

Addendum.

- A typographic error has been identified in the published case report, whereby reference is erroneously made to a recommendation to refuse the application (see page 41 of the published agenda). Summary of Decision section title should read *“Conclusion/Summary”* and “decision to refuse” should read *“recommendation to approve”*.
- First Sentence in paragraph 3.16.3 should be amended to read *“The FRA prepared by Curtins details the proposed drainage strategy for the proposals on Plots B C, D and E.”* to include reference to plot B.
- An erroneous reference is made in paragraph 3.17.2 to a document from another application. The last two sentences should be ignored and should be replaced with the following *“This should be secured by a suitably worded condition, which is included in the list of recommended conditions”*
- – Reference to travel plan in paragraph 3.19.2 (s.106) should be removed as this is secured via condition numbers 25, 49 and 69.
- Request that non-substantive amendments to conditions and terms of S106 are delegated to the director of planning.

The following section of this addendum sets out the changes that are proposed to be made to the recommended conditions. A revised list of amended conditions as attached at appendix 1 to the addendum.

Suggested Additional Condition by applicant/agent team.

The following condition should be added for clarity.

An Affordable Housing Scheme shall be submitted with the first Reserved Matters Application and written approval from the Council for the Affordable housing Scheme shall be obtained prior to Commencement of the first Reserved Matters Approval. The Affordable Housing Scheme shall include and provide for (inter alia) the following:

- The number, type, tenure and size (number of bedrooms) of the Affordable Housing Units subject always to the achievement of the Tenure Mix;
- The Location and layout of the Affordable Housing Units;
- Details of the proposed programme for the construction and transfer of the Affordable Housing Units to an Agency (or Agencies); and
- Details of the proposed Agency (or Agencies) To construct the Affordable Housing Units in accordance with the approved Affordable Housing Scheme together with all associate roads, footpaths, parking spaces and services in a good workmanlike manner with good quality materials in accordance with the Planning Permission and Tenure Mix and in accordance with drawings approved.

Reason: To ensure that the contribution towards affordable housing is delivered on the site in an appropriate manner which meets local need and to ensure that any affordable housing remains affordable having regard to Policy HS6 of the Wirral UDP (2000) and Policy WS3.3 of the emerging Wirral Local Plan (2022).

Previous Condition 4

- Conditions 42, 54, 67, 78, 89 and 96 are no longer required as condition 4 makes provision for these requirements, and can be consolidated into condition 4.

It is also suggested that the previous condition 4 is reworded as follows:

No development shall commence on the site until 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 in writing from the Local Planning Authority.

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

Previous Condition 13

Condition 13 (Approved Plans Condition for Plot A) to no longer include reference to Landscaping Planting Masterplan and Landscaping Schedules, Specification and Management Plan, as landscaping details are subject to change due to the biodiversity net gain matters, and Landscaping details are already secured as part of Condition 16 (Landscaping Scheme for Plot A).

Previous Condition 13 to now read as:

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*
- *Proposed Lighting Layout Dwg No. DWG 01 Rev 2 Dated 29.07.22*

Reason: For the avoidance of doubt.

Previous Condition 14 (Hours of Operation Plot A)

The applicant/agent has requested that flexibility is allowed within the Sunday Opening Hours (these are restricted 6 hours a Sunday by law anyway) to allow for opening until 17:00 should there be a move to a later 11:00 opening on a Sunday). This is not objected to, and the following amendment to the condition is suggested.

Previous Condition 14 to now read as

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 – 17:00 on Sundays (6 Hour operation within this to comply with Sunday Trading Law).*

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 SH01 and SH1 of the Wirral UDP and Sections 6 and 7 of the National Planning Policy Framework.

Previous Condition 16

The applicant has requested an additional trigger is included in this condition as follows, this is agreed with.

Notwithstanding the details submitted with the application, a detailed landscaping scheme (including maintenance regime) for Plot A shall be submitted and approved prior to first operation of the proposed foodstore, 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.

Previous Condition 18

This condition is intended to relate to construction waste and is suggested to be amended as follows:

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

Previous Condition 24, 36, 77 and 95

Second Sentence of the condition should refer to Construction and Environmental Management Plan, rather than just Construction Management Plan. This should now read as follows for Plot A (see condition 24 at the end of this addendum), with appropriate amendments made to the same conditions (see conditions 33, 68 and 82 at the end of this addendum) for plots A, B, D and E.

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 and Environmental 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.

Previous Condition 27

Remove Previous Condition 27 as the matter is included in the S106 agreement.

Previous Condition 29

Remove Previous Condition 29, as lighting plan and detail is included in the approved plans condition, and no objection to lighting from Environmental Health/Public Protection Team.

Previous Condition 30 (Surface Water Drainage Plot A).

It is understood that the applicant is agreeable to a discharge rate of 5 litres per second. It is therefore suggested that this is included in a revision of this condition

Previous Condition 30 (Surface Water Drainage Plot A) to now read as follows (see condition 27).

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 restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations) of 5 litres per second.

(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.

Previous Condition 40 (Off Site Highway Works – Plot B)

Suggest removal of this condition as there are no off site highway works in relation to plot B.

Previous Condition 50

This condition is intended to relate to construction waste and is suggested to be amended as follows:

A waste audit or a similar mechanism (e.g. a site waste management plan) for the construction of the proposed development on Plot C shall be submitted and approved prior to commencement of development to be located 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.

Previous Condition 55 (and conditions 79 and 97)

Suggest removal as these duplicate requirements of condition 2.

Previous Condition 59 (and 83)

Suggest rewording to the following to better, more clearly secure details. Plot C example is below, reworded condition for plot D in appendix.

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 this shall be included with the reserved matters application, and where appropriate include:

- *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.

Previous Condition 60

Suggest removal as this duplicates condition 48.

Previous condition 61

Condition reworded as follows (see revised condition 53 in appendix 1 below):

10% of dwellings on Plot D shall be compliant with Building Regulations Part M4(3), with the remainder of dwellings on Plot D and Plot C to be compliant with Building Regulations Part M4(2).

Previous Condition 74

This condition is intended to relate to construction waste and is suggested to be amended as follows:

A waste audit or a similar mechanism (e.g. a site waste management plan) for the construction of the proposed development on Plot D shall be submitted and approved prior to commencement of development to be located 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.

Previous Condition 84

Suggest removal as this duplicates 72.

Previous Condition 91

Condition 91 reference to 'open space' shall be replaced by 'amenity space'

Previous Condition 97

Suggest removal as this duplicates condition 2

Previous Condition 99

Suggest removal as this duplicates condition 92

Previous Condition 100

Suggest removal as this duplicates condition 91

Appendix 1: Revised List of Conditions

1. 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:

- Plot A – Foodstore
- Plot B - front extension and external alterations to the library Development shall be commenced before the expiration of 3 years from the date of permission.

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

2. 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:

- 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, 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).

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.

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.

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 Dated 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. No development shall commence until 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 in writing 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.

8. 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.

9. 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.

10. 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.

11. To submit an Affordable Housing Scheme with the first Reserved Matters Application and obtain written approval from the Council for the Affordable housing Scheme prior to Commencement of the first Reserved Matters Approval. The Affordable Housing Scheme shall include and provide for (inter alia) the following:-

- The number, type, tenure and size (number of bedrooms) of the Affordable Housing Units subject always to the achievement of the Tenure Mix;
- The Location and layout of the Affordable Housing Units;

- Details of the proposed programme for the construction and transfer of the Affordable Housing Units to an Agency (or Agencies); and
- Details of the proposed Agency (or Agencies) To construct the Affordable Housing Units in accordance with the approved Affordable Housing Scheme together with all associate roads, footpaths, parking spaces and services in a good workmanlike manner with good quality materials in accordance with the Planning Permission and Tenure Mix and in accordance with drawings approved.

Reason: To ensure that the contribution towards affordable housing is delivered on the site in an appropriate manner which meets local need and to ensure that any affordable housing remains affordable having regard to Policy HS6 of the Wirral UDP (2000) and Policy WS3.3 of the emerging Wirral Local Plan (2022).

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
- 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 – 17:00 on Sundays (6 Hour operation within this to comply with Sunday Trading Law).

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 shall be submitted and approved prior to first operation of the proposed foodstore, 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 construction of the proposed Foodstore on Plot A shall be submitted and approved prior to commencement of development 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 and Environmental 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. 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.

26. 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.

27. 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 restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations) of 5 litres per second.

(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.

28. 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 Policy TR8, TR9, TRT3, TRT1 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

Plot B – Library – Conditions

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

35. 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 Nonstatutory technical standards for sustainable drainage systems.

36. 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 Nonstatutory technical standards for sustainable drainage systems.

Plot C - Dwellings - Conditions

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

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

38. 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.

39. 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.

40. 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.

41 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.

42. 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.

43. 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.

44. 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.

45. A waste audit or a similar mechanism (e.g. a site waste management plan) for the construction of the proposed development on Plot C shall be submitted and approved prior to commencement of development to be located 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.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. 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.

52. 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 this shall be included with the reserved matters application, and where appropriate include:

- 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.

53. 10% of dwellings on Plot D shall be compliant with Building Regulations Part M4(3), with the remainder of dwellings on Plot D and 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.

54. 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.

55. 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 Nonstatutory technical standards for sustainable drainage systems.

56. 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.

57. 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.

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

63. 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.

64. 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.

65. A waste audit or a similar mechanism (e.g. a site waste management plan) for the construction of the proposed development on Plot D shall be submitted and approved prior to commencement of development to be located 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.

66. 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.

67. 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.

68. 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 and Environment 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.

69. 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.

70. 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.

71. Prior to the installation of any external plant 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.

72. 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 this shall be included with the reserved matters application, and where appropriate include:

- 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.

73. 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.

74. 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

75. 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 PolicyTR8, TR9, TRT3, TRT1 of the Wirral UDP and Section 9 of the National Planning Policy Framework.

76. Plot E Shall be developed as an Amenity Area

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

77. 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.

78. 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 amenity 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.

79. 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.

80. 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.

81. 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.

82. 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 and Environmental 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.

83. 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.

84. 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.

85. 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.

Reason: To protect and enhance biodiversity and geodiversity in line with Section 15 of the National Planning Policy Framework.

86. 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.