

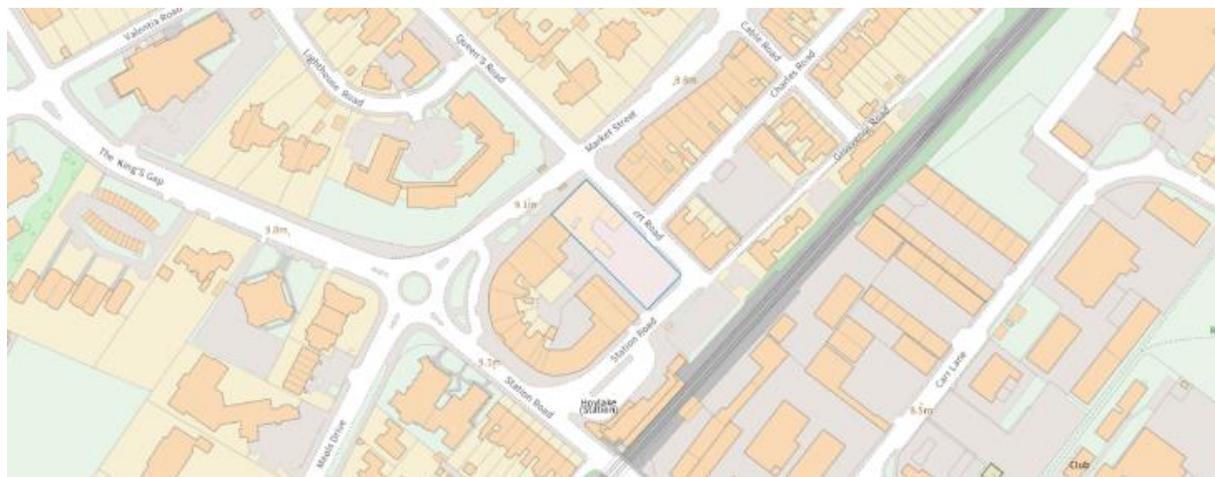
Planning Committee	18 th April 2024
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Reference:	PS Development Code	Case Officer:	Ward:
RVC/23/01961	Q06 - Other Major Developments	Ms A McDougall	Hoylake and Meols

Location:	The Quadrant Albert Road / Station Road, CH47 2EE
Proposal:	Vary Condition 12 (17/01191, 19/00065 & 22/01426) in accordance with the details submitted as set out in phasing plan reference 19084-SK-12 dated 30 July 2021 (Phasing Plan March 2019 Rev. A & 19084-201-R). The proposal is to allow independent occupation that permits residential and commercial units of Phase II, to be fully occupied and brought into use separately of Phase I (Conversion of the Town Hall) - or whichever Phase, is completed first.
Applicant:	Mr Martyn Atherton
Agent :	Mr Paul Parker of Paddock Johnson

Reason for referral to Planning Committee	15 Letters of Objection have been received
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Site Plan:



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1. Development Plan designation:	Primarily Commercial Area and Meols Drive Conservation Area
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<p>2. Planning History:</p>	<p>Applications</p> <p><u>APP/17/01191</u></p> <p>Conversion of Edwardian Town Hall to a small one or two screen cinema/arts space with associated cafe/bistro, fine dining restaurant, atrium cafe/bar with small retail units around a central courtyard, with further retail units for artists and makers. Also included are 40 Apartments on 4 levels above the ground floor artisan spaces.</p> <p><u>NMA/23/00157</u></p> <p>Creation of an additional fire escape</p> <p><u>APP/19/00065</u></p> <p>Variation of Condition 12 of 17/01191</p> <p><u>RVC/22/01426</u></p> <p>Variation of Conditions 8 and 12 of APP/17/01191</p> <p><u>DIS/22/00911</u></p> <p>Discharge of Conditions 4/11/13 of APP/17/01191</p> <p><u>DIS/23/01611</u></p> <p>Condition 3 (discharged)</p> <p><u>DIS/20/01243</u></p> <p>Conditions 3/5/8/9/10 (part discharged)</p> <p><u>DIS/19/01764</u></p> <p>Conditions 2/3/5/8/9/10/12/13 (Condition 12 phasing plan discharged)</p>
	<p>The construction works are underway, the site has previously been divided into Phase I and Phase II due to different ownership control. Under DIS/19/01764 the phasing plan details as required by Condition 12 were submitted and discharged. This split the site into Phase I and Phase II. A further application RVC/22/01426 further amended the phasing of the development setting out a delivery timescale for both phases Phase 1 including the front most part of the building and conversion of the Town Hall and Phase II the artisan units and residential flats above.</p>

3. Summary Of Representations and Consultations Received:

<p>3.1 Ward Member Comments</p>	<p>No comments received.</p>
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	<p>Note - Councillor Gardner expressed concerns regarding the non fulfilment of Phase I</p>
<p>3.2 Summary of Representations</p>	<p><u>REPRESENTATIONS</u></p> <p>Having regard to the Council Guidance on Publicity for Applications and the Council's Statement of Community Involvement, 207 notification letters were sent to neighbouring properties on 15th January 2024, publicity closed 21st February 2024. The application was advertised in the press and by site notice on 15th January 2024.</p> <p>16 representations objecting to the application were also received. Comments made within submitted representations are summarised below:</p> <ul style="list-style-type: none"> • flats will be complete and occupied before community uses approved under phase I; • grant money funding - what has happened with this financial support regarding the bringing forward of the community uses; • untidy/unfinished site; • original approval only granted consent for the flats to enable the bringing forward of the community provisions such as the arts centre; • no parking for the building; • height of the approved structure; • the variation of Condition 12 would remove the fundamental principles of the original approval for the flat development to enable the restoration of the historic buildings and renovation of the old Town Hall <p>1 representation supporting the application were also received. Comments made within submitted representations are summarised below:</p> <ul style="list-style-type: none"> • housing shortage requires flats to be released.
	<p><u>CONSULTATIONS</u></p> <p>Kings Gap and Meols Drive Society - No comments received.</p> <p>Hoylake Vision Community Planning Forum - Supports the proposal in order to bring the development into use</p>
<p>4. Site and Surroundings</p>	
<p>4.1</p>	<p>The application site is located in the centre of Hoylake which is a coastal town in the north west of Wirral. The site is immediately adjacent to Albert Road and Market Street, of which Market Street is a key route through Hoylake. The site was comprised of the former offices of Hoylake Urban District Council adjacent to the fire station with the Quadrant to the west and Hoylake railway station to the south east.</p>

	<p>The site is located within the Meols Drive Conservation Area at its eastern most extent. The Meols Drive Conservation Area is protected due to its particular architectural quality and spacious tree lined character, providing an example of late Victorian and Edwardian suburban housing.</p> <p>The site is located within Hoylake Town Centre with the majority of the town centre extending to the east of the application site. A diverse range of amenities and uses are available within the town centre which includes a range of architectural styles that have evolved over time during the growth of Hoylake.</p> <p>To the west of the site is the Quadrant a semi-circular run of operators marking the entrance point into Hoylake Town Centre and acting as an arrival space for Hoylake train station. To the north of the site is the residential accommodation for the town with agricultural fields and a golf course to the south of the site over the railway.</p>
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5. Proposed Development	
5.1	<p>Planning permission was granted under APP/17/01191 for the redevelopment of existing town hall and fire station to create ground floor commercial units (Use Classes A1, A2, A3, A4), restaurant (Use Class A3), cinema (Use Class D2) and demolition of remaining buildings and structures, and erection of a mixed use development comprising 40 apartments (Use Class C3) and 17 artisan units (Use Class A1), and associated infrastructure.</p> <p>Condition 12 attached to APP/17/01191 read;</p> <p>“Prior to the commencement of development, a phasing plan indicating the phasing of the residential development with the commercial development shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full.”</p> <p>Condition 12 was discharged under DIS/19/01764 reference plan 02-02-014</p> <p>Condition 12 was subsequently varied under APP/19/00065 to read:</p> <p>“The proposed development shall be carried out in accordance with the phasing plan received by the Local Planning Authority on 12th March 2019 and the works programme for the Beacon Project received by the Local Planning Authority on 18th June 2019 unless otherwise agreed in writing with the Local Planning Authority.”</p> <p>The phasing plan received on 12th March 2019 set out the phases on a plan with a phasing timetable for both elements of phase I and phase I</p> <p>Condition 12 was then varied under RVC/22/01426 to read:</p> <p>The proposed development shall be carried out in accordance with the phasing plan received by the Local Planning Authority on 1 September 2022</p>

	<p>(Phasing Plan March 2019 Rev A) unless otherwise agreed in writing with the Local Planning Authority.</p> <p>The phasing plan received on 1st September 2022 set out the parameters of the phases in plan reference 19084-201- R in relation to Phasing Plan March 2019 Rev A.</p> <p>The current proposal is to vary condition 12, which was most recently varied under reference RVC/22/01426, to allow the two phases that have previously been identified as Phase I (leisure and commercial) and Phase II (flats and ground floor non residential/artisan units) to proceed independently from one another, without preventing one element being brought forward due to site issues with another element, so as not to result in the whole site stalling from completion.</p> <p>The original approval APP/17/01191 was approved and works are underway on site., It should be noted that there is no Section 106 securing the phasing of the works or the potential enabling development.</p>
5.2	<p>Under this application, condition 12 is proposed to be varied as follows:</p> <p>“In accordance with the details submitted as set out in phasing plan reference 19084-SK-12 dated 30 July 2021 (Phasing Plan March 2019 Rev. A & 19084-201-R) , the proposal is to allow independent occupation that permits residential and commercial units of Phase II, to be fully occupied and brought into use separately of Phase I (Conversion of the Town Hall) - or whichever Phase, is completed first.”</p> <p>Suggested alternative wording <u>of Condition 12</u></p> <p>Phase 1 and Phase 2 of the development are hereby permitted to be carried out and brought into use independently of one another and in accordance with the details submitted in phasing plan reference 19084-SK-12 dated 30 July 2021 (Phasing Plan March 2019 Rev. A & 19084-201-R). For the avoidance of doubt, either Phase 1 or Phase 2 may be brought into use first.</p>

6. Development Plan	
6.1	<p>Under the provisions of section 70(2) Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 and the provisions of the NPPF (paragraph 2) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.</p> <p>The statutory development plan at present consists of the Wirral Unitary Development Plan (UDP adopted February 2000 and saved by Direction of</p>

	<p>the Secretary State on 18 September 2007, the Joint Waste Local Plan for Merseyside and Halton (adopted 18 July 2013) and the Hoylake Neighbourhood Development Plan</p>
<p>6.2</p>	<p>The following Wirral Unitary Development Plan 2000 Policies are relevant to the determination of this planning application;</p> <p>The current policies of the UDP are relevant. Policy SHO1 will seek the enhancement of the vitality and viability of key town centres to ensure people have easy access by a choice of transport modes to a wide range of shopping provision.</p> <p>Policy SH1 establishes that a range of use classes including retail, leisure and non- residential institutions would be suitable within Key Town Centres. The proposals would need to ensure that they do not undermine the vitality and viability of any Key Town Centre and does not generate traffic more than that which can be accommodated by the existing highway network.</p> <p>Policy SH6 defines appropriate uses within Primarily Commercial Areas.</p> <p>Policy HS4 establishes that sites within the Primarily Residential Areas as per the Proposals Map will be permitted, subject to the proposal being of an appropriate scale that does not have a detrimental change in the character of the area.</p> <p>Policy CH2 permits development within Conservation Areas where the proposals preserve or enhance the distinctive characteristics of the Area. The general design and layout of the area including relationship between its buildings and the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.</p> <p>Policy TR12 establishes that where considered practicable and desirable new development will be required to provide cycle parking facilities at a ratio of 1:1 for every residential apartment.</p>
<p>6.3</p>	<p>The Joint Waste Local Plan for Merseyside and Halton (adopted 18th July 2013) is also applicable. Relevant policies are:</p> <p>WM8 - Waste Prevention and Resource Management - Requires that any development involving demolition and/or construction must implement measures to achieve the efficient use of resources</p> <p>WM9 - Sustainable Waste Management Design and Layout for New Development) The design and layout of new built developments and uses must, where relevant, provide measures as part of their design strategy to address the collection and storage of waste and recycling.</p>

6.4	<p>The Hoylake Neighbourhood Development Plan is part of the Development Plan . Relevant policies are;</p> <p>Policy HS1 establishes that proposals for a range of retail development will be permitted provided that a consistent active frontage would be maintained at ground floor level.</p> <p>Policy HS2 supports redevelopment of selective buildings within the town centre boundary where a positive contribution to a vibrant mix of uses with a high-quality design is maintained.</p> <p>Policy HS4 proposals that support high quality food and drink, arts and cultural uses and retail trading will be permitted subject to the proposal being able to demonstrate no significant adverse impacts upon the amenities of local residents.</p> <p>Policy HS5 proposals which have an active ground floor level which seek to create residential apartments will be permitted subject to the proposal being able to demonstrate that it would not have a significantly adverse impact upon the living conditions of occupants of nearby buildings with a residential use.</p> <p>Policy DI1 requires the alteration of any building displaying characteristic local features must not materially diminish the significant character of the building.</p> <p>Policy DI2 requires all proposals for new buildings or alterations to existing buildings to respond to the distinctive character and reflect the identity of the area in terms of their size, design and materials of construction</p>
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<p>7. Other Material Planning Considerations</p>	
7.1	<p><u>The National Planning Policy Framework (NPPF) (2023)</u></p> <p>Paragraph 97 of the NPPF states</p> <p>“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</p> <p>b) take into account and support the delivery of local strategies to improve</p>

	<p>health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p> <p>Paragraph 98 of the NPPF states</p> <p>“Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.”</p>
<p>7.2</p>	<p><u>The Emerging Local Plan</u></p> <p>Wirral Borough Council has submitted the Wirral Local Plan 2021-2037 for examination.</p> <p>On the 21 March 2022 full council approved publication of the Draft Local Plan Under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 before submission to the Secretary of State. The plan was published in May 2022 and representations were available to be submitted until 25th July 2022. The Local Plan was submitted to the Secretary of State on the 26th October 2022. The local plan and supporting evidence base can be viewed online at www.wirral.gov.uk/lpexam</p> <p>On 4th March 2024 the Council received the post-hearing note prepared by the Planning Inspectors appointed to carry out the examination into the Wirral Local Plan. The note sets out the Inspectors’ view on certain matters and what should now be done. It should be read as the Inspectors’ initial thinking and is without prejudice to any findings they may ultimately come to. The Inspectors’ view is that the Plan, as submitted, is unsound. Their view is also that the Plan may be capable of being made sound via main modifications. For the purposes of decision making, the post-hearing note does not change the status of the emerging Local Plan. The Plan is at an advanced stage and weight may be given to relevant policies in the emerging plan in accordance with the requirements of paragraph 48 of the National Planning Policy Framework, as set out in the officer report.</p> <p>.</p> <p>In attaching weight to individual policies, paragraph 48 of the NPPF is relevant as it states:</p> <p>“Local planning authorities may give weight to relevant policies in emerging plans according to:</p>

	<ol style="list-style-type: none"> 1. the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); 2. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and 3. the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)." <p>The following emerging plan policies are relevant to the determination of this planning application:</p> <p><u>Policy WD 11 Design in Centres</u></p> <p><u>Policy WD 10 Non-Residential Uses in Primarily Residential Areas</u></p> <p><u>Policy WS 7 Principles of Design, includes Privacy and Amenity and Parking</u></p> <p><u>Policy WS 6 Placemaking for Wirral</u></p> <p><u>Policy WD 6 Self Contained Flats</u></p>
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8. Assessment	
8.1.1	<p>The main issues pertinent in the assessment of the proposal are:</p> <ul style="list-style-type: none"> · Principle of development; · Phasing and impact on Design; · Amenity; and · Other Matters

8.2 Principle of Development	
8.2.1	<p>Planning permission was granted for the redevelopment of the existing town hall and fire station to create ground floor commercial units (Use Classes A1, A2, A3, A4), restaurant (Use Class A3), cinema (Use Class D2) and demolition of remaining buildings and structures, and erection of a mixed use development comprising 40 apartments (Use Class C3) and 17 artisan units (Use Class A1), and associated infrastructure.</p>
8.2.2	<p>The proposal is to vary condition 12, of the original planning application 17/01191 which was subsequently varied under application 19/00065 and RVC/22/01426 (Phasing Plan March 2019 Rev. A & 19084-201-R)., The principle to vary the condition is considered acceptable as the site has an extant consent. Whether the changes to the conditions are acceptable will</p>

	be assessed within this report in terms of the impact those changes have to the development as a whole and the wider commercial and neighbouring residential areas.
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8.3 Phasing and impact on Design	
8.3.1	The amendments to the phasing of the development have previously been approved. The proposed variation to the wording of Condition 12 under this application allows for a more succinct condition to describe the phasing elements of parts I & II.
8.3.2	Concerns have been raised following public consultation with regards to Phase I remaining empty. In the absence of any legal agreement requiring either phase to come forward prior to the other, it would be unreasonable to prevent the completion and occupation of Phase II prior to Phase I being completed, as the two areas of the development are under two different ownerships. The proposed variation to condition 12 would still allow Phase I to be implemented and would not prevent Phase I being implemented prior to Phase II, if that were to happen.
8.3.3	The variation to the phasing would have no additional impact onto the design of the building as approved, this would however allow the building to be finally complete without relying on one part of the development for the other, thus prevent further delay in completing one of the phases.

8.4 Amenity	
8.4.1	The variation to phasing under condition 12 is considered acceptable in that the phasing allows the continuation of development for whichever phase is completed first. The variation to the condition does not prevent one phase completing, this allows the two phases to complete independently from the other. This would not prevent Phase I being brought forward at a future date or even prior to Phase II and provides the continuation of the development as originally approved albeit in potentially different stages.
8.4.2	Concerns have been raised from local residents with regard to how the original application was approved on the basis that the community/commercial facilities were to be provided. However, the rewording of this condition to allow one development to complete before the other does not restrict the continuation of Phase I and does not therefore, in terms of planning control harm the objectives of the development as approved. The proposal is considered to be acceptable in accordance with Wirral's UDP the NPPF, the Hoylake Neighbourhood Development Plan and the draft Local Plan.
8.4.3	The objectives of the application as per the original approval and subsequent variations are not considered to have further impact on amenity, these impacts were assessed at the time of the original grant of consent for the development as a whole.

8.5 Other Matters	
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8.5.1	Concerns have been raised from local residents that the changes to the phasing would result in no community or commercial elements of the scheme being brought forward. However the original planning permission did not stipulate that phase 1 must being implemented first. Whilst the provision of positive public facilities would benefit the wider community and the local businesses, the changes to the phasing do not prevent these facilities being provided in the future. It would therefore be unreasonable to prevent the delivery of the residential flats and ground floor commercial units identified in the Phase II plan from being brought into use, on the basis that Phase I is not being provided immediately.
8.5.2	Additional concerns have been raised with regards to the building as erected in terms of height and lack of parking, this however has previously assessed and approved subject to APP/17/01191 and is not a material consideration in this context. Having regard to the grant funding/enabling development and condition of the site, these are outside of the planning permission remit and were assessed as part of the original application. There are no planning obligations associated with the original grant of planning permission to control these elements.
8.5.3	The proposed variation of condition 12 will allow the residential aspect of the development to come forward without any potential delay arising from the completion of phase 1 of the development. This is a benefit in terms of housing delivery, which is a material consideration as to whether the proposed variation is acceptable.

8.7 Conclusion	
8.7.1	The variation to the phasing condition allows the two phases, Phase I and Phase II to work independently from one another and this does not prevent either Phase completing. The proposed variation does prevent the potential continued delay in completion and occupation of Phase II, given that the two elements are controlled by different ownership. It is therefore considered appropriate and reasonable to allow Phase I and Phase II to be carried out independently of one another under the variation of condition.
8.7.2	The site as a whole has previously been granted approval for a division in terms of Phase I and Phase II as can be seen on the approved phasing division plan. The variation of condition would therefore enable the two phases to complete, separate from one another. This is not considered to harm the objectives of the original grant of planning consent or subsequent amendments to the scheme.

9. Summary of Decision (planning Balance)	
9.1	Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. Having regards to the individual merits of this application this recommendation has been made having regards to the relevant Policies and

	Proposals in the Wirral Unitary Development Plan (Adopted February 2000), Joint Waste Local Plan for Merseyside and Halton, the Hoylake Neighbourhood Development Plan and all relevant material considerations including national policy advice and the emerging Local Plan. In reaching this decision the Local Planning Authority has considered the following: -
9.2	The submission of details to vary condition 12 of planning approval APP/17/01191, APP/19/00065 & RVC/22/01426 are sufficient, the development as a whole is not considered to be detrimentally affected by the division of the site into Phase I and Phase II and the variation of Condition 12 to allow the two phases to complete construction independently from one another is therefore appropriate and reasonable. The proposed development is consistent with the NPPF's core principles. The original development makes use of brownfield land and is in a sustainable, urban location, and the variation of Condition 12 does not impede this. The proposal therefore accords with THEME 1 of the Hoylake Neighbourhood Development Plan and Policies SH01, SH6, HS4 of the Wirral UDP , the NPPF and Policy WS6 of the emerging Local Plan.

10. Recommended Decision:	Conditional Approval
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Recommended Conditions and Reasons:

1 APP/17/01191 Implemented

2 The development shall be carried out using all external materials approved under discharge of condition application DIS/19/01764

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

3 The sustainable drainage design shall be implemented as per the details submitted and approved under DIS/23/01611

Reason To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework.

4 Prior to the occupation of any properties, a completed Operation and Maintenance Plan with appended as-built drawings must be submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority along with evidence of arrangements to secure funding and maintenance of the sustainable surface water drainage system for the lifetime of the development through an appropriate legally binding agreement. The approved Operation and

Maintenance Plan shall be implemented prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner.

(Details submitted DIS/22/00911)

Reason: To ensure a satisfactory sustainable surface water drainage system is provided to serve the site and secure satisfactory management and maintenance of the approved surface water drainage system in accordance with the National Planning Policy Framework.

5 The fume extraction shall be implemented as per the details submitted and approved under DIS/20/01243

Reason: In the interest of amenity and to comply with UDP Policy SH6

6 The ground floor commercial premises shall not be used except between the hours of :- 08:00 hours and 22:00 hours Mondays to Thursday 08:00 hours and 11:30 hours Friday and Saturdays 10:00 hours and 22:00 on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

7 The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 31st January 2018 and 1st September 2022 listed as follows: 02-02-000, 02-02-001, 02-02-002, 02-02-003, 02-02-004, 02-03-000, 02-03-001, 02-03-002, 02-05-004, 02-05-003, 02-05-002, 02-05-001, 190-201-R.

and plans relating to NMA/23/00157 received on 6th February 2023 and listed as follows:

19084-201-T

and phasing plan - 19084-SK-12 dated 30 July 2021 (Phasing Plan March 2019 Rev. A & 19084-201-R)

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

8 The cycle parking as shown on plan 190-201-R (received 01/09/22) shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

9 The Construction Management Plan shall be adhered to in line with the details submitted and approved under DIS/20/01243

Reason: In the interests of highway safety and to accord with Policy HS4 of the Wirral Unitary Development Plan

10 The Site Waste Management Plan shall be adhered to in line with the details submitted and approved under DIS/20/01243

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy HS4 of the Wirral Unitary Development Plan

11 Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

(Details submitted DIS/22/00911)

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM9 of the Waste Local Plan

12Phase 1 and Phase 2 of the development are hereby permitted to be carried out and brought into use independently of one another and in accordance with the details submitted in phasing plan reference 19084-SK-12 dated 30 July 2021 (Phasing Plan March 2019 Rev. A & 19084-201-R). For the avoidance of doubt, either Phase 1 or Phase 2 may be brought into use first.

Reason: To ensure a comprehensive development and to comply with Unitary Development Plan Policy SH1 and the policies within the Planning Policy Framework

13 Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

(Details submitted DIS/22/00911)

Reason: In the interests of highway safety and to accord with Policy HS4 in the in the Wirral Unitary Development Plan.

Last Comments By:	07-02-2024
Expiry Date:	22-March-2024

