

Alan Evans
Director of Regeneration & Place
PO Box 290
Brighton Street
Wallasey
CH27 9FQ

Application **DPP3/20/00415**
Decision Made **02/09/2020**

Notice of Resolution to Carry Out Development by the Local Authority

Town and Country Planning Act 1990

To: Planning
BDP
11
Ducie Street
MANCHESTER
M1 2JB

For: Mr Parker
Wirral Council
Wallasey Town Hall
51 Brighton St
Wirral
CH44 8ED

Subject **Outline Planning Application (with all matters reserved except access) for development of up to 15 houses and 30 apartments on Woodhead Street car park and land off New Chester Road, together with retention of 70 car park spaces for public use.**

Location **WOODHEAD STREET CAR PARK AND LAND OFF NEW CHESTER ROAD, NEW FERRY**

Council Decision Summary

The decision to grant Planning Permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Development Plan set out below. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to any problems arising in relation to dealing with this application and have implemented the requirement in National Planning Policy Framework paragraph 187. In reaching this decision, the Local Planning Authority has had regard to the following:

The purpose of the proposed development is to implement Wirral's RDP for the area to rebuild the sites affected by the 2017 gas explosion and address the poor performance of New ferry local centre. It also makes a contribution to provision of modern and good quality housing and provides support to local businesses.

It is therefore considered that the proposed development accords with National and Local planning policy, it is considered to represent a sustainable development, and therefore we request that the proposal be granted planning permission in line with National Planning Guidance.

Wirral Borough Council hereby gives notice of a resolution to carry out the development specified in the application and accompanying plans submitted by you. Planning Permission is therefore deemed to be granted by the Secretary of State subject to the following matters:-

- 1 The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

- 2 The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 1st April 2020 and listed as follows: 0050-B-004A Rev A ,0050-B-003A Rev A and 0050-B-005A received on 26th March 2020 and the Design and Access Statement dated March

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

- 3 NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities 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.

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

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

- 5 Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

- 6 The detailed plans submitted as reserved matters shall include a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for each property. The ground levels across the site and finished slab levels for each property shall be as per the approved plans.

Reason: In the interests of privacy and amenity of neighbouring occupiers and to ensure that the development complies with Policies of the Wirral Unitary Development Plan.

- 7 The detailed landscaping plans submitted as reserved matters shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

Reason: In the interests of visual amenity and to ensure that the development complies with Policies of the Wirral Unitary Development Plan.

- 8 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.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

- 9 No development shall commence until the 'Confirmed/ Final' Sustainable Drainage Strategy¹ and method of implementation is submitted and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The surface water discharge rate for the development is limited to the greenfield runoff rate for the site, with an allowable minimum of 5 l/s.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraph 163 and 165 of the National Planning Policy Framework, and House of Commons Written

Statement 161 for Sustainable Drainage Systems.

- 10 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 in accordance with Paragraph 163 and 165 of the National Planning Policy Framework, and House of Commons Written Statement 161 for Sustainable Drainage Systems.

- 11 Each Reserved Matters application shall include details of a car park management scheme, including a scheme designed to identify and separate the public parking areas from the private residential parking. No development shall commence until these details have been agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to comply with National and Local Plan Policy.

- 12 Each Reserved Matters Application shall include details of ;-

(a) A means to physically control access into the pedestrianised zone from Bebington Road/Boundary Road junction or,

(b) A scheme to strengthen the existing traffic regulation order banning all but service vehicles with revised times and further TRO measures.

This work will be required to be taken forward as part of a s278 highway agreement and supported with a construction management plan and the s 278 works.

Reason: In the interest of Highway safety and to comply with National and Local Planning Policy.

- 13 Prior to approval of any reserved matters application, the developer shall enter into a development agreement which will set out the level and type of affordable housing and a schedule for its delivery to be provided on site. This shall be at a minimum of 10% and shall comply with the definition set out in the NPPF (Annex 2) or superseding Guidance.

Reason: To ensure the provision of Affordable Housing and to comply with para 64 of National Planning Policy Guidance.

Notes To Applicant

The decision to grant planning permission has been taken having regard to the policies and proposals in the Wirral Unitary Development Plan and to all relevant material considerations including Supplementary Planning Guidance.

Compliance with Conditions: The Council expects strict compliance with all conditions. Failure to do so may result in the service of a Breach of Condition Notice and prosecution by the Council.

The applicant/developer is reminded that they may need to comply with other regulations that are not granted by this planning permission. The applicant/developer must gain all necessary consents as required (e.g. from water authorities, highways authorities, building regulations or landowners benefitting from legal rights affecting the land) before development is commenced. The granting of this planning

permission for the use of the land does not confer any express or implied approval for other regulatory authorities and the applicant/developer is advised that the separate consent(s) of other authorities may be required before the development commences. You are advised that it is the responsibility of the applicant/developer to ensure all separate consents are obtained where required.

Building Regulations: A separate submission under the Building Regulations 2010 (as amended) may be required before you commence this development. You are therefore advised to consult the Building Control Section at this office. Tel: 0151 691 8454

The Local Planning Authority has displayed a Site Notice advertising your application. It is normally mounted on a fence, lamp post or other item of street furniture. In order to keep the environment of Wirral clean and tidy would you please arrange to have this Notice removed as soon as possible.

Street naming and numbering process is a statutory function of the Council in allocating building names and addresses to new developments and conversions. Any addresses assigned outside of this process will not be officially recognised. Further information is available on our website via the following link; <https://www.wirral.gov.uk/planning-and-building/street-naming-and-numbering>, or by making contact with the section by either telephoning 0151 691 8454 or by emailing buildingcontrol@wirral.gov.uk, with your enquiry.

1. The recommendation of the LLFA to accept a sustainable surface water drainage proposal, is always predicated on the fact that maintenance of the surface water drainage system is secured in perpetuity to manage flood risk for the lifetime of the development.

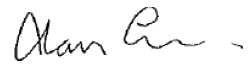
It is the advice of the LLFA that the LPA should be satisfied that maintenance of all communal components has been secured in perpetuity via an appropriate mechanism / agreement.

1Terms of Condition

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

- Justification of final design
- Drawings to include:
 - Topography and finished floor levels.
 - Final layout
 - Plan showing hatched permeable/impermeable areas
 - Final layout of sewers; outfalls; SuDS
 - Overland flow paths designed for exceedance of the 1 in 100 plus climate change event, system blockages, etc.
 - 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 climate change allowance
 - Demonstration of sufficient storage for the 1 in 100 year (plus climate change) critical rainfall event
 - Design criteria summary, Full network details table, pipe and manhole schedules, contributing area summary, control/storage structure details, results summary print outs
 - Volumetric runoff co-efficient (Cv) should be 100%
 - Timetable demonstrating completed SuDS construction prior to occupation
 - Secure means of access for maintenance and easements, where applicable

- Construction phase surface water management plan

A handwritten signature in black ink, appearing to read "Alan Evans".

ALAN EVANS
Director of Regeneration & Place