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PLANNING COMMITTEE

Thursday, 8 June 2023

<u>Present:</u>	Councillor	S Kelly (Chair)	
	Councillors	S Foulkes H Gorman C Baldwin B Kenny J Stewart Laing	G McManus S Powell-Wilde A Gardner (in place of M Booth) S Mountney (in place of K Hodson) Jason Walsh

1 WELCOME AND INTRODUCTION

The Chair welcomed Members of the Planning Committee, Officers, members of the public and those watching the webcast to the meeting.

2 APOLOGIES FOR ABSENCE

Apologies were received from Councillor K Hodson who was deputised by Councillor S Mountney and Councillor M Booth who was deputised by A Gardner.

3 MINUTES

The Director of Law and Governance submitted the minutes of the Planning Committee meeting held on 19 April 2023 and the minutes of the Strategic Applications Sub-Committee held on 27 April 2023.

Resolved – That the minutes of the Planning Committee meeting held on 19 April 2023 and the minutes of the Strategic Applications Sub-Committee held on 27 April 2023 be approved.

4 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had any personal or prejudicial interests in connection with any item on the agenda and if so, to declare them and state what they were.

No such declarations were made.

5 APP/23/00471: GRAZING LAND LEASOWE ROAD, WALLASEY VILLAGE, WIRRAL, CH45 8LP, ERECTION OF 13 DWELLINGS TOGETHER WITH ASSOCIATED INFRASTRUCTURE, ACCESS, INTERNAL ROADS, LANDSCAPING AND ASSOCIATED WORKS

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

Objectors to the application, Sharon Edwards and Pat Richie, addressed the Committee.

Ward Councillors Ian Lewis and Lesley Rennie addressed the Committee.

The Applicant, Dave Dargan addressed the Committee.

On a motion by the Chair and seconded Councillor Steve Foulkes it was –

Resolved (unanimously) – that the application be approved subject to the following conditions:

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

2. Except where modified by the conditions attached to this planning permission, the development hereby approved relates to and shall be carried out in accordance with the following approved plan:

- Location Plan PL.001(B)
- Existing Site Plan PL.002(B)
- Proposed Site Plan 1:500 PL.003(K)
- Proposed Site Plan 1:200 PL.004(H)
- Proposed Street Elevations PL.005(D)
- Proposed Boundary Location and Details PL.006(D)
- Unit Type 1 – 3B6P House – Plans and Elevations PL.007(E)
- Unit Type 2 – 3B6P House – Plans and Elevations PL.007-01(C)
- Unit Type 2a – 3B6P House – Plans and Elevations PL.007-02(A)
- Unit Type 2b – 3B6P House – Plans and Elevations PL.007-03(A)
- Indicative External Works PL.0013(A)
- Indicative Landscaping Plan PL.0012(D)
- Proposed Finished Floor Levels PL.0015(C)

3. Prior to the commencement of development an Affordable Housing Scheme shall be submitted and approved by the Local Planning Authority in writing. As part of this affordable housing scheme, and this development. At least 20% (At least 3 units) of the development shall form Affordable Housing Units within the development. The affordable housing shall be retained in accordance with the approved scheme.

4. Prior to development above damp proof course level proposed site levels shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

5. Notwithstanding any description of the materials in the application, no development shall be commenced above damp-proof course levels until samples of the materials to be used in the construction of the external

walls and roof(s) of the building(s) 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.

6. Windows identified as obscure glazing in the approved drawings, shall be installed as such before the proposed dwellings are brought into use and shall not be altered, and maintained as such in perpetuity. This shall be level 4 obscurity or above.

7. The development shall be carried out in accordance with the submitted flood risk assessment (ref: Flood Risk Assessment and Drainage Management Strategy / ref: HYD779_GREENLEAS.CLOSE_FRA&DMS / rev 3.0 / dated 20 April 2023 / by BETTS HYDRO Consulting Engineers) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 5.00 metres above Ordnance Datum (AOD)
 - Incorporation of flood resilience and resistance measures and materials into the developments design and construction.
 - Safe access and egress from the site during all flood event scenarios.
- These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

8. Prior to the commencement of development, 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 construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

9. Prior to the removal of the existing footway a full scheme of works for the reinstatement to standard footway levels of the existing vehicle access on Leasowe Road from the highway that is rendered obsolete by the development shall be submitted and approved in writing by the LPA. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

10. No development, except for site enabling works including site clearance, groundworks, and foundations, shall commence until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting,

surface water drainage, traffic signs, road markings, traffic calming (including the introduction of a 20mph Traffic Regulation Order), tactile paved pedestrian crossings, street furniture, access onto the adjacent highway has been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed in accordance with the Local Planning Authority written approval prior to occupation of the development.

11. Any tree or scrub clearance shall be conducted outside of the breeding bird season (March – September). If this is not possible then a breeding bird survey should be conducted by a suitably qualified ecologist prior to works commencing. If nesting birds are discovered, then the area around the nest shall be isolated and works halted until nesting has finished.

12. All construction activities shall comply with general environmental best practice measures including:

- the measures set out in the Environment Agency's Pollution Prevention Guidelines;
- excavations should be sealed overnight or should have at least one shallow sloping side allowing animals to escape should they fall in;
- an ecologist shall be contacted for advice should any protected species be discovered during construction; and,
- appropriate measures to suppress dust should be put in place during hot, dry, or windy weather;
- broadleaved trees, hedgerows and the ruderal vegetation on site are suitable to be used by nesting birds. Therefore, vegetation removal should be undertaken outside of the breeding bird season (which is from March to August inclusive). If this is not possible, a suitably experienced ecologist should check the habitat for breeding bird activity no more than 48 hours before clearance. If nesting activity is found, it will need to be left in situ until the nesting effort has been completed.

13. Prior to development reaching damp-proof course level and installation of landscaping features a Biodiversity Enhancement Plan (including stock details and quantities) demonstrating a Biodiversity Net Gain will be provided to the LPA for approval in writing, and should include clearly marked-up plans showing:

- bat and bird nesting boxes; and,
- the creation of habitats through planting of native trees, hedgerows and grassed areas.

The approved plan shall be fully implemented as approved.

Reason: to maintain the landscape and biodiversity value of the site and comply with Policy NC7 of the Wirral Unitary Development Plan Adopted

2000) and comply with Section 15 of the National Planning Policy Framework.

14. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved Drainage Layout shown on:

- 23010-AJF-ZZ-ZZ-DR-D-001 dated March 2023 – Proposed Surface Water Drainage Layout – Sheet 1 / by AJF Structural Engineering; and,
- 23010-AJF-ZZ-ZZ-DR-D-002 dated March 2023 – Proposed Surface Water Drainage Layout – Sheet 2 / by AJF Structural Engineering.

For the avoidance of doubt, the surface water discharge rate from the development shall be no more than 2.0 l/s.

The approved scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved Sustainable Drainage Strategy (shown on the Drainage Layout drawings), 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.

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

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

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site and that maintenance arrangements are in place to ensure an acceptable standard of operation for the lifetime of the development in accordance with Paragraphs 167 and 169 of the National Planning Policy Framework.

16. In the event that previously unidentified contamination is found at any time when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, submitted to and approved in writing by the Local Planning Authority.

Following completion of the remedial works identified in the approved remediation strategy a verification report must be prepared, submitted to and approved in writing of the Local Planning Authority.

17. Prior to development above damp proof course level a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out prior to the occupation of any part of the development. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

18. Prior to occupation of the approved houses, refuse and cycle provision shall be provided within the rear gardens of each house and made available for use, and the provision shall be maintained as such thereafter.

19. The residential houses hereby approved shall be constructed to incorporate the noise mitigation measures identified within the Environmental Noise Survey by Red Acoustics (ref: R1577-REP01-PB)

20. Prior to occupation of each individual house hereby approved, the car parking spaces associated with that individual house, shown on approved drawing PL.004(H), shall be provided and made available for use, and shall be maintained as such thereafter.

21. Prior to development above damp proof course level a Management Plan to cover the areas of the site that are not buildings, private amenity space or highway shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of appearance, landscaping, lighting, use, accessibility, security and maintenance of these areas.

Prior to occupation of the residential units hereby approved the Management Plan shall be enacted, and the development shall be operated in accordance with the approved Management Plan thereafter.

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

- 6 **APPH/22/01521: DEE HAVEN, 94 CALDY ROAD, CALDY, WIRRAL, CH48 2HZ, REFURBISHMENT OF EXISTING DWELLING, ERECTION OF NEW SINGLE STOREY REAR EXTENSION WITH ASSOCIATED LANDSCAPING, INCLUDING DEMOLITION OF EXISTING GARAGE AND OUTBUILDINGS, CREATION OF ADDITIONAL PARKING SPACE AND REMOVAL OF PART OF BOUNDARY WALL TO FACILITATE SAME, AND ERECTION OF GARDEN STORE AT REAR.**

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

The Applicant addressed the Committee.

On a motion by the Chair and seconded by Councillor Steve Foulkes it was –

Resolved (unanimously) – that the application be approved subject to the following conditions:

1 The development hereby permitted shall begin not later than 3 years from the date of this decision.

2 The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12 January 2023 and 10 March 2023 and listed as follows:

**B104 E (Proposed Ground Floor Plan), dated: 12 January 2023;
B105 D (Proposed First Floor Plan), dated: 12 January 2023;
B106 C (Proposed Roof Plan), dated: 12 January 2023;
B107 B (Proposed Front and West Side Context Elevations), dated: 12 January 2023;
B108 C (Proposed East Side and Rear Elevations), dated: 12 January 2023; and
B109 D (Proposed West Side Elevation and Garden Store Plan and Elevations), dated: 10 March 2023.**

3 No development involving the use of any facing or roofing materials shall take place until samples of the materials to be used in the construction of external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4 No external lighting shall be installed until details of the proposed lighting scheme to include type, location and illuminance level has been submitted to and approved by the Local Planning Authority, thereafter development should be carried out in accordance with the approved details.

5 No tree, shrub or hedgerow felling is to be carried out on the site between 1 March and 31 August in any year. 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.

6 Prior to construction, a scheme for the provision of bird nesting and bat boxes within the development shall be submitted to and approved by the Local Planning Authority. The boxes so approved shall be completed and available for use prior to first use of the development and shall thereafter be retained.

- 7 APP/22/00334: CAMELL LAIRD, CAMPBELTOWN ROAD, BIRKENHEAD, WIRRAL, CH41 9BP, CONSTRUCTION OF A BUILDING FOR EMPLOYMENT PURPOSES CLASS E(G)III, B2 AND B8, ALONG WITH A GATEHOUSE ASSOCIATED INFRASTRUCTURE INCLUDING: SERVICE YARD, CAR PARKING, DRAINAGE AND HARD AND SOFT LANDSCAPING**

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

The Applicant's Agent addressed the Committee.

On a motion by the Chair and seconded by Councillor Steve Foulkes it was –

Resolved (unanimously) – that the application be approved subject to the following conditions:

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

2. Except where modified by the conditions attached to this planning permission, the development hereby approved relates to and shall be carried out in accordance with the following approved plans:

P21-2391_01-A Detailed Soft Landscaping Proposals

P21-2391_02-A Detailed Soft Landscaping Proposals

Proposed Boundary Treatments Site Plan P403 Rev. D

Proposed Elevations Dwg no. P200 rev. D

Gatehouse Information Dwg no. P110 rev. B

Proposed Roof Plan Dwg no. P101 rev. B

Proposed Floor Plan Dwg no. P100 rev. C

**Proposed Site Plan Dwg no. P402 rev. E
Proposed Surface Treatments Site Plan Dwg no. P404 rev. C
Proposed External Lighting Layout Dwg No. 2390/E01 rev. P1
Site Location Plan Dwg no. P401 rev. B**

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the material type, colour and texture. The development shall be carried out only in accordance with the agreed schedule of materials and method of construction.

4. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) document shall be submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. The CEMP should address and propose measures to minimise the main construction effects of the development and, amongst other things, should include details of ecological mitigation, pollution prevention and soil resource management. The CEMP would normally be expected to include the agreed method statements to mitigate or avoid adverse environmental impacts. The CEMP should include, but not be limited to, the following:

- pollution prevention measures as set out in paragraph 6.3.3 of the shadow HRA report (Information for a Habitats Regulations Assessment, RPS, ECO02904 March 2023, Rev E, Final);**
- details of construction lighting, designed to avoid light spillage into the adjacent Liverpool Bay SPA;**
- details of measures to reduce significant noise effects to waterbirds during construction. These details should include the location and specification of acoustic fencing to be installed upon site boundary; and**
- details of the Ecological Clerk of Works (ECoW) that will be employed onsite throughout construction period to assist with avoidance of visual disturbance effects to waterbirds within the adjacent Liverpool Bay SPA, as set out in paragraph 6.4.9 of the shadow HRA (Information for a Habitats Regulations Assessment, RPS, ECO02904 March 2023, Rev E, Final).**

5. A scheme of noise control for any plants and equipment to be installed on site shall be submitted to and approved in writing by the Local Planning Authority prior to the development is brought into use. The approved scheme shall be implemented before the plant and machinery is brought into operation and the approved noise protection measures shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

6. The development shall be undertaken in full accordance with the recommended mitigation measures set out under section 7 of the approved Air Quality Assessment (Hoare Lee, Revision 01, 18 February 2022). This shall include a Dust Management Plan which shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and the scheme constructed in accordance with the approved details.

7. The development shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to: a) Involvement of employees b) Information on existing transport policies, services and facilities, travel behaviour and attitudes c) Access for all modes of transport d) Targets for mode share e) Resource allocation including Travel Plan Co-ordinator and budget f) A parking management strategy g) A marketing and communications strategy h) Appropriate measures and actions to reduce car dependence and encourage sustainable travel i) An action plan including a timetable for the implementation of each such element of h above j) Mechanisms for monitoring, reviewing and implementing the travel plan.

The Approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use. An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years.

The annual report shall include a review of the Travel Plan measures, monitoring data and an updated action plan.

8. Construction of the development authorised by this permission shall not begin until the Local Planning Authority (LPA) has approved in writing a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary for this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring. The approved works shall be completed in accordance with the LPA approval prior to the occupation of the development.

9. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority (LPA). The provisions of the Construction

Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing by the LPA.

10. The parking provision shown on the approved Proposed Site Plan (Dwg no. P402 rev. E) shall be provided prior to first occupation of the building hereby approved. The parking area shall be hardsurfaced and shall be made available for its intended use at all times thereafter unless otherwise agreed in writing by the local planning authority.

11. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the flood risk assessment (Rev 1, 02/12/2021, Tier Consult). The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, 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.

12. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme 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 by the local planning authority (if it is agreed that infiltration is discounted by the investigations);**
- (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 where acceptable; 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 Systems (March 2015) or any subsequent replacement national standards.

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.

13. No tree felling, scrub clearance, hedgerow removal, vegetation management and / or ground clearance 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 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, and the approved details adhered to in full.

14. The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

15. The development permitted by this planning permission shall be carried out in accordance with the principles set out within section 5.4.2. of the Ecological Impact Assessment (Ref: August 2022RSE_5581_R1_V1_ECIA). The measures shall be fully implemented prior to the construction of the development and in accordance with the timing / phasing arrangements embodied within the report, unless otherwise agreed in writing, by the local planning authority.

15. Prior to the commencement of development, the applicant should submit a method statement on the removal of Cotoneaster, an invasive species, which includes the following information:

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

16. Notwithstanding the approved plans a revised landscaping scheme which shall include coastal shrubland or other suitable alternative habitat along the eastern side of the site shall be submitted to and approved by the local planning authority. The approved scheme shall be implemented in full prior to the development being brought into use. Any trees of plants that within a period of five years of planting, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved within the first available planting season.

17. The development permitted by this planning permission shall be carried out in accordance with the recommendations set out in section 13 of the Ground Investigation Report (Ref: TE1338-TE-00-XX-RP-GE-001-V0, Version 01, Tier Consult).

18. If, during the undertaking of site works, contamination not previously identified is found to be present, then further site works shall be

suspended until the extent of contamination has been determined and defined in agreement with the local planning authority. Written Agreement shall then be obtained from the local planning authority to enable onsite works to recommence within the area(s) not affected by the contamination identified.

Works shall not recommence with the defined area of contamination until the developer has submitted and obtained written approval, from the local planning authority, of a remediation strategy detailing how the identified contamination shall be dealt with. The remediation strategy shall be implemented as approved.

19. Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

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

21. No development shall commence until a final detailed sustainable drainage design 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. The details of the 'Final' Sustainable Drainage Strategy must be based on the principles and details identified in Proposed Foul and Surface Water Drainage Layout (T_21_2487-55-01 rev P2 dated 1 March 2022 – drawing produced by Tier Consult).

The final Detailed Sustainable Drainage Design will be required to comply with DEFRA's technical standards for sustainable drainage systems and the SuDS Manual and include:

- Justification of final design
- The new outfall/headwall shown on the Proposed Foul and Surface Water Drainage Layout drawing (T_21_2487-55-01 rev P2 dated 1 March 2022) is shown as outside the red line boundary; therefore written confirmation / evidence is required to prove / confirm the surface water outfall / headwall is situated within land owned / controlled by the applicant or provision of evidence of a legal agreement between the applicant and the land owner is required.

- Provision of evidence of any licences and agreements that must be obtained / required for provision of a new outfall / headwall into The River Mersey at an uncontrolled discharge rate.
- Drawings to include:
 - Final layout of roads, buildings, finished floor levels, external levels and boundaries;
 - Final layout of sewers; outfalls; SuDS; flow control details (must match flow control in calculations) hatched above ground storage areas with depths indicated;
 - Overland flow paths designed for exceedance of the 1 in 100 plus climate change event, system blockages, etc. An impermeability of 100% for the whole site area (including soft landscaped areas) should be used in all cases when determining exceedance flows;
 - Invert levels (to OS datum), manhole and pipe sizes; pipe gradients; SuDS; emergency overflows and annotation that correlates to the hydraulic calculations;
- Hydraulic modelling for final drainage strategy to include:
 - System performance for following return periods; 1, 30, 100 plus appropriate current climate change allowance;
 - Demonstration of sufficient storage for the 1 in 100 year (plus climate change) critical rainfall event with a limiting discharge rate as stated in the above referenced drainage strategy;
 - Design criteria summary, Full network details table, pipe and manhole schedules, contributing area summary, control/storage structure details, results summary print outs;
 - Flow control device design calculations demonstrating compliance with limiting discharge rate as stated in the above referenced drainage strategy at the correct design head;
 - Volumetric runoff co-efficient (Cv) should be set to '1';
 - Apply the correct climate change allowance: For further information on the correct climate change allowance to apply you should refer to 'Flood Risk Assessments: Climate Change Allowances'.
- Timetable demonstrating completed SuDS construction prior to occupation
- Construction phase surface water management plan

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

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

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

8 APPOINTMENT OF MEMBERS TO STRATEGIC APPLICATIONS SUB-COMMITTEE

A report by the Director of Law and Governance recommended that the Planning Committee establish a Strategic Applications Sub Committee with the Terms of Reference as set out within the report.

It was reported that the Constitution, as approved by Council, required the establishment of the Strategic Applications Sub-Committee. The members of the Sub-Committee may comprise between 6 and 9 members of the Planning Committee, politically balanced.

On a motion by the Chair and seconded by Councillor S Powell Wilde it was -

Resolved (unanimously) that –

(1) the Terms of Reference of the Strategic Applications Sub-Committee, as referred to in paragraphs 3.1 and 3.2 of the report, be noted.

(2) the size of the Strategic Applications Sub-Committee, having regard to the options referred to at paragraph 5.3 of the report be set at 7 members of the Planning Committee with 3 Labour Members, 2 Conservative Members, 1 Green Member and 1 Liberal Democrat Member.

(3) the Monitoring Officer be authorised as proper officer to carry out the wishes of the Group Leaders in allocating Members to membership and substitute membership of the Strategic Applications Sub-Committee and to appoint those Members with effect from the date at which the proper officer is advised of the names of such Members.
