding property with regard to existing densities and form of development. Proposals should not result in detrimental change in the character of the area.
3.9.3	Paragraph 130 of the NPPF states that planning decisions should ensure that <i>“developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”</i> . Paragraph 134 of the NPPF states that <i>“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.”</i>
3.9.4	The NPPF should be read alongside the National Design Guide (2021). Paragraph 21 of the Design Guide advises that <i>“a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing”</i>
3.9.5	The NPPF should be read alongside the National Design Guide (2021). Paragraph 21 of the Design Guide advises that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. Part 2 of the Design Guide sets out the ten characteristics of well-designed places. This includes (but is not limited to) the following: Contextual design which responds positively to the features of the site and the surrounding area beyond its boundary. Paragraph 43 advises well-designed development is integrated into its surroundings and designed around an understanding of the landscape character and existing patterns of built form and architectural styles which should inform the layout, grain, form and scale of development; Design which responds to local identity and elements of a place that make it distinctive. This includes the height, scale, massing and relationships between buildings,

	<p>façade design and landscape setting; and, built form which relates well to the site and its context.</p>
3.9.7	<p>The masterplans, albeit partially in illustrative form including issues such as landscaping and sustainability and are generally well considered.</p>
3.9.8	<p>Foodstore</p> <p>The food store would be sited in the north east corner of Plot A with parking and pedestrian access to the south and west and a servicing bay to the east. The layout of the foodstore has largely been dictated by the shape of the Plot and has been laid out to maximise opportunities to provide sufficient parking, to minimise any potential impact on the amenity of existing and future residents, to ensure access to the substation to the rear of the library can be retained and to provide a safe east to west pedestrian and cycle route across the site, and would include SUDS, although the drainage scheme is not yet agreed at this juncture, and is suggested to be subject to a further condition appended to this report. The store would sit comfortably behind the established building line on this side of Pasture Road and would be in keeping with the pattern of development. As such, the proposals would not have a detrimental impact on the character of the area.</p> <p>The scale of the food store is appropriate for its town centre location and would be commensurate in height to other buildings in the surrounding area. It is set back from Pasture Road, with the mono-pitch roof sloping away from future dwellings on Plot C, the canopy over the entrance and changes in materials would reduce the overall bulk and massing of the store allowing it to sit comfortably in the street scene.</p> <p>The food store would have a modern appearance in keeping with the site's town centre location and key features would add interest to its appearance. The principal elevation would front onto the car park to the south and west to provide natural surveillance and an active frontage onto Pasture Road. The servicing area has deliberately been sited to the rear of the store and the plant located on the roof to minimise their visibility.</p> <p>The proposed materials for the building include white and silver metal cladding panels with small elements of render. Glazing finished with graphite grey frames will be used for the shopfront and entrance. The chosen materials are typical for a store of this nature and although these would differ from the vernacular of this town centre, these are not considered to be an appropriate reason for refusal of the application.</p> <p>An attractive landscape border is proposed along the frontage of Pasture Road. This will soften the appearance of the store along this key arterial route. Native</p>

	<p>hedgerow and tree planting along the northern and eastern boundaries will help to reduce the visual impact of the hard boundary treatments along these edges. Grassland and tree planting will also soften the hard appearance of the car park. Overall, the soft landscaping would provide enhancements to the character of the plot and surrounding area.</p> <p>Residential properties will be located to the east of the service yard and delivery vehicles will access the service yard through the car park. The service yard, will have an acoustic fence to protect the nearby properties from potential negative amenity impacts. Other elements are outline at this stage, however, the Care Home is fundamentally residential in nature and will fit in with the residential nature of the north and east elements of the site, as will the residential element of the proposal, and will help to manage the transition between the Town Centre and the Residential Areas of Moreton and Pasture Road.</p> <p>In summary, the proposed food store is well designed and would not detrimentally impact on the character of the area. In fact, the regeneration of this redundant land to provide a high quality food store would make a positive contribution to the character of the town centre and surrounding area and would accord with this part of saved UDP Policy SH6, and comply with Chapter 12 of the NPPF, and Policy WS7 of the emerging Local Plan.</p>
3.9.9	<p>Library Alterations</p> <p>The front extension to the library would be set back from the road in keeping with the existing building line along this side of Pasture Road. The proposed outdoor activity areas are purposefully located to the side and rear of the library, so this has positive natural surveillance. Existing and proposed solid boundary treatments along the southern boundary will also ensure there are no direct views into neighbour's gardens or windows. These are included on the plans referred to in the approved plans condition appended to this report.</p> <p>The proposed extension would sit behind the established building line on this side of Pasture Road and would be in keeping with the pattern of development. It would be subservient to the main library building and the window design, canopy, flat roof, and materials would provide interest, enhance its principal elevation, and provide an animated frontage with natural surveillance onto Pasture Road. This alongside the other external alterations including new rooflights, canopies, doors, rendering, planting, and activation of land to the rear will ensure the library now makes a positive contribution to the street scene. The proposals, therefore, accord with this part of saved UDP Policy SH6.</p> <p>The site is surrounded by a mix of uses including residential and commercial units. It is not considered that the proposal will have a negative impact visually, and will improve a currently underutilised, and partially derelict site. The scale and design of the proposed building are considered to be appropriate and would not have a detrimental impact upon the surrounding area. The proposal will be viewed in the context of the existing buildings in the nearby Town Centre and nearby dwellings and as such there are considered to be no adverse visual impacts associated with the proposal. As such the proposals are considered to</p>

	<p>be in accordance with relevant development plan policy, and comply with Chapter 12 of the NPPF and Policy WS7 of the emerging Local Plan</p>
<p>3.9.11</p>	<p>Housing</p> <p>Although the residential element of the planning application is submitted in outline with reserved matters to follow, the indicative plans submitted show a high quality residential following good design principles set out in the Design and Access Statement and the Outline Sustainability Statement. This has sought to create a scheme which has as low energy demand as possible; complies with nationally described space standards and building regulations; entrances located off a publicly accessible pedestrian routes with shared amenity spaces that provide defensible spaces and define the thresholds between public and private; each dwelling on Plot C will have a private garden and the extra care apartments will have a shared garden to encourage social interaction amongst residents; and the proposal will maximise natural ventilation using opening windows. Due to the outline nature of this section of the proposal, this will need to be secured via appropriately worded conditions.</p> <p>The Indicative Site Masterplan demonstrates that the Site can deliver up to 45 homes on Plot C at a density of circa. 39 dwellings per hectare. It also demonstrates that up to 80 extra care apartments can be accommodated across four storeys with a sizeable private garden area at a density of circa. 174 dwellings per hectare. This would make the most effective use of land in meeting the need for homes in accordance with paragraph 119 of the NPPF and achieves the minimum density figures set out in draft Policy WS3.2 of the emerging Local Plan. It is considered that the proposal, although in indicative form, demonstrates that a scheme of a good design can be developed on plot C. Appropriate conditions are recommended to be appended to this application to ensure that a good design is achieved at reserved matters stage.</p>
<p>3.9.12</p>	<p>Care Home</p> <p>This part of the application seeks to establish the principle of an extra care development on Plot D, with matters such as the layout, scale and massing reserved for future approval. the submitted Parameters Plan sets the boundaries for the proposed development on Plot D and sets a maximum height parameter of 4 storeys for the building. These parameters have been used to prepare an Illustrative Site Masterplan which demonstrates one way that this Plot could be developed. Nonetheless, the Illustrative Site Masterplan and massing models within the Design and Access Statement demonstrate that a four storey building could be comfortably accommodated on this Plot and given the predominance of three storey flats to the north the building would be of a scale and density that would relate well to the surrounding built environment. The 'T' shape footprint would also reflect the established pattern of residential development to the north. As such, with the inclusion of a suitable condition. The proposals for Plot D would provide high quality extra care apartments that would enhance the established residential character of the area and complement the existing retirement living development at Maurice Jones Court to the north. An appropriately worded reserved matters condition would ensure the Council have the opportunity to consider this detail at the reserved matters stage.</p> <p>The extra care apartments would be specially designed to cater for the needs of older people and will provide the appropriate technology to enables people to</p>

live safely in their own apartments with access to 24 hour care. Facilities would also be provided to enable the care and support needs of residents to be met efficiently and safely.

Landscaping and layout are matters reserved for future approval and an appropriately worded condition would ensure the Council could consider this detail at the reserved matters stage. Notwithstanding this, the Tree Constraints Report identifies two groups of trees (G1 and G2) and four trees (T1, T2, T3 and T4) within this part of the Site.

The Tree Constraints Report states that these trees have low to moderate amenity and landscape value but T4 is identified as being of a higher value as a more established tree. Should this tree be lost, it can be mitigated, and the amenity and landscape value of the Plot enhanced through new tree planting and soft landscaping on this Plot as per the landscape strategy in the Design and Access Statement. This includes but is not limited to tree planting on the Pasture Road frontage and internal access road and in the private garden area. The latter could also include other natural features and planting such as a pond, wildflowers, lawns and raised planting beds. In addition, a mix of hard and soft boundary treatment could be used to secure and soften the edges of the development, to ensure it integrates successfully with its surroundings.

Based on the above, the proposed landscaping strategy is appropriate to its surroundings, would mitigate the loss of existing natural features and would enhance the amenity value of the Plot and area overall.

The layout and appearance of the development are matters reserved for future approval. However, the Illustrative Site Masterplan shows that apartments could be accommodated on this Plot that provide natural surveillance over public and private areas, and alongside the provision of appropriate boundary treatments and external lighting, details of which can be secured by condition, the proposals can be designed to reduce the likelihood of crime.

Saved UDP Policy GR6 is not applicable to the proposals for Plot D because it relates to proposals for family housing with 2 or more bedrooms. Nonetheless, the Site is within walking distance of both Lingham Park and Yew Tree Park and the proposed amenity area on Plot E, as well as the play area which is to be developed as part of plot C. This provides residents with the opportunity to access public spaces and play areas close to the Site.

The layout is a matter that will be dealt with at the reserved matters stage. However, the submitted Illustrative Landscape Masterplan demonstrates one way that this Plot could accommodate a large communal garden to the rear of the apartment building. A mix of hard and soft landscaping and seating could provide both contemplative spaces for residents to relax and reflect as well as spaces which would promote social interaction and activity. This is particularly important as many residents may be widowed and living alone. Subject to these principles being taken forward at the reserved matters stage.

Although the layout, scale, massing, appearance and landscaping of the proposed extra care development is a matter reserved for future approval, our assessment demonstrates that the proposals can comply with all of the relevant criteria in saved UDP Policy HS4 and it should, therefore, be supported in

	<p>principle. In addition, the contribution that this element of the proposals would make towards meeting the identified need for specialist older persons housing should be given substantial weight in favour of the development on Plot D. It is considered that the proposal, although in indicative form, demonstrates that a scheme of a good design can be developed on plot D. Appropriate conditions are recommended to be appended to this application to ensure that a good design is achieved at reserved matters stage.</p>
3.9.13	<p>Amenity Area – Plot E</p> <p>It is intended that the landscaping proposals for this plot will be determined at the reserved matters stage but based on the landscape strategy in the Design and Access Statement, it has the potential to provide an attractive landscaped area with flora and fauna, tree planting, benches, growing areas, community gather spaces and informal nature play trails for children. It provides an opportunity for local people to develop a strong sense of ownership and allow them to engage with nature and wildlife in an otherwise urban setting.</p>
3.9.14	<p>The site has made little contribution to the vibrancy and vitality of Moreton and its people for several years. The sustainable regeneration of the Site to create a high-quality mixed-use development will make the best use of this underutilised land plus deliver a range of other economic, social and environmental benefits to the Site, local community and the Borough.</p> <p>The proposal will make effective use of underutilised land in a sustainable location to deliver much needed homes and new and enhanced amenities and facilities that will support the vitality and viability of the town centre and reduce the pressure to release Green Belt land for development. The proposal will also provide a high quality and attractive mixed-use development that will improve the visual amenity of this neglected area and improve the appearance of Pasture Road as a key gateway into the town centre.</p> <p>The redevelopment of the site and improvements to the environment will help to limit the occurrences of anti-social behaviour and the proposed development has been designed to create a place where existing and future residents feel safe reducing the likelihood of crime. A well lit east to west footpath and cycle route surrounded by development will create a more attractive and safer route from the residential area in the east to the town centre to the south promoting sustainable modes of travel. Extensive tree planting and soft landscaping will create new natural landscaped areas to encourage new wildlife habitats and a pleasant environment in which to live and visit.</p>
3.9.15	<p>Considering the above and subject to an appropriately worded reserved matters condition in relation to the outline element of the proposals, the layout is deemed to be well considered and would knit well into the existing urban fabric of the area, improve connectivity through and across the Site and ensure existing and future residents benefit from good living conditions in accordance with the development plan, and paragraphs 92 and 130 of the NPPF, Designing for Self-Contained Flat Development SPD, National Design Guide and Policies of the emerging Local Plan.</p>
3.9.16	<p>On this basis the design of the proposal, albeit in partially illustrative form, is considered appropriate, it therefore is considered to be in accordance with relevant policies from the development plan, the relevant sections of the NPPF</p>

and the relevant policies from the emerging Local Plan, and other material considerations (e.g. National Design Guide), where these can be given weight.

<p>3.10 Residential Amenity</p>	
<p>3.10.1</p>	<p>NPPF Paragraph 17 requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 123 requires that planning decisions should aim to avoid impacts on health and quality of life. Paragraph 57 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development. There are no locally relevant development plan policies in relation to this section.</p>
<p>3.10.2</p>	<p>As noted, only plots A and B are subject to an application for full planning permission, with C, D and E subject to an application for outline permission with detailed access to be fully assessed at this stage, with most matters reserved for consideration at a later stage. However, the indicative layout provided indicates that the proposed development could potentially be accommodated on this site without having a direct adverse impact on surrounding residential properties, in terms of overlooking or loss of light. As layout is reserved for future assessment, it is considered at this stage that there is sufficient comfort that the development would not directly harm residential amenity.</p>
<p>3.10.3</p>	<p>Food store – Plot A</p> <p>The Noise Assessment submitted in support of this application assesses, amongst other aspects of the proposed development, the impact of the noise generated by the external plant and operational noise generated by deliveries and car park users on future occupiers of neighbouring dwellings. The Assessment concludes:</p> <ul style="list-style-type: none"> • External Plant – The roof mounted external plant would generate a low level of noise and would not have an adverse impact on the nearest future occupiers to the east of the Site because the required noise criteria would be met. • Car Park – Based on the car park not being used during the hours of 23:00-07:00 when the store is closed, the noise generated by car park users would be below the existing ambient daytime noise levels resulting in a negligible change in levels to the proposed and existing residential properties. • Deliveries – The 1 hour noise level from a single articulated vehicle delivery would be circa. -7dB below the baseline background noise levels meeting the proposed criteria of -5dB below background. This includes the additional noise reduction provided by the proposed 2.1m high acoustic barrier along the eastern boundary of Plot A, adjacent to the delivery area. The findings of the assessment indicate a low level of impact. <p>In terms of other considerations, as set out above, sufficient parking will be provided on site to ensure cars are not displaced onto the surrounding highway network. The store is not proposed to be illuminated overnight and will only be lit during the day if natural light levels fall below the pre-set sensor limit. Nonetheless, the Proposed Lighting Layout Plan prepared by Signify demonstrates that the luminance of this lighting would not result in spill that would be harmful to the amenity of neighbouring dwellings. Waste will be stored within the food store close to the servicing bay to enable easy collection by empty delivery vehicles that will return this waste to the depot each day. No hot food would be prepared</p>

	<p>on site so the store would not generate any odour that would be a nuisance to neighbours.</p> <p>Public Protection/Environmental Health have commented on the proposal and have confirmed that they have no objection subject to the compliance of the proposal with the noise mitigation measures, as set out in the Noise Report accompanying this application.</p> <p>On that basis it can, therefore, be concluded that the proposed food store would not cause nuisance to neighbouring uses or lead to loss of amenity in accordance with this part of saved UDP Policy SH6, and Policy WS7 of the emerging Local Plan.</p>
3.10.4	<p>Library Alterations – Plot B</p> <p>The Noise Assessment submitted in support of this application assesses, amongst other aspects of the proposed development, the impact of the noise generated by the external activity area to the rear of the library. No new plant is proposed as part of the proposals. The Assessment concludes that with the installation of the 2.2m high fence along the southern boundary the noise levels in the gardens of the properties on Silverburn Avenue will be below the required criteria and no activities would take place after 22:00 to avoid any impacts on bedroom windows of properties overlooking this area. These hours of use could be controlled by planning conditions on opening hours.</p> <p>In terms of other considerations, as set out above, sufficient parking will be available to ensure cars are not displaced onto the surrounding highway network and is covered elsewhere in this report. Lighting details are not known at this stage, and this can be secured by condition. However, low level lighting would ensure that there is no light spill onto neighbouring dwellings.</p> <p>Public Protection/Environmental Health have commented on the proposal and have confirmed that they have no objection subject to the compliance of the proposal with the noise mitigation measures, as set out in the Noise Report accompanying this application.</p> <p>Further to the above, it can therefore, be concluded the proposals for the library would not lead to loss of amenity in accordance with this part of UDP Policy SH6</p>
3.10.5	<p>Housing and Care Home - Plots C and D.</p> <p>Based on the indicative masterplan and insofar as can be measured using the plans provided, the layout and scale of the development is deemed to be acceptable and demonstrates satisfactory separation distances can be achieved between the dwellings proposed, subject to some amendments to the design of the Care Home, which based on the plans as submitted would have a less than desirable impact on residential plots to the east of the Care Home. It is however considered that this could be addressed at reserved matters stage to ensure that residential amenity is satisfactory. In the context of the above, the proposals are not considered to be in conflict with Chapter 12 of the NPPF.</p>
3.10.6	<p>Amenity Area – Plot E</p> <p>Plot E on existing and future receptors close to the Site. This includes the impact on dwellings on both Silverburn Avenue and Knutsford Road. The Assessment concludes that the noise from people talking, typically during the daytime in the amenity area on Plot E, would be mitigated by existing and proposed boundary fences and walls. This would ensure there are no significant adverse noise impacts on nearby homes</p>
3.10.7	<p>Based on the above, subject to appropriate mitigation, the proposals would not have an adverse impact on the health and quality of life of existing and future residents as a result</p>

	<p>of the noise generated by the proposed uses on the Site. The proposals, therefore, comply with saved UDP Policy PO3 and PO4, paragraphs 174 and 175 of the NPPF and draft Policy WS7.2 of the emerging Local Plan with regards to noise pollution.</p> <p>It is therefore considered that the proposal, subject to conditions, is compliant with the relevant policies in the Development Plan, relevant sections of the NPPF; where these can be given weight.</p>
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3.11 External Amenity	
3.11.1	<p>Saved UDP Policy GR6 states that new family housing developments, defined as houses with two or more bedrooms, will be required to provide green space at an overall level of 60sqm for every new dwelling constructed (equivalent to 2,700sqm for up to 45 homes) and will be required within this overall requirement, to make specific provision for safe children's play. Green space provided under Policy GR6 should be accessible public open space, clearly set out for the purpose of visual amenity and local recreation.</p>
3.11.2	<p>The layout of the housing development on Plot C is a matter reserved for future approval. However, the landscape strategy included in the Design and Access Statement establishes the principle for open space provision on this part of the Site. It proposes amenity green spaces along the eastern edge of the Site. This will help to enhance the visual amenity of the development alongside the proposed tree planting throughout. An area of open space is also proposed next to the emergency access to the north of Knutsford Road. Here there is an opportunity to provide natural play equipment suitable for younger children. This area is well overlooked by existing properties and being next to a pedestrianised route it would provide a safe and accessible place for children to play.</p> <p>Notwithstanding this, it is recognised that there would be an under provision of external amenity space for the enjoyment of future residents on Site. This is mitigated to a degree by the inclusion of natural play provision and the proposed amenity area on Plot E. The applicant has however, agreed to pay a financial contribution to contribute to off-site enhancements of recreational infrastructure/Open Space at Yew Tree Park and Lingham Park both of which are within walking distance of the site to ensure these matters are adequately catered for. This contribution would be secured as part of the Section 106 Agreement.</p>
3.11.5	<p>Subject to the financial contribution and inclusion of an appropriately worded condition to deliver onsite open space, and dedicated amenity space within the Care Home on Plot D in line with the landscape strategy, we consider a sufficient level of quality open space and children's play area would be provided in accordance with saved UDP Policies GR6, RE11. It is proposed the open space would be managed by a management company funded by the resident's service charge of those living within this plot in line with draft Policy WS5.7 of the emerging Local Plan.</p>
3.11.6	<p>Saved UDP Policy HS7 requires residential development designed for the elderly to provide adequate private amenity space at a rate of approximately 10sqm for every bed space except where the proximity of open space or other features adjoining the site justifies a reduction in provision, this would be determined through the reserved matters application.</p>

3.11.7	The landscape strategy contained within the Design and Access Statement indicates that sufficient private amenity space could be accommodated within Plot D. This includes high quality landscaping alongside seating to provide both contemplative spaces for residents to relax and reflect as well as spaces which would promote social interaction and activity. Subject to an appropriately worded condition to deliver private amenity space in line with landscape strategy a good level of provision would be provided in line with saved UDP Policy HS7 and draft Policies WS3.6 and WD8 of the emerging Local Plan.
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3.12 Landscaping	
3.12.2	This section of the proposal seeks to appraise the proposal in relation to landscaping matters. Policies HS4, GR5, GR6 and GR7 are relevant UDP policies to this section, with Section 15 of the NPPF also relevant, as well as the National Design Guide.
3.12.1	For the areas covered by a full application, the landscaping proposals for the food store would help to soften its appearance, create a welcoming and pleasant environment for customers and pedestrian crossing the site and make a positive contribution to the amenity of the surrounding area overall, although it is considered further measures could be introduced to improve the appearance and serve as additional SUDs within the scheme. The trees and hedgerows proposed around the perimeter of the library along with the shrubs and raised beds proposed in the outdoor activity area will provide attractive new spaces for the community to use and improve the library's contribution to the amenity of the area
3.12.2	<p>Landscaping is however a matter reserved for future approval for outline elements of the application. However, the landscape strategy in the Design and Access Statement establishes a series of key objectives to ensure these plots integrate with Plots A and B. These include:</p> <ul style="list-style-type: none"> • Creating a series of community spaces to promote engagement, play and activity; • Creating a legible network of pedestrian routes that connect the proposals to community facilities and integrate with the wider surrounding area; • 'Green up' the proposed development as far as practicably possible to create an attractive environment; • Planting as many trees as possible to create a green leafy environment, provide habitat value, act as carbon sink, filter the air and reduce urban temperatures and improve residents' health and stimulate mental wellbeing; Promoting biodiversity and ecology by creating new habitats; • Creating a stronger, unified frontage along Pasture Road to improve the quality of the environment; • Creating pedestrian friendly orientated streets where vehicle movement is subservient to people.
3.12.3	These objectives have influenced a series of key design principles. These relate to the garden within the extra care facility, provision of natural play space,

	<p>greening of verges along Pasture Road and the approach to planting within residential streets and courtyards.</p> <p>Considering the above, and subject to an appropriately worded reserved matters conditions, the proposals would create a high quality and attractive landscaped environment that improves the amenity of the area, makes people feel safe, improves residents' health, stimulates wellbeing and bring positive benefits in terms of biodiversity and climate change for the areas covered by an outline application. The proposals, therefore, accord with saved UDP Policies GR5 and LAN1, paragraph 130 of the NPPF, draft Policies WS5.1, WS6.1, WD1.1 and WS7.1 of the emerging Local Plan and National Design Guide</p>
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<p>3.13 Highways and Transport</p>	
<p>3.13.1</p>	<p>This section seeks to appraise the impacts that the proposal may have on the surrounding Highways and Transport Network. Typically, the key issues around Highways and Transport matters in relation to Mixed Use (Retail, Residential, Care Home, Community Use) developments, such as this, are Highway Safety, Access, Car Parking and Sustainable Transport Options. Policies TRT1, TRT3, TR9 and TR12 of the UDP are relevant in relation to this section. SPD4 is also relevant to this application, which sets out the Parking Standards, which is a detailed matter and would be considered in a subsequent reserved matters application. The applicant has submitted the following which have relevance to this section: The applicant has submitted the following which have relevance to this section: Sustainability Statement; Planning Statement; Design and Access Statement; Transport Assessment; Employee Travel Plan; Travel Plan; Visibility Splays and Swept Path Analysis. Consultation has been undertaken with the Wirral Highways Team and National Highways and their comments are considered as part of the commentary below.</p>
<p>3.13.1</p>	<p>The requirements for off-street vehicle and cycle parking are set out as maximums under Policies TR9 and TR12 of the UDP and the accompanying Supplementary Planning Document on Parking Standards.</p>
<p>3.13.2</p>	<p>Paragraph 110 of the NPPF states <i>“In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; and c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”</i></p>
<p>3.13.3</p>	<p>Paragraph 111 of the NPPF states that <i>“development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”</i></p>
<p>3.13.4</p>	<p>Paragraph 112 of the NPPF adds to this and states <i>“Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and</i></p>

	<p><i>vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and, e) be designed to enable charging of plug in and other ultra low emission vehicles in safe, accessible and convenient locations.”</i></p>
3.13.5	<p>The development is supported with a transport assessment and a travel plan, the results of which are accepted by the Council's Traffic and Transportation team. The assessment details the traffic impact at agreed junctions and also includes an overall assessment of the further seven residential sites and the traffic they are forecast to generate within a Cumulative Impact Transport Assessment.</p>
3.13.6	<p>The site would comply with relevant sustainability criteria associated with accessibility through the site's availability to services in close proximity without the use of private car.</p>
3.13.6	<p>Food store – Plot A</p> <p>As detailed in the Transport Assessment (TA), a dedicated vehicular access is proposed to the foodstore from Pasture Road. At 7.5m wide, the carriageway will allow both cars and articulated vehicles to pass each other safely when entering and egressing the store and footpaths either side of the carriageway will minimise any conflict with pedestrians. The junction also provides the required visibility splays, and the design has been agreed with the Local Highway Authority prior to the submission of this application. For these reasons the highway access to the foodstore should be considered to meet the required standards.</p> <p>The servicing arrangements for the food store are detailed in the Plot A Delivery, Service and Waste Management Strategy. This confirms an on-site dedicated servicing bay will be provided at the rear of the store, accessed from the car park via Pasture Road. The swept path at Appendix 1 of the Strategy shows that the servicing area can accommodate safe, entry, manoeuvre and reverse of articulated vehicles onto the loading bay ramp with vehicles entering and leaving the site in a forward gear and without conflicting the use of the car park. The servicing arrangements for the store are, therefore, acceptable and this also aligns with the requirements of paragraph 112d) of the NPPF and draft Policy WS9.3 of the emerging Local Plan.</p> <p>The proposed food store will provide off-street parking for 123 cars including 98 standard spaces, 9 accessible spaces, 9 parent and child spaces alongside 4 standard spaces and 3 accessible spaces dedicated for library use. The number of standard spaces is slightly below the maximum required by SPD4: Parking. However, given the Site is in a highly accessible location, directly adjacent to the town centre and within 400m of bus stops with regular services, it is considered this lower level of parking to be appropriate and would not result in vehicles being displaced onto the highway.</p> <p>The car park will also be available to visitors to the town centre and nearby amenities. This formal arrangement will assist in addressing existing issues of off-street parking on Pasture Road. In terms of other provision, the number of accessible spaces would exceed the required minimum standards in SPD4, and the additional parent and child spaces will provide convenient and safe access for parents with small children and enhance car parking offer overall. The</p>

	<p>proposed food store, therefore, complies with the requirements of saved UDP Policy TR9. And the relevant emerging Local Plan Policy.</p> <p>The proposed food store includes the provision for 12 cycle parking spaces across 6 stands. This exceeds the requirements for one stand for every twenty car parking spaces required by saved UDP Policy TR12. It is therefore concluded that the proposed food store meets highway access, servicing and parking requirements in line with this part of saved UDP Policy SH6.</p>
3.13.8	<p>Library Alterations Plot B</p> <p>Pedestrian access to the library will be retained from Pasture Road and the proposals for the food store have been designed to ensure a safe and suitable access is provided to the sub-station to the rear of the library. As set out above, the food store car park will be free and available for use by both customers and visitors including those using the library. However, 4 standard parking spaces and 3 accessible spaces will be dedicated to library users and staff. 7 Sheffield cycle parking stands will also be provided to the front of the library. This provision is considered appropriate the site's sustainable town centre location.</p>
3.13.9	<p>Housing – Plot C</p> <p>Vehicular access into Plots C and D is proposed from Pasture Road to the south of Maurice Jones Court, although much of the detail relating to highways matters within the site will be subject to future reserved matters applications. The location of the access point has been chosen to ensure that most traffic entering the Site is from a major road rather than Knutsford Road, a quieter and narrower residential street. In this location it also provides suitable separation distances with other nearby junctions and allows sufficient space for the extra care apartment building to have an active frontage onto Pasture Road.</p> <p>The alignment of the indicative internal access road assists in defining the extent of the development blocks on Plot C and ensures housing is accessible, technically deliverable from a highways and drainage perspective whilst also protecting the amenity of future and existing occupiers. An emergency access is required from Knutsford Road due to the length of the internal access road. Although the principal function of this route will be to provide a safe pedestrian and cycle route for residents to the town centre to the south.</p> <p>The indicative access point into Plot D is from the internal access road. Again, this ensures that an active frontage can be provided on Pasture Road with car parking to the side or rear. Access into Plot E will be taken from Knutsford Road, and this is defined on the Parameters Plan. A simple dropped kerb is suitable given this access will be predominantly used by pedestrians with the occasional use for vehicles delivering materials.</p>
3.13.10	<p>Care Home Plot D</p> <p>Vehicular access to Plot D will be via the proposed new junction from Pasture Road on the western boundary of Plot C, although much of the detail relating to highways matters within the site will be subject to future reserved matters applications. As detailed in the TA, this junction has been designed to provide the required visibility splays for safe access and egress and the carriageway width is suitable to accommodate service vehicles. A level footpath on the southern side of the road would provide safe access for pedestrians to Plot D from Pasture Road. The design of the junction has been agreed with the Local Highways Authority prior to the submission of the application and for these</p>

	<p>reasons it should be considered to meet the required standards in line with this criterion.</p> <p>The layout, including off-street parking provision, is a matter reserved for future approval. However, an appropriately worded reserved matters condition would ensure the Council have the opportunity carefully consider this detail at the reserved matters stage. As such, for the purposes of this outline element of the application the proposals accord with this part of saved UDP Policy HS4.</p>
3.13.11	<p>The proposal includes a path that runs from Knutsford Road to Pasture Road, towards the southern boundary of plots A and C, north of plots E and B. This ensures porosity and accessibility across the southern portion of the site, as well as providing access to services. This is proposed to be secured via a condition, and once constructed access should be available to the public in perpetuity, along with the right to pass and repass. This should be secured via condition and/or legal agreement.</p>
3.13.12	<p>To confirm, the Highways and Transport team do not object to the proposal, subject to conditions and a contribution to pedestrian and cycle works, as well as highway works that shall be carried out under a S278 agreement.</p> <p>The works to be undertaken within the S278 agreement relate to:</p> <ul style="list-style-type: none"> • The installation of a pedestrian refuge on Pasture Road to be determined by Highway Engineers. • The provision of TRO (traffic regulation orders) on Pasture Road fronting the development. • The refreshment of the road markings on Pasture Road outside the development. • The provision of a new footway contiguous to and adjacent to the development on Pasture Road including dropped kerbs and tactile paving at all junctions and access points. • Any necessary upgrade and/or works to the existing drainage and streetlighting to accommodate the highway works. • A financial contribution for the provision of a cycleway and to implement pedestrian improvement along Pasture Road. • The two bus stops nearest to the development on either side of Pasture Road to be brought up to current Merseytravel standards with accessible kerbs.
3.13.13	<p>In relation to Highways and Transport matters, given the comments of National Highways, the Strategic Highway Authority, and the Local Highway Authority the proposal is therefore considered to be compliant with the relevant policies in the Development Plan, the NPPF, and with those in the Emerging Local Plan, where these can be apportioned weight.</p>
3.13.14	<p>A representation has been received from the local MP in relation to the highways and transport impact of the proposal, raising issues on behalf a resident. The scheme is however deemed appropriate in this location, and highways and transport matters are considered to have been adequately catered for, and no objection from either the SHA or LHA are outstanding.</p>
3.14 Ecology and Biodiversity Matters	

3.14.1	<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, NC1, NC3, NC4, NC7 of the Wirral UDP are relevant to this section, as is Section 15 of the NPPF. The Local Planning Authority take advice from Merseyside Environmental Advisory Service (MEAS) in relation to ecological matters. The following information which is relevant to this section has been submitted in support of the planning application: Preliminary Ecological Assessment; Surveys for Terrestrial Invertebrates; Bat Scoping and Presence/Absence Survey; Tree Constraints Report; Landscaping Details; Landscape Schedule Specifications; Maintenance and Management Plan; and a Design and Access Statement.</p>
3.14.2	<p>NPPF, Chapter 15, Paragraph 170 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 where possible. Paragraph 175 requires Local Planning Authorities to encourage opportunities to incorporate biodiversity in and around developments.</p>
3.14.3	<p>Habitats</p> <p>The site includes a large expanse of species poor semi improve grassland, areas of amenity grassland surrounding car parks and buildings, and an area of disturbed ground to the east of the library. This area previously contained the Government buildings that were demolished but now comprise mosaic of semi-improved neutral grassland with encroaching ruderal and scattered scrub.</p>
3.14.4	<p>Amphibians and Reptiles</p> <p>Common Toad is present within the site along with other amphibian species were found in the open mosaic habitat area to the rear of the library. However, no reptiles were found and based on a lack of records locally and presence of barriers to movement, they are not anticipated to be likely. Common toad is protected and UDP policy NC7 applies. It is necessary for the Reasonable Avoidance Measures (RAMs) during the construction phase to be undertaken, this can be secured via a suitably worded condition. This is appended to this report.</p>
3.14.5	<p>Bats</p> <p>The bat scoping survey found the former family centre, library and substation had negligible potential for roosting bats. The former youth club and community centre was assessed as having low potential to support roosting bats during the survey and subsequent bat presence/absence was undertaken. No roosting bats were identified within the building so no further survey work or mitigation is required.</p>
3.14.6	<p><i>Breeding Birds</i></p> <p>Several bird species were recorded on the site. Built features or vegetation on site may provide nesting opportunities for breeding birds, which are protected and UDP policy applies, it is therefore deemed appropriate to append a suitably worded condition to ensure that breeding birds are not negatively impacted by the proposal. This is appended to this report.</p>

	<p>Furthermore, the Site is not considered to support any of the wintering or migratory bird's species listed as designated features of the nearby European Designated Sites (such as Mersey Narrows and North Wirral Foreshore Ramsar). The Site is therefore, not considered to be functionally linked to these European Designated Sites and there will be no impact on them or their designation features. As such, draft Policy WS5.5 of the emerging Local Plan does not apply to this application.</p>
3.14.7	<p>Invasive Species</p> <p>Wall Cotoneaster is present within the site boundary. This species is listed on Schedule 9 of the Wildlife and Countryside Act and national Planning Policy Guidance applies and it is considered that the applicant should submit a method statement, however, this can be secured via a condition, which is appended to this report.</p>
3.14.8	<p>Hedgehog</p> <p>Hedgehog is a Priority Species and UDP policy NC7 applies. In order to maintain habitat connectivity for hedgehogs, a hedgehog highways (13cm x 13cm gaps) should be installed into any closeboard fences on site. A suitably worded planning condition is appended to this report.</p>
3.14.9	<p>Landscaping and Open Mosaic Habitat</p> <p>The applicant has submitted detailed landscaping proposals for Plot A (Food store) only. Plot B (Library) is also subject to full planning application. However, details for the landscaping of Plot B have not been submitted. It is accepted that details of landscaping for the remainder of the site have not been submitted as the remainder of the site is for outline planning only. The landscaping for Plot A includes: Lavender; Cherry Laurel; Hebe albicans; Callery Pear; Small Leaved Lime; Norway Maple; Maidenhair Tree; and Hawthorn, Hazel, Field maple and Holly native hedgerow. The proposed planting is limited in pollinator friendly plants but provides some benefits to biodiversity and is accepted.</p> <p>The Design and Access Statement (<i>Design and Access Statement, Wirral Growth Group, Date Unknown</i>) includes a Landscape Strategy which outlines the principles of the proposed landscaping for the remainder of the site (Plots C, D & E). These include: Gardens within the Extra Care facility to include formal and informal planting, pond, bee posts and bird boxes; A central greenspace within the residential plot; and An amenity area to include informal nature trails, growing areas, wildflower meadow, native hedgerows, and native and fruit trees.</p> <p>The submitted Report of an Exploratory Survey for Terrestrial Invertebrates concludes that this part of the Site to the rear of the library appears to be only of minor interest for invertebrate conservation. The area does, however, provide a valuable area of open mosaic habitat for common and widespread pollinators. Wirral Growth Company are unable to commit to retaining this habitat as part of the outline element of the application. As such, to mitigate this loss, Wirral Growth Company are agreeable to providing off-site compensation to enhance or re-provide habitats elsewhere as part of their wider commitment to achieving a biodiversity net gain. This will be secured through a Section 106 Agreement.</p> <p>It is acknowledged that the habitats within the site are limited in terms of biodiversity. However, a small part of the site is considered to meet the criteria of Open Mosaic Habitat on Previously Developed Land (OMPDL). Further survey of this area concluded that while the criteria for OMPDL is met, this</p>

	<p>habitat is limited in terms of invertebrate and flowering plant populations. Taking all ecological evidence into account it is considered that mitigation for the loss of the OMPDL and other site habitat can be adequately provided within the landscaping for the wider site. An ecological mitigation strategy should be incorporated within the detailed landscaping plan for the wider site and submitted with the future Reserved Matters application for Plots C, D and E. This can be secured by a suitably worded planning condition, and is appended to this report.</p>
<p>3.14.10</p>	<p>Biodiversity Net Gain</p> <p>The applicant has submitted a Biodiversity Net Gain Assessment report which is informed by a completed DEFRA Biodiversity Metric v3.1, provided as an Excel spreadsheet for each plot.</p> <p>The production of a full and detailed Landscape and Ecological Management Plan, which covers management of the site in perpetuity or for the duration of the development is required and can be secured by planning condition. A suitably worded condition is appended to this report. The Plan should include the following: Description and evaluation of the features to be managed; Ecological trends and constraints on site which may influence management; Aims and objectives of management; Appropriate management options for achieving aims and objectives; Prescriptions for management actions; Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually); Personnel responsible for implementation of the plan; Confirmation of funding and ownership and Details of a programme of monitoring and remedial measures triggered by monitoring. Should a Biodiversity Net Gain not be achievable on site (on each plot), the applicant will be required to contribute to off site ecological contributions in order to achieve a Biodiversity Net Gain. This is to be secured through a S106 agreement covering a biodiversity net gain for each plot.</p>
<p>3.14.11</p>	<p>Off Site Ecological Contribution</p> <p>The development site is close to the following national and international sites. These sites are protected under the Conservation of Habitats & Species Regulations 2017 (as amended) and Local Plan policy NC7 applies:</p> <ul style="list-style-type: none"> • North Wirral Foreshore SSSI (1.5km north); • Meols Meadows SSSI (1.5km west) • Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites (1.5km north); and • Dee Estuary SAC (1.5km north) <p>There are pathways between the proposals and the national and international sites, therefore, the proposal requires Habitats Regulations Assessment for likely significant effects. UDP policies NC1 and NC7 apply.</p> <p>The proposal for Plot C is for 45 net residential units, this will result in increased visits (recreational pressure) to the sites listed above. This may result in significant effects on habitats and species for which these sites have been designated.</p> <p>Recreational pressure from residential development has been identified as a Likely Significant Effect alone and in-combination within the Liverpool City Region. Recreational pressure is recognised in the formal statutory</p>

	<p>Conservation Advice Packages and Site Improvement Plans as Medium-High risk to qualifying features of the national and international sites.</p> <p>However, it is considered that due to the scale of the development, combined with other proposed residential developments on the Wirral, the availability of SANGs alone will not be sufficient to satisfactorily address recreational impacts caused by the proposals.</p> <p>It is considered that residents of the proposed new development will still wish to visit the Wirral coast for recreation given the uniqueness and close proximity of these coastal sites. Therefore, to ensure that recreational pressure effects will be adequately mitigated, a commuted sum payment will be required.</p> <p>The commuted sum would be used by the Council for undertaking Site Access Management and Monitoring measures (SAMMs) within the designated sites, such as managing footpaths and providing signage and interpretation. An appropriate commuted sum figure will require agreement with the Council. This agreement, and confirmation on what the commuted sum will be used for, will be necessary to enable the Appropriate Assessment to be undertaken for each of the housing sites.</p> <p>With the recent Regulation 19 Local Plan consultation, Wirral Council has published an Interim Approach to Avoid and Mitigate Recreational Pressure in Wirral (<i>May 2022, version 2</i>) This proposes a commuted sum figure of £280.26 per dwelling. It is advised that the commuted sum figure provided in relation to this proposed development should be based upon the Council's Interim Approach, an information leaflet will also be required.</p>
3.14.12	The applicant has confirmed that they are willing to opt-in to the above measures (achieving a biodiversity net gain, and providing a contribution to off site ecological impacts).
3.14.13	The proposal is therefore considered to be compliant with the relevant policies in the Development Plan and the NPPF in relation to ecology and biodiversity matters, other material considerations and with those in the emerging Local Plan, where these can be apportioned weight.

3.15 Archaeology	
3.15.1	This section seeks to appraise the proposal against the impact this may have on nearby archaeological heritage assets, both designated and non-designated assets. Policies CHO1, CH25 of the Wirral UDP are relevant to this section, as is section 16 of the NPPF. MEAS have provided comments to help compile this section of the report, and provide advice on archaeological matters to the LPA.
3.15.2	No historic environment documentation was issued in support of the application (see NPPF para 194). There are three non-designated heritage assets recorded on the Merseyside Historic Environment Record (MHER) within the location of the proposed development which could be affected by the scheme: Former site of house, Pasture Road, Moreton-cum-Lingham, a 16th century building, rebuilt in 1690 (MME10455), Former site of a house, Pasture Road, Moreton-cum-Lingham, a 17th century building (MME21071), and Former site of a house, Pasture Road, Moreton-cum-Lingham, a 17th century building (MME21072). However, modern development will have almost certainly truncated or removed

	any archaeological remains. Therefore, proposed development site is considered to have negligible archaeological potential.
3.15.4	In relation to archaeological matters, the proposal is therefore considered to be compliance with the relevant policies in the Development Plan, the NPPF, and with those in the Emerging Local Plan, where these can be apportioned weight.

3.16 Drainage and Flood Risk Matters	
3.16.1	This section seeks to appraise the proposal in the context of flood risk and drainage matters. Chapter 14 of the NPPF forming the national planning policy context, Policies WA2, WA5, WAT2. The applicant has submitted the following: The applicant has submitted a Flood Risk and Drainage Strategy and, a Design and Access Statement, which are relevant to this section. Consultation has taken place in relation to surface water drainage with the Lead Local Flood Authority (LLFA) and, as well as consultation with the Environment Agency (EA), and United Utilities who have differing remits with regards to Flood Risk, Drainage and Water related matters.
3.16.2	The National Design Guide (September 2019) is also relevant to this element of the report, particularly the section relating to 'resources'. In relation to 'resources' the National Design Guide states "Well designed places: have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water; are fit for purpose and adaptable overtime, reducing the need for redevelopment and unnecessary waste; use materials adopt technologies to minimise their environmental impact"
3.16.3	<p>A Flood Risk Assessment (FRA) has been prepared by Curtins in support of the application. This concludes: The Site is entirely within Flood Zone 1, defined as having a 'Low' probability with less than a 1 in 1000 Annual Probability of flooding from rivers and the sea. The proposed residential development on Plots C and D, library extension on Plot B and amenity area on Plot E are classified as 'More Vulnerable' uses, whilst the foodstore on Plot A is classified as a 'Less Vulnerable' use. The above uses are appropriate for Flood Zone 1, without the need to apply the Sequential and Exception Tests. Consideration of climate change has been taken into account and demonstrates the site is at a very low at a future risk of flooding from fluvial or tidal sources. The site is considered to be at low susceptible to surface water flooding. There are areas of the site considered to be susceptible to surface water flooding however the cause of the risk is likely inadequate drainage and low-lying levels.</p> <p>Overall, the Site is considered as being at a low risk of flooding from all sources post mitigation measures being implemented as outlined in Section 5 of Curtin's FRA. As such the proposals accord with the requirements of the NPPF, saved UDP Policy WAT1 and draft Policies WS1.4 and WD4.2 of the emerging Local Plan.</p> <p>The FRA prepared by Curtins details the proposed drainage strategy for the outline elements of the proposals on Plots C, D and E. This concludes that surface water discharge and attenuation from the proposed development will be</p>

	<p>restricted to a greenfield rate for all events up to and including the 1 in 100 (1%) Annual Probability plus climate change event with exceedance flows managed on site so not to increase flood risk elsewhere. The potential sustainable urban drainage that could be utilised to achieve this drainage strategy include permeable paving, manhole catchpits and oversized pipes or proprietary below ground storage and outflow to the nearest public sewer. Subject to an appropriately worded conditions, the outline element of the proposals complies with paragraph 169 of the NPPF, saved UDP Policy WA2 and draft Policies WS1.4, WD4.2 and WD4.3 of the emerging Local Plan.</p> <p>To confirm, the Lead Local Flood Authority has no objection to the proposed development of Plots B, C, D and E subject to the inclusion of conditions appended to this report in relation to B, C, D and E.</p> <p>The FRA and Drainage Strategy prepared by SCP details the drainage strategy for the proposed foodstore on Plot A. This proposes that surface water discharge is made to the public sewer not exceeding a discharge limit of 6 litres per second. This is not deemed acceptable to the LLFA. Infiltration methods have been deemed not viable by the applicant's drainage consultant for this plot, this position has not been agreed with the case officer or LLFA. The surface water drainage strategy for Plot A is therefore, not considered to accord with paragraph 169 of the NPPF, saved UDP Policy WA2 and draft Policies WS1.4, WD4.2 and WD4.3 of the emerging Local Plan. The Lead Local Flood Authority therefore maintains its objection to Plot A due to the proposed discharge rate and insufficient Flood Risk Assessment. Previous advice has been provided on overcoming our objection. However, it is considered that a suitably worded condition can require a revised drainage scheme, to make the development of Plot A acceptable.</p>
3.16.4	<p>The summarise, the Lead Local Flood Authority have raised objection to the development in relation to the drainage solution for plot A (Lidl Foodstore). The LLFA do not object to the other elements of the proposal (Plot B-E), and appropriate conditions relating to plots B-E have been provided by the LLFA. An appropriately worded condition has been drafted in relation to plot A, to secure an adequate drainage solution to be provided. This is a condition which prohibits development authorised by the planning permission commencing, or sometimes from being occupied, until a specified action has been taken or achieved.</p>
3.16.5	<p>The proposal is therefore considered to be in conflict with policies in the development plan relating to surface water drainage, the NPPF, and with those policies in the emerging Local Plan (e.g. WS1.4 and WD4.2), where these can be apportioned weight in relation to surface water drainage matters. However, conditions attached to this report are considered to overcome concerns in relation to drainage matters in relation to the site, and if satisfied, would make the application acceptable and provide adequate drainage to the site and proposal.</p>

3.17 Waste Matters	
3.17.1	<p><u>Construction Waste Management</u></p> <p>The proposal is major development and involves excavation and construction activities which are likely to generate significant volumes of waste. Policy WM8 of the Merseyside and Halton Waste Joint Local Plan (WLP), the National Planning Policy</p>

	<p>for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49) apply. These policies require the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal.</p> <p>In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. a site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition.</p>
3.17.2	<p><u>Waste Storage and Collection</u></p> <p>The proposal is major development and involves excavation, demolition and construction activities which are likely to generate significant volumes of waste. Policy WM8 of the Merseyside and Halton Waste Joint Local Plan, the National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49) apply.</p>
3.17.3	<p>These policies require the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal. In accordance with policy WM8, the requirement for a waste audit or a similar mechanism (e.g. a site waste management plan) demonstrating how this will be achieved The Planning Statement (Strutt & Parker May 2022) indicates parts 1-3 of policy WM9 will be implemented within in the design. This is welcomed and should be secured by a suitably worded condition.</p>

3.18 Open Space	
3.18.1	<p>The occupiers of new development, especially residential, will generate demand for open space provision and child place space. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies there is therefore a requirement for open space provision to be secured with the proposal.</p>
3.18.2	<p>UDP Policy GR6 (Greenspace Within New Family Housing Development Proposals) states that new family housing development, defined as houses with two or more bedrooms, will be required to provide greenspace at an overall level of 60sqm for every new dwelling constructed and will be required within this overall requirement, to make specific provision for safe children's play. Greenspace provided under Policy GR6 should be accessible public open space, clearly set out for the purpose of visual amenity and local recreation.</p> <p>Policy RE11 (Criteria for Children's Play Facilities) states the Local Planning Authority will need to be satisfied that areas specifically intended to cater for children's play are appropriate in terms of their siting, scale and design. Proposals should in particular minimise the potential for disturbance to adjacent property, enable informal supervision from the surrounding area and provide for safe pedestrian access.</p>
3.18.3	<p>Subject to suitable conditions and/or legal agreement to deliver required level of external amenity space, open space and child play space, including the ongoing maintenance of play facilities, it is considered that a sufficient level of external amenity space (qualitative and not necessarily quantitative) and child play space would be delivered and ensure high quality living conditions are</p>

	achieved for all age groups in accordance with the overarching aspirations of Policy GR6.
3.19 Section 106 Agreement and other Legal Agreements	
3.19.1	When considering the potential content of a legal agreement regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, the obligations can only constitute a reason for granting planning permission if they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. The relevant development plan policy in relation to S106 matters is Policy URN2 of the UDP. Policies WS3, WS5, WS10, WS5, WS9 and WS10 as well as Appendices 8 and 10 of the emerging Wirral Local Plan are also relevant to this section.
3.19.2	<p>Contributions/Provisions for the following are to be secured to ensure the proposal is policy compliant.</p> <ul style="list-style-type: none"> • Off-site highway improvements (via a S278 agreement); • Affordable housing (securing the Care Home as a C3 use, with restriction to occupancy solely by residents aged 55 years of age and over); • Off Site Open Space Contribution - 45 Dwellings *£3422 = £153,990 • Off Site Outdoor Sports Provision - 45 Dwellings * £1,164 = £52,380 • Off Site Indoor Sports Provision - 45 Dwellings *£271 per dwelling = £12,195 • Off Site Ecological Impacts £281 x 45 = £12,645; • Travel Plan; • Education and Skills Plan • Biodiversity Net Gain - Where not provided on each individual plot £10k per unit for off-site contribution should this be required. • A footpath running from Knutsford Road through to Pasture Road towards the south of Plot A and Plot C, and to the north of plots B and E shall be provided. Once constructed access should be available to the path public in perpetuity, along with the right to pass and repass. <p>No financial contributions to be sought in respect of Plot D as Care Home Provision to be secured as C3, with restriction to occupancy solely by residents aged 55 years of age and over within the conditions and as part the legal agreement in place of 100% affordable housing contribution.</p> <p>The expected Affordable Housing contribution is discussed elsewhere in this report, however, to summarise this is in the form of the provision of the 80 unit Care Home (Extra Care Lite) (C3 use class, with restriction to occupancy solely by residents aged 55 years of age and over).</p>
3.19.3	<p>The works to be undertaken within the S278 agreement relate to:</p> <ul style="list-style-type: none"> • The installation of a pedestrian refuge on Pasture Road to be determined by Highway Engineers.

	<ul style="list-style-type: none"> • The provision of TRO (traffic regulation orders) on Pasture Road fronting the development. • The refreshment of the road markings on Pasture Road outside the development. • The provision of a new footway contiguous to and adjacent to the development on Pasture Road including dropped kerbs and tactile paving at all junctions and access points. • Any necessary upgrade and/or works to the existing drainage and streetlighting to accommodate the highway works. • A financial contribution for the provision of a cycleway and to implement pedestrian improvement along Pasture Road. • The two bus stops nearest to the development on either side of Pasture Road to be brought up to current Merseytravel standards with accessible kerbs.
3.19.7	<p>Following agreement to provide the contributions set out above, the proposal is therefore considered to be compliant with the relevant policies in the Development Plan, the NPPF, and with those in the emerging Local Plan, where these can be apportioned weight in relation to matters relating to relevant planning obligations in relation to this application.</p>

Summary of Decision	<p>Having regards to the individual merits of this application the decision to refuse Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-</p>
	<p>The site has made little contribution to the vibrancy and vitality of Moreton and its people for several years. The sustainable regeneration of the Site to create a high-quality mixed use development will make the best use of this underutilised land plus deliver a range of other economic, social and environmental benefits to the Site, local community and the Borough.</p> <p>The principle of the proposed new development on the overall site is considered to be acceptable having regard to the development plan, NPPF and other material considerations. It is considered that the site would contribute to meeting an unmet need for housing development in Moreton, a position which is strengthened by the housing evidence base and the identification of part of the site as a housing allocation in the emerging Local Plan.</p> <p>The development of the site will have an impact on the character and appearance of the site and surrounding area. However, having regard to the existing and proposed site allocations, the development of the site on the scale proposed is considered to be acceptable. The layout, scale and appearance of the full application element is appropriate in this location and further details of materials and landscaping can be secured by condition to ensure a high quality design is achieved. Further consideration will be given to the outline element at the reserved matters stage.</p> <p>The benefits of this hybrid application are significant and far reaching for both existing and future residents and are aligned with the Council's development aspirations for the next plan period.</p>

	<p>The highways implications of the proposals, in terms of both the site and wider road network have been considered in detail, and the proposals are considered to be acceptable, subject to conditions as recommended by the Highways Team.</p> <p>Issues remain regarding drainage solutions for the overall scheme (and specifically Plot A – the Lidl Foodstore), however an appropriate condition has been agreed to resolve these matters at a later date, subject to the conditions posed it is considered that an acceptable scheme can be secured in drainage terms.</p> <p>In summary, the proposals will deliver a high-quality mixed-use development set within attractive landscaped surroundings. The proposals will make a positive contribution to the amenity of the surrounding area and enhance Pasture Road as a key gateway into Moreton town centre. In this context, the proposals should be supported in accordance with the relevant saved UDP policies and material considerations including draft Policies WS6.1 WS7.1, WS7.2 and WD1.1 of the emerging Local Plan.</p> <p>The proposal is therefore considered to result in an acceptable and sustainable form of development having regard to the development plan and NPPF, as well as other material considerations, where these can be given weight.</p>
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Recommended Decision:	That the Director of Regeneration and Place be authorised to approve the application subject to the following conditions and subject to the completion of an agreement pursuant to section 106 of the Town and County Planning Act 1990 to be prepared, in accordance with the heads of terms set out in para 3.19 of this report
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Recommended Conditions and Reasons:	
1.	<p>The following plots, as shown on plan Site Masterplan Parameters Plan Dwg No. PL(01) 005 Rev E Dated 28/09/17, are hereby permitted in FULL:</p> <ul style="list-style-type: none"> • Plot A – Foodstore • Plot B - front extension and external alterations to the library <p>Development shall be commenced before the expiration of 3 years from the date of permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2.	<p>The following plots, as shown on plan Site Masterplan Parameters Plan Dwg No. PL(01) 005 Rev E Dated 28/09/17, are hereby permitted in OUTLINE:</p> <ul style="list-style-type: none"> • Plot C - to provide up to 45 residential dwellings (C3 use) • Plot D: - the development of a 100% affordable 80 bed extra care apartment development (Use Class C3 or C2, with restriction to occupancy solely by residents aged 55 years of age and over) with associated communal garden, parking, access and boundary treatments. • Plot E: to provide a new amenity area (Sui Generis Use Classification) <p>Approval of the all the reserved matters pertaining to the plots referred to in this condition must be made no later than the expiration of 3 years from the date of this permission.</p> <p>Development of the plots referred to in this condition shall be commenced before the expiration of 2 years from the date of the approval of the last reserved matters to be approved in relation to the relevant plot.</p>

Reason: For the avoidance of doubt and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved site location plan for this application is:

- Site Location Plan Dwg PL(0)001 Rev E Dated 28.09.17

The elements for which full planning permission is sought are identified on the following plan:

- Detailed Element Location Plan Dwg No. PL(01)002 Rev D Sated 28.09.17

The remainder of the site outwith the hatched area is the subject to outline planning permission.

Reason: For the avoidance of doubt, and in the interests of proper planning.

4. Approval of the details of the landscaping, layout, scale and appearance hereinafter called the reserved matters for Plots C, D and E shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

5. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance 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 prior to carrying out any work during this period.

Reason: To maintain the population of protected species, and to maintain and enhance the ecological value of the site in accordance with the provisions of the Policy NC7, GR7 of the Wirral UDP and Section 15 of the National Planning Policy Framework.

6. The following Reasonable Avoidance Measures (RAMs) shall be complied with.

- Existing vegetation on the site shall be gradually cut and removed under ecological supervision to encourage any amphibians / reptiles present to move away from the affected areas;
- The working area, together with any storage areas, shall be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) shall be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets shall be covered with a thick layer of topsoil or similar) to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles.

Reason: To maintain the population of a protected species, and to maintain and enhance the ecological value of the site in accordance with the provisions of the Policy NC7 of the Wirral UDP and Section 15 of the National Planning Policy Framework.

7. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on hedgehog and badger:

- A pre-commencement check for badger and/or hedgehog mammals;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

All closeboarded fences within the site shall contain 13cm x 13cm gaps to allow access and egress for hedgehog, and create 'hedgehog highways'.

Reason: To maintain the population of a protected species, and to maintain and enhance the ecological value of the site in accordance with the provisions of the Policy NC7 of the Wirral UDP and Section 15 of the National Planning Policy Framework.

9. If during re-development contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants, in accordance with Policy POL1, PO5 of the Wirral UDP and Section 12 and 15 of the National Planning Policy Framework.

10. Noise mitigation measures shall be undertaken in line with the mitigation measures as set out in Chapter 5 of the Noise Assessment Report for Planning Purposes AEC REPORT: P4405/R01c/DMT, dated 26th September 2022.

Reason: To ensure satisfactory living conditions and impacts on nearby occupiers having regards to Wirral UDP Policy HS4 and Section 12 of the National Planning Policy Framework.

11. A footpath running from Knutsford Road through to Pasture Road towards the south of Plot A and Plot C, and to the north of plots B and E shall be provided. Once constructed access should be available to the path public in perpetuity, along with the right to pass and repass. This path shall be shown on any relevant plans submitted at reserved matters stage.

Reason: To ensure access to the proposal can be achieved via a range of modes of sustainable transport. In accordance with the provisions of Sections 9 and 12 of the National Planning Policy Framework.

Plot A - Foodstore - Conditions

12. Plot A shall be developed as a Foodstore (1,895sqm gross floor space and 1,251sqm sales floor space). This shall be split:

- 1,251sqm of sales floorspace;
- 427sqm of warehouse floorspace including freezers, chillers and storage; and,
- 217sqm of ancillary floorspace including lobby, bakery, meeting room, cash room, staff w/c's, cloakroom and canteen, LT room and utility room.

Reason: In order to ensure the planning application is developed as envisaged, in accordance with Policies SHO1 and SH1 of the Wirral UDP and Sections 6 and 7 of the National Planning Policy Framework.

13. The development referred to as Plot A hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents for this development are:

- Plot A Site Location Plan Dwg No. PL(01)008 Rev E Dated 28/09/17
- Proposed Site Plan GA Dwg No. AD_110 April 2022 Rev M Dated 04.08.22
- Proposed Site Plan Finishes Dwg No. AD_116 Rev L Dated 04.08.22

- Proposed Site Plan Topo Overlay Dwg No. AD_119 Rev M Dated 04.08.22
- Proposed Site Section Dwg No. AD_121 Rev G Dated 04.08.22
- Proposed Roof Plan Dwg No. AD_113 Rev F Dated 29.07.22
- Proposed Elevations Dwg No. AD_114 Rev E Dated 29.07.22
- Proposed Site Plan Boundary Treatments Dwg No. AD_115 Rev P Dated 12.08.22
- Detailed Element Demolition Plan Dwg No. PL(01)010 Rev E Dated 28.09.17
- Proposed Ground Floor Dwg No. AD_111 Rev D Dated 29.07.22
- Typical Traditional Building Details for 11Kv Brickbuilt Substation (Close Couple Gear) Dwg No. SP3020357 Rev 6.0 Dated 27.11.17
- Delivery, Servicing and Waste Management Plan Doc Ref SCP/210089/DSWMP/00 Date Aug 2022
- Landscaping Planting Masterplan Dwg No. LEL_Moreton_LSCAPE_001_RevC Rev C Dated 12.08.2022
- Landscape Schedules, Specification and Management Plan Report No. LEL_MORETON_SSMP_001_REVC Dated 12.08.22
- Proposed Lighting Layout Dwg No. DWG 01 Rev 2 Dated 29.07.22

Reason: For the avoidance of doubt.

14. The opening hours of the foodstore to be located on Plot A to the public shall be limited to:

- 07:00 – 22:00 Monday to Saturday; and,
- 10:00 – 16:00 on Sundays.

Reason: In order to protect the amenity of nearby occupiers, and in order to ensure the planning application is developed as envisaged, in accordance with Policies SHO1 and SH1 of the Wirral UDP and Sections 6 and 7 of the National Planning Policy Framework.

15. Notwithstanding the details shown on the submitted plans, prior to the commencement of development, except for clearance and demolition works, of the food retail store on Plot A full details showing the proposed finished ground and floor levels of the hereby approved development and nearby dwellings and the existing ground levels, including cross sections, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and residential amenity, in accordance with the provisions of Policies NC7 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

16. Notwithstanding the details submitted with the application, a detailed landscaping scheme (including maintenance regime) for Plot A, showing both hard and soft landscaping proposals, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include the planting of locally native trees (including sufficient trees to replace any trees that have been removed to develop the scheme), shrubs and wildflowers of local provenance including a planting schedule setting out species, numbers, densities and locations, the provision of screen walls or fences, the mounding of earth, the creation of areas of hardstanding, pathways, etc., areas to be seeded with grass, and other works or proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved scheme not later than the expiry of the next planting season (November –

March inclusive) following commencement of the development in that phase, or within such other time as may be approved with the Local Planning Authority.

Reason: In the interests of visual amenity, conservation of ecology and biodiversity, and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies NC7, GR5, and GR7 of the Wirral UDP and Sections 12 and 15 the National Planning Policy Framework.

17. Notwithstanding any description of the materials in the application, no construction of the Foodstore, located on Plot A, above damp proof course level shall be undertaken until precise details, to include samples, of the materials to be used in the construction of the external walls and roofs of the Food store have been submitted to, and approved in writing by, the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies SHO1, SH8 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

18. A waste audit or a similar mechanism (e.g. a site waste management plan) for the proposed Foodstore on Plot A shall be submitted and approved prior to first opening of the Foodstore to be located on Plot A.

Reason: In order to deal with waste from the site effectively and in order to comply with Policy WM8 of the Merseyside and Halton Joint Waste Local Plan.

19. During the operation of the foodstore located on Plot A the measures included within the Delivery, Servicing and Waste Management Plan (SCP August 2022) shall be complied with.

Reason: In order to deal with waste from the site effectively and in order to comply with Policy WM9 of the Merseyside and Halton Joint Waste Local Plan.

20. Plot A shall include:

- Full height glazing to utilise natural light;
- Composite paneling to reduce Maintenance and increase thermal insulation, also it is fully rescuable/reusable;
- Air Source Heat Pump; and,
- Water efficient fixtures and fittings.

Reason: To ensure the proposal is developed as envisaged, and in accordance with Policy REN1, and Section 12 of the National Planning Policy Framework.

21. The development of Plot A shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the public highway. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority, and shall be implemented in line with the approved details.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users in the interests of highway safety, in accordance with the provisions of the Policy WA2, WA5 of the Wirral UDP and Sections 12 and 14 of the National Planning Policy Framework.

22. The development of plot A shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number AD_110 Proposed Site Plan GA. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance, in the interest of highway safety, and in accordance with the provisions of the Policies WA2, WA5, TR9, TR13 of the Wirral UDP and Section 9 the National Planning Policy Framework.

23. The development of plot A shall not be brought into use until the areas indicated on the submitted plans to be set aside for cycle parking have been provided in accordance with the details and specifications shown in drawing number AD_110 Proposed Site Plan GA. The cycle parking shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport, in accordance with the provisions of the Policy TR12 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

24. Prior to the commencement of development of Plot A, a Construction and Environmental Management Plan for the development on Plot A 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 demolition and construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent nuisance in the interests of ecology and biodiversity conservation and enhancement, residential amenity and highway safety, in accordance with the provisions of the Policies NC7, GR5, WA2, WA5, TRT3 of the Wirral UDP and Sections 9, 12, 14 and 15 the National Planning Policy Framework.

25. The proposed Foodstore shall only be used for the sale of Class E(a) goods and shall not exceed 1895 sqm (gross). Of the total gross floorspace, the total sales area shall not exceed 1,251sqm.

Reason: In the interests of managing the impact of the development upon the Town Centre and use of the site in accordance with Policy SHO1 and SH1 of the Wirral UDP and Section 6 of the National Planning Policy Framework.

26. Twelve months after first occupation of the Foodstore to be located on Plot A details of a Full Employee Travel Plan for Plot A of the development shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details on both elements of the development. This Full Travel Plan must include:

- i. details of and results from an initial travel survey;
- ii. clearly specified ongoing targets for travel mode shares;
- iii. a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- iv. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with Policies TRT1, TRT3, TR9, TR11, TR12, and TR13 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

27. Prior to the first occupation of the proposed Foodstore on Plot A, an Employee Training and Skills Plan, relating to Plot A, shall be submitted to and approved in writing by The Local Planning Authority. The Employee Training and Skills Plan shall be implemented as approved.

Reason: in accordance with the provisions of the National Planning Policy Framework.

28. Prior to the installation of any external plant on Plot A the specification of plant and an acoustic report shall be submitted to and approved in writing by the Local Planning Authority. Any external plant shall thereafter be installed and maintained in accordance with the approved information.

Reason: For the protection of public amenity in accordance with Policy POL1, PO1, PO3, PO4 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

29. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

Reason: To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers in accordance with the National Planning Policy Framework (July 2021), Policies POL1, and PO1 of the Wirral UDP.

30. Prior to the commencement of development on Plot A, details of a sustainable surface water drainage scheme and a foul water drainage scheme, and satisfactory Flood Risk Assessment for the development on Plot A shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A specified restricted rate of discharge of surface water to be agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). The hydraulic impact on the proposed surface water network of a surcharged outfall shall be assessed and mitigated for. In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted at an agreed rate with the Local Planning Authority;

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge if required; and

(v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

31. Construction of the development on plot A authorised by this permission shall not begin until the LPA has approved in writing a full scheme of works on the adopted highway and any amendments to the existing highway made necessary by this development, including details of the removal of obsolete vehicle crossing accesses, a new footway, a pedestrian refuge with dropped tactile crossing points and new TRO requirements. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

Reason: In the interests of highway safety, in accordance with PolicyTR8, TR9, TRT3, TRT1 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

Plot B – Library - Conditions

32. The development on Plot B hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents for this development are:

- Library (Plot B) Proposed Site Plan Dwg No. B03536-P05 Date June 2022
- Library (Plot B) Proposed Floor Plan Dwg No. B03536-P06 Dated June 2022

- Library (Plot B) Proposed Elevations Dwg No. B03536-P07 Dated June 2022
- Library (Plot B) Existing and Proposed Site Sections Dwg No. B03536-P08 Date June 2022
- Library (Plot B) Existing Roof Plan and Proposed Roof Plan Dwg No. B03536-P09 Date June 2022
- Plot B Site Location Plan Dwg No. PL(01)009 Rev E Date 28/09/17

Reason: For the avoidance of doubt.

33. Notwithstanding the details shown on the submitted plans, prior to the commencement of development of alterations and extension to the library, located on Plot B, full details showing the proposed finished ground and floor levels of the hereby approved development and dwellings and the existing ground levels, including cross sections, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and residential amenity, in accordance with the provisions of Policies WA2, WA5, PO1, POL1 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

34. Prior to the installation of any external lighting in association with the development on Plot B hereby permitted, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include:

- the specific location of all external lighting units;
- design of all lighting units; - details of beam orientation and lux levels; and,
- any proposed measures such as motion sensors and timers that will be used on lighting units The approved lighting scheme for shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies NC7, PO1, POL1 of the Wirral UDP and Sections 12 and 15 of the National Planning Policy Framework.

35. The development of plot B shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the public highway. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users, in accordance with the provisions of the Policies WA2, WA5 of the Wirral UDP and the Sections 12 and 14 of the National Planning Policy Framework.

36. Prior to the commencement of development of Plot B, a Construction and Environmental Management Plan, for Plot B, 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 demolition and construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent nuisance in the interests of ecology and biodiversity conservation and enhancement, residential amenity and highway safety, in accordance with the provisions of the Policies NC7, GR5, WA2, WA5 of the Wirral UDP and Sections 9, 12, 14, and 15 of the National Planning Policy Framework.

37. The Library shall not be open for patrons between the hours of 22:00 and 07:00.

Reason: To ensure the amenity of nearby occupiers is ensured, in accordance with Policies PO1, POL1 of the Wirral UDP and S12 of the National Planning Policy Framework.

38. No development shall commence on Plot B until 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 surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. 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 drainage strategy shall comply with the Terms of Condition below and shall be developed in accordance with the discharge hierarchy and limit the surface water discharge rate to no more than 5 l/s. The sustainable surface water drainage strategy shall be in accordance with the following submitted document:

- Flood Risk Assessment - Pasture Road, Moreton, Wirral Growth Company [18-01-23/ document ref: 078293-CUR-XX-XX-RP-C-00001/Curtins]

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraphs 167 & 169 of the National Planning Policy Framework, Planning Practice Guidance and Non-statutory technical standards for sustainable drainage systems.

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

The approved drainage scheme for Plot B shall be fully constructed prior to occupation. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements in accordance with the approved details, shall be submitted prior to occupation or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraphs 167 & 169 of the National Planning Policy Framework, Planning Practice Guidance and Non-statutory technical standards for sustainable drainage systems.

40. Construction of the development authorised by this permission on plot B shall not begin until the LPA has approved in writing a full scheme of works on the adopted highway and any amendments to the existing highway made necessary by this development, including details of the removal of obsolete vehicle crossing accesses, a new footway, a pedestrian refuge with dropped tactile crossing points and new TRO requirements. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

Reason: In the interests of highway safety, in accordance with PolicyTR8, TR9, TRT3, TRT1 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

Plot C - Dwellings - Conditions

41. Plot C Shall be developed for residential development (Use Class C3)

Reason: In order to ensure the planning application is developed as envisaged.

42. Approval of the details of the landscaping, layout, scale and appearance for plot C hereinafter called the reserved matters for plot C shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

43. The development on Plot C hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents for this development are:

- Plot C Proposed Access Arrangement Visibility Splays and Swept Path Analysis Rev F Dated 12/07/22
- Plot C Proposed emergency access Knutsford Road Rev C Date 21/06/22

Reason: To ensure the development is carried out in accordance with the approved plans, in the interests of proper planning.

44. Notwithstanding the details shown on the submitted plans, prior to the commencement of development of the dwellings on Plot C full details showing the proposed finished ground and floor levels of the hereby approved development and nearby dwellings and the existing ground levels, including cross sections, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and residential amenity, in accordance with the provisions of Policies WA2, WA5, PO1, POL1 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

45. Notwithstanding any description of the materials in the application, no construction of the dwellings on plot C above damp proof course level shall be undertaken until precise details, to include samples, of the materials to be used in the construction of the external walls and roofs of the dwellings and garages have been submitted to, and approved in writing by, the Local Planning Authority. All roofing and external facing materials used in the construction of the development on Plot C shall conform to the materials thereby approved.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies HS4 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

46. Prior to the installation of any external lighting in association with the development hereby permitted on plot C, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include:

- the specific location of all external lighting units;
- design of all lighting units; - details of beam orientation and lux levels; and,
- any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme for shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies NC7, PO1, POL1 of the Wirral UDP and Sections 12 and 15 of the National Planning Policy Framework.

47. Prior to the commencement of the landscaping works to be approved, a detailed landscape management plan and details of management and maintenance for the provision and subsequent maintenance of the areas of open space (excluding private gardens) for plot C shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include provision to replace any trees to be removed as part of this scheme. The landscaped areas shall be subsequently maintained to ensure establishment and management of the approved scheme in accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies NC7, GR5, GR6, GR7, WA2, WA5, HS4 of the Wirral UDP and Section 12 and 15 of the National Planning Policy Framework.

48. Notwithstanding the details shown on the submitted plans, prior to their construction precise details for the elevations of the boundary treatments for plot C hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies NC7, GR5, GR6, HS4 of the Wirral UDP and Section 12 and 15 of the National Planning Policy Framework.

49. An ecological mitigation strategy shall be incorporated within the detailed landscaping plan for the wider site and submitted with the future Reserved Matters application for Plots C. This shall include the following:

- The provision of invertebrate refugia and bird boxes;
- Provision of wildflower areas and maximising the extent of nectar bearing species; and,
- Provision of native species throughout the site.

Reason: To maintain the favourable conservation status of protected species and encourage Biodiversity, in accordance with the provisions of the Policies NC7, GR5, GR6 and HS4 of the Wirral UDP and Section 12 and 15 of the National Planning Policy Framework.

50. A waste audit or a similar mechanism (e.g. a site waste management plan) for Plot C shall be submitted and approved by the Local Planning Authority prior occupation of the first dwelling in the scheme. These details shall be complied with through the lifetime of the development on Plot C.

Reason: In order to deal with waste from the site effectively and in order to comply with Policy WM8 of the Merseyside and Halton Joint Waste Local Plan.

51. Prior to occupation of the first dwelling on Plot C Details regarding household waste storage and collection shall be submitted and approved in writing by the Local Planning Authority. Household Storage and Collection shall be undertaken in accordance with the approved details.

Reason: In order that waste from the site is dealt with effectively policy WM9 of the Merseyside and Halton Joint Waste Local Plan.

52. The development of plot C shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the public highway. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority. Surface water drainage shall be undertaken in accordance with the approved details.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users, in accordance with the provisions of the Policies WA2, WA5 of the Wirral UDP and Section 15 of the National Planning Policy Framework.

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

Reason: To prevent nuisance in the interests of ecology and biodiversity conservation and enhancement, residential amenity and highway safety, in accordance with the provisions of the Policies NC7, GR5, GR6,

WA2, WA5, PO1, POL1, PO3, PO4 of the Wirral UDP and Sections 9, 12, 14 and 15 the National Planning Policy Framework.

54. Approval of the details of the appearance, landscaping, scale, and layout of the building(s), access and landscaping of the site relating to the Plot C, hereinafter called the reserved matters, shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

55. Applications for the approval of the reserved matters relating to Plot C shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

56. Twelve months after first occupation of the dwellings on plot C details of a Full Travel Plan for the development on Plot C shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details on both elements of the development. This Full Travel Plan must include: i. details of and results from an initial travel survey; ii. clearly specified ongoing targets for travel mode shares; iii. a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and iv. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with Policies TRT1, TRT3, TR9, TR11, TR12, and TR13 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

57. The reserved matters application for the development of plot C shall be submitted with a masterplan for the whole plot demonstrating a comprehensive and phased approach to plot delivery including timescales for development of associated infrastructure and public realm. Each reserved matters application shall also include a daylight and sunlight analysis of the impact of any development on surrounding residential properties (both proposed and existing).

Reason: To ensure a comprehensive approach is followed and to ensure the proposal safeguards residential amenity, in accordance with the provisions of the Policy HS4 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

58 66% of dwellings on Plot C shall be for C3 dwellings with 3+ Bedrooms

Reason: To ensure the Plot is developed as envisaged and achieves a suitable housing mix in accordance with Section 5 of the National Planning Policy Framework and WS3.4 of the Wirral Local Plan.

59. Schemes for Reserved matters applications on plot C shall be designed so as to achieve secured by design principles. Details of how each plot complies with all reserved matters applications including, where appropriate:

- Security provisions in place prior to and through the construction phase;
- Details of new street lighting;
- Installation of CCTV;
- Site layout utilized to maximise natural surveillance;
- Avoidance of blank elevations in order to reduce opportunities for graffiti, inappropriate loitering and potentially anti-social ball games.

Reason: To provide a safe and secure environment, in accordance with the provisions of the Policy PO1, POL1 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

60. The reserved matters application for plot C shall include details of Boundary Treatments. Where relevant details of the boundary treatment shall include plans and elevations, and the specification of the acoustic properties of the boundary treatment.

Reason: To ensure a residential amenity is safeguarded and good design principles are followed, in accordance with the provisions of the Policies NC7, GR5, GR6, PO1, POL1, PO3, PO4, HS4 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

61. 6% of dwellings on Plot C shall be compliant with Building Regulations Part M4(3)(2), with the remainder of dwellings on Plot C to be compliant with Building Regulations Part M4(2).

Reason: To ensure the Plot is developed as envisaged and achieves a suitable housing mix to help meet local housing needs.

62. No development above damp proof course level for any dwelling on Plot C shall commence until a Construction Statement detailing how new homes on Plot C shall meet a water efficiency standard of 110 litres or less per person per day unless it has been otherwise demonstrated that this requirement for sustainable water use cannot be achieved on technical or viability grounds. The development shall be carried out and maintained in accordance with the approved detail.

Reason: In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Section 14 of the National Planning Policy Framework.

63. Prior to the commencement of any development of Plot C and as part of an application for the approval of reserved matters for layout, appearance and landscaping, full and final details of a sustainable surface water drainage system to serve the site alongside details of how surface water will be managed during the construction phase that details any mitigation measures to ensure no increase in flood risk to adjacent plots, highway or properties shall be submitted for consideration by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The drainage strategy shall comply with the Terms of Condition below and shall be developed in accordance with the discharge hierarchy and limit the surface water discharge rate to greenfield QBAR. The sustainable surface water drainage strategy shall be in accordance with the following submitted document:

- Flood Risk Assessment - Pasture Road, Moreton, Wirral Growth Company [18-01-23/ document ref: 078293-CUR-XX-XX-RP-C-00001/Rev V07/Curtins]

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraphs 167 & 169 of the National Planning Policy Framework, Planning Practice Guidance and Non-statutory technical standards for sustainable drainage systems.

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

The approved drainage scheme for Plot C shall be fully constructed prior to occupation. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements in accordance with the approved details, shall be submitted prior to occupation or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraphs 167 & 169 of the National Planning Policy Framework, Planning Practice Guidance and Non-statutory technical standards for sustainable drainage systems.

65. Construction of the development authorised by this permission on plot C shall not begin until the LPA has approved in writing a full scheme of works on the adopted highway and any amendments to the existing

highway made necessary by this development, including details of the removal of obsolete vehicle crossing accesses, a new footway, a pedestrian refuge with dropped tactile crossing points and new TRO requirements. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

Reason: In the interests of highway safety, in accordance with PolicyTR8, TR9, TRT3, TRT1 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

Plot D - Care Home (Extra Care Units) Conditions

66. Plot D shall be developed as an 80 unit Care Home (Extra Care 'Lite') (C3 Use Class, with restriction to occupancy solely by residents aged 55 years of age and over)

Reason: In order to ensure the planning application is developed as envisaged.

67. Approval of the details of the landscaping, layout, scale and appearance for plot D hereinafter called the reserved matters for plot D shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

68. Notwithstanding the details shown on the submitted plans, prior to the commencement of development of the Care Home, on Plot D, full details showing the proposed finished ground and floor levels of the hereby approved development and dwellings and the existing ground levels, including cross sections, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and residential amenity, in accordance with the provisions of Policies HS8, POL1, PO1, PO3, PO4 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

69. Notwithstanding any description of the materials in the application, no construction of the Care Home on Plot D, above damp proof course level shall be undertaken until precise details, to include samples, of the materials to be used in the construction of the external walls and roofs of the dwellings and garages have been submitted to, and approved in writing by, the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies HS8 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

70. Prior to the installation of any external lighting in association with the development hereby permitted on plot D, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include:

- the specific location of all external lighting units;
- design of all lighting units; - details of beam orientation and lux levels; and,
- any proposed measures such as motion sensors and timers that will be used on lighting units The approved lighting scheme for shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies POL1, PO1 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

71. Prior to the commencement of the landscaping works to be approved, a detailed landscape management plan and details of management and maintenance for the provision and subsequent maintenance of the areas of open space for Plot D shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include provision to replace any trees to be removed as part of this scheme. The landscaped areas shall be subsequently maintained to ensure establishment and management of the approved scheme in accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies NC7, GR5, GR7, WA2, WA5, HS8 of the Wirral UDP and Sections 12 and 15 the National Planning Policy Framework.

72. Notwithstanding the details shown on the submitted plans, prior to the construction of the Care Home above damp proof course level precise details for the elevations of the boundary treatments for Plot D hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies NC7, GR5, HS8 of the Wirral UDP and Sections 12 and 15 the National Planning Policy Framework.

73. An ecological mitigation strategy shall be incorporated within the detailed landscaping plan for the wider site and submitted with the future Reserved Matters application for Plot D. This shall include the following:

- The provision of invertebrate refugia and bird boxes;
- Provision of wildflower areas and maximising the extent of nectar bearing species; and,
- Provision of native species throughout the site.

Reason: To maintain the favourable conservation status of protected species and encourage biodiversity in accordance with the provisions of the Policies NC7, GR5 of the Wirral UDP and Section 15 the National Planning Policy Framework.

74. A waste audit or a similar mechanism (e.g. a site waste management plan) shall be submitted prior to first occupation of the Care Home.

Reason: In order to deal with waste from the site effectively and in order to comply with Policy WM8 of the Merseyside and Halton Joint Waste Local Plan.

75. Prior to first occupation of the Care Home on Plot D Details regarding waste storage and collection shall be submitted and approved in writing by the Local Planning Authority. Waste Storage and Collection shall be undertaken in accordance with the approved details.

Reason: In order that waste from the site is dealt with effectively policy WM9 of the Merseyside and Halton Joint Waste Local Plan.

76. The development of plot D shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the public highway. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority. The drainage system shall be undertaken in accordance with the approved details.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users, in accordance with the provisions of the Policies WA2, WA5 of the Wirral UDP and Sections 9 and 14 of the National Planning Policy Framework.

77. Prior to the commencement of development of Plot D, a Construction and Environmental Management Plan for Plot D 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

demolition and construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent nuisance in the interests of ecology and biodiversity conservation and enhancement, residential amenity and highway safety, in accordance with the provisions of the Policies NC7, GR5, WA2, WA5 of the Wirral UDP and Sections 9, 12, 14 and 15 of the National Planning Policy Framework.

78. Approval of the details of the appearance, landscaping, scale, and layout of the building(s), access and landscaping of Plot D of the scheme, hereinafter called the reserved matters, shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

79. Applications for the approval of the reserved matters relating to Plot D shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

80. Twelve months after first occupation of the development on plot D (Care Home) details of a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details on both elements of the development. This Full Travel Plan must include:

- i. details of and results from an initial travel survey;
- ii. clearly specified ongoing targets for travel mode shares;
- iii. a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- iv. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with Policies TRT1, TRT3, TR9, TR11, TR12, and TR13 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

81. The reserved matters application for the development of plot C shall be submitted with a masterplan for the whole plot demonstrating a comprehensive and phased approach to plot delivery including timescales for development of associated infrastructure and public realm. The reserved matters application shall also include a daylight and sunlight analysis of the impact of the development on surrounding residential properties (both proposed and existing).

Reason: To ensure a comprehensive approach is followed and to ensure the proposal safeguards residential amenity, in accordance with the provisions of the Policy HS8 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

82. Prior to the installation of any external plan on Plot D the specification of plant and an acoustic report shall be submitted to and approved in writing by the Local Planning Authority. Any external plant shall thereafter be installed and maintained in accordance with the approved information.

Reason: For the protection of public amenity in accordance with Policy POL1, PO1, PO3, PO4 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

83. Schemes for Reserved matters applications on plot D shall be designed so as to achieve secured by design principles. Details of how each plot complies with all reserved matters applications including, where appropriate:

- Security provisions in place prior to and through the construction phase;
- Details of new street lighting;
- Installation of CCTV;

- Site layout utilized to maximise natural surveillance;
- Avoidance of blank elevations in order to reduce opportunities for graffiti, inappropriate loitering and potentially anti-social ball games.

Reason: To provide a safe and secure environment, in accordance with the provisions of the Policy NC7 HS8 of the Wirral UDP and Section 12 and 15 of the National Planning Policy Framework.

84. The reserved matters application for plot C shall include details of Boundary Treatments. Where relevant details of the boundary treatment shall include plans and elevations, and the specification of the acoustic properties of the boundary treatment.

Reason: To ensure a residential amenity is safeguarded and good design principles are followed, in accordance with the provisions of the Policies NC7, GR5 of the Wirral UDP and Sections 12 and 15 of the National Planning Policy Framework.

85. Prior to the commencement of any development of Plot D and as part of an application for the approval of reserved matters for layout, appearance and landscaping full and final details of a sustainable surface water drainage system to serve the site and method of implementation shall be submitted for consideration by the Local Planning Authority in consultation with Lead Local Flood Authority. The drainage strategy shall comply with the terms of condition below and shall be developed in accordance with the discharge hierarchy and limit the surface water discharge rate to greenfield QBAR. The sustainable surface water drainage strategy shall be in accordance with the following submitted document:

- Flood Risk Assessment - Pasture Road, Moreton, Wirral Growth Company [18-01-23/ document ref: 078293-CUR-XX-XX-RP-C-00001/Rev V07/Curtins]

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraphs 167 & 169 of the National Planning Policy Framework, Planning Practice Guidance and Non-statutory technical standards for sustainable drainage systems.

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

The approved drainage scheme for Plot B shall be fully constructed prior to occupation. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements in accordance with the approved details, shall be submitted prior to occupation or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraphs 167 & 169 of the National Planning Policy Framework, Planning Practice Guidance and Non-statutory technical standards for sustainable drainage systems.

87. Construction of the development authorised by this permission on plot D shall not begin until the LPA has approved in writing a full scheme of works on the adopted highway and any amendments to the existing highway made necessary by this development, including details of the removal of obsolete vehicle crossing accesses, a new footway, a pedestrian refuge with dropped tactile crossing points and new TRO requirements. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

Reason: In the interests of highway safety, in accordance with Policy TR8, TR9, TRT3, TRT1 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

Plot E – Amenity Area - Conditions

88. Plot E Shall be developed as an Amenity Area

Reason: In order to ensure the planning application is developed as envisaged.

89. Approval of the details of the landscaping, layout, scale and appearance for Plot E hereinafter called the reserved matters for Plot E shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

90. Prior to the installation of any external lighting in association with the development hereby permitted on plot E, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include:

- the specific location of all external lighting units;
- design of all lighting units; - details of beam orientation and lux levels; and,
- any proposed measures such as motion sensors and timers that will be used on lighting units The approved lighting scheme for shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies NC7, POL1, PO1 of the Wirral UDP and Sections 12 and 15 the National Planning Policy Framework.

91. Prior to the commencement of the landscaping works to be approved, a detailed landscape management plan and details of management for the provision and subsequent maintenance of the areas of open space for plot E shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment and management of the approved scheme in accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies NC7, GR5 of the Wirral UDP and Sections 12 and 15 of the National Planning Policy Framework.

92. Notwithstanding the details shown on the submitted plans, prior to the construction of the amenity area precise details for the elevations of the boundary treatments for plot E hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies NC7, GR5 of the Wirral UDP and Sections 9 and 15 of the National Planning Policy Framework.

93. An ecological mitigation strategy shall be incorporated within the detailed landscaping plan for the wider site and submitted with the future Reserved Matters application for Plot E. This shall include the following:

- The provision of invertebrate refugia and bird boxes;
- Provision of wildflower areas and maximising the extent of nectar bearing species; and,
- Provision of native species throughout the site.

Reason: To maintain the favourable conservation status of protected species and encourage biodiversity, in accordance with the provisions of the Policies NC7, GR5 of the Wirral UDP and Section 15 of the National Planning Policy Framework.

94. The development of Plot E shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the public highway. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users, in accordance with the provisions of the Policies WA2, WA5 of the Wirral UDP and Sections, 9, 12 and 14 of the National Planning Policy Framework.

95. Prior to the commencement of development of plot E, a Construction and Environmental 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 demolition and construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent nuisance in the interests of ecology and biodiversity conservation and enhancement, residential amenity and highway safety, in accordance with the Policies NC7, GR5, WA2, WA5, POL1, PO1, PO3, PO4 of the Wirral UDP and Sections 9, 12, 14 and 15 of the National Planning Policy Framework.

96. Approval of the details of the appearance, landscaping, scale, and layout of the building(s), access and landscaping of Plot E, hereinafter called the reserved matters, shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

97. Applications for the approval of the reserved matters relating to Plot E shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

98. The reserved matters application for the development of plot E shall be submitted with a masterplan for the whole plot demonstrating a comprehensive and phased approach to plot delivery including timescales for development of associated infrastructure and public realm.

Reason: To ensure a comprehensive approach is followed and to ensure the proposal safeguards residential amenity, in accordance with the provisions of the Policy POL1, PO2, PO3, PO4 of the Wirral UDP and Section 12 of the National Planning Policy Framework.

99. The reserved matters application for plot E shall include details of Boundary Treatments. Where relevant details of the boundary treatment shall include plans and elevations, and the specification of the acoustic properties of the boundary treatment.

Reason: To ensure a residential amenity is safeguarded and good design principles are followed, in accordance with the provisions of the Policies NC7, GR5 of the Wirral UDP and Sections 12 and 15 of the National Planning Policy Framework.

100. Prior to the commencement of the landscaping works to be approved, a detailed landscape management plan and details of management and maintenance for the provision and subsequent maintenance of the areas of open space for Plot D shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include provision to replace any trees to be removed as part of this scheme. The landscaped areas shall be subsequently maintained to ensure establishment and management of the approved scheme in accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies NC7, GR5, GR7 of the Wirral UDP and Sections 12 and 15 of the National Planning Policy Framework.

101. Prior to the commencement of any development of Plot E and as part of an application for the approval of reserved matters for layout, appearance and landscaping full and final details of a sustainable surface water drainage system to serve the site and method of implementation shall be submitted for consideration by the Local Planning Authority in consultation with Lead Local Flood Authority. The drainage strategy shall comply with the terms of condition below and shall be developed in accordance with the discharge hierarchy

and limit the surface water discharge rate to greenfield rates. The sustainable surface water drainage strategy shall be in accordance with the following submitted documents:

- Flood Risk Assessment - Pasture Road, Moreton, Wirral Growth Company [18-01-23/ document ref: 078293-CUR-XX-XX-RP-C-00001/Rev V07/Curtins]

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraphs 167 & 169 of the National Planning Policy Framework, Planning Practice Guidance and Non-statutory technical standards for sustainable drainage systems.

102. Prior to the commencement of any works on Plot E the applicant shall submit a method statement for Wall Cotoneaster, prepared by a competent person, which includes the following information:

- A plan showing the extent of the plants;
- The methods that will be used to prevent the plant/s spreading further, including demarcation;
- The methods of control that will be used, including details of post-control monitoring; and
- How the plants will be disposed of after treatment/removal.

The method statement should be submitted for approval to the Local Planning Authority prior to commencement of any works on site.

103. Construction of the development authorised by this permission on plot E shall not begin until the LPA has approved in writing a full scheme of works on the adopted highway and any amendments to the existing highway made necessary by this development, including details of the removal of obsolete vehicle crossing accesses, a new footway, a pedestrian refuge with dropped tactile crossing points and new TRO requirements. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

Reason: In the interests of highway safety, in accordance with PolicyTR8, TR9, TRT3, TRT1 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

Informatives

1. In order to fulfil the highway condition, it will be necessary to enter into a legal agreement with the Council to secure the works under the Highways Act and the New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary new carriageways, footways, street lighting, surface water drainage, traffic signs, TRO's, road markings, traffic calming, tactile pedestrian paved crossings, street furniture, Road Safety Audit and Road Safety Audit monitoring. A pre-site inspection is required prior to the development works commencing with the LA- any damage to the existing highway that occurs as a result of the development would require reinstatement, at the developer's expense, to the LA specifications and written approval. For further details contact Highways & Infrastructure, area manager via www.wirral.gov.uk

2. Prior to the development being constructed or the area fenced off there is a footpath which is adopted highway running through part of the site. The developer is aware of this issue and has stated within the transport assessment that this footpath will have its highway status extinguished and will be stopped up and dealt with using section 247 of the Town and country Planning Act. This approach is considered appropriate and there would be no objection by Traffic and Transportation.

The proposed access arrangements into the residential dwellings and Care Home have been vehicle tracked and appropriate swept paths submitted which demonstrate satisfactorily that access can be achieved safely.

The proposed emergency access to the rear of the development and located within plot C, will also provide access for pedestrians and cyclists and is considered appropriate.

All new highways will be subject to the s38 adoption process and detail checking of the design as part of this process is a requirement by Wirral Highways, a marked up plan showing the areas for adoption is therefore required to be submitted for approval to the LPA as part of the detailed application together with construction drawings.

The outline application has all matters reserved except for access and as such the previous conditions and informatives would again be applicable to this element. Subject to the above Traffic and Transportation would have no objection to the proposals.

Last Comments By:	
Expiry Date:	

