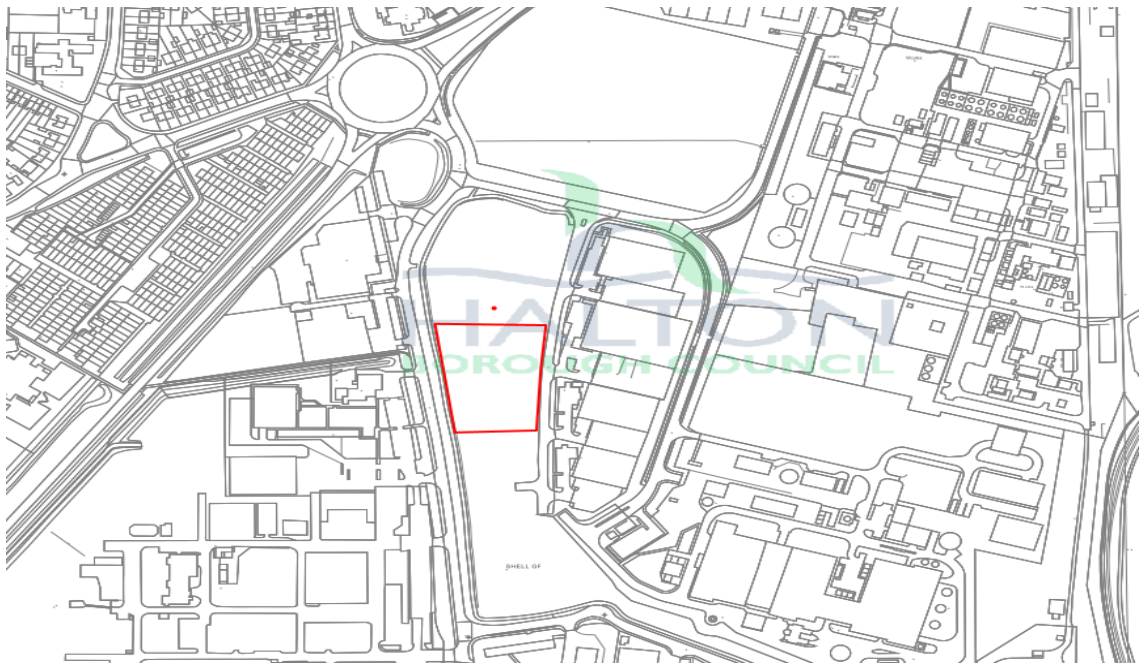


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|---|--|
| APPLICATION NO: | 17/00353/FUL |
| LOCATION: | Shell Green, Bennetts Lane, Widnes |
| PROPOSAL: | Proposed erection of one industrial unit with use Classes B1c, B2 and B8 |
| WARD: | Halton View |
| PARISH: | |
| APPLICANT(S): | Mr Peter Taylor, Dormole Ltd and Daffodil Developments Ltd |
| DEVELOPMENT PLAN ALLOCATION: | Employment |
| National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) Joint Merseyside and Halton Waste Local Plan (2013) | |
| DEPARTURE REPRESENTATIONS: | No |
| KEY ISSUES: | Ecology Highway Safety Design |
| RECOMMENDATION: | Approval, subject to conditions |
| SITE MAP | |
|  | |

1. APPLICATION SITE

1.1 The Site

The site known as Shell Green and is located on Bennetts Lane, Widnes. The site is currently vacant and has been since the early 1990's. The entire site extends to 8,092 sqm (under 1 hectare).

The entire campus is designated as primarily employment Ref: 28/0 on the UDP proposals map. The land surrounding the site is in either industrial or some form of commercial use, for example a trampoline facility is situated nearby to the east.

The closest affected properties are those of the existing commercial units on Bennetts Lane, which have similar buildings and layout to that being proposed on this application. There are no residential properties affected by the development.

2. THE APPLICATION

2.1 The Proposal

This planning application seeks permission to for the erection of a light industrial/warehouse unit B1c; B2 and B8 uses with ancillary offices, car parking and a service yard.

The proposal seeks to utilise all of the site but with a building of 3,012 sqm floorspace consisting of warehousing; offices, meeting rooms and ancillary accommodation – the latter consisting of 404.6 sqm overall. The unit is two storey where the office areas are situated.

The proposal includes car parking; access and servicing; and landscaping.

2.2 Documentation

In addition to the suite of existing and proposed drawings, the planning application is supported by the following:-

- Design and Access Statement;
- Energy Strategy;
- Tree Survey;
- Ecological Survey;
- Geo Environmental Assessment;
- Transport Statement;

3. POLICY CONTEXT

3.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

3.2 Halton Unitary Development Plan (UDP) (2005)

The site is designated as Greenspace in the Halton Unitary Development Plan. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance;

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- E3 Primarily Employment Area;
- GE21 Species Protection;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;
- TP6 Cycle Provision as Part of New Development;
- TP12 Car Parking;
- TP16 Green Travel Plans;
- TP17 Safe Travel for All.

3.3 Halton Core Strategy (2013)

The following policies, contained within the Core Strategy are of particular relevance:

- CS2 Presumption in Favour of Sustainable Development;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS20 Natural and Historic Environment;
- CS23 Managing Pollution and Risk;
- CS24 Waste.

3.4 Joint Merseyside and Halton Waste Local Plan (2013)

The following policies, contained within the Joint Merseyside and Halton Waste Local Plan are of relevance:

- WM8 Waste Prevention and Resource Management;
- WM9 Sustainable Waste Management Design and Layout for New Development.

4. SITE HISTORY

4.1 The following planning applications are relevant to the site and this proposal:-

- 92/00282/FUL- (OUT) -** Outline application for the construction of 22,120 sq m Class B1 (Business), 8,000 sq m Class B2 (General Industrial), 7,800 sq m Class B8 (Storage and Distribution) floorspace, and a petrol filling station and car wash.
- 93/00680/CPO – (OBJ) –** Consultation by Cheshire County Council on proposed sludge processing centre including an incinerator for North West Water Ltd.
- 93/00681/CPO – (OBJ) –** Consultation by Cheshire County Council on proposed sludge processing centre including an incinerator for North West Water Ltd.
- 93/00682/CPO – (OBJ) –** Consultation by Cheshire County Council on outline application for a filtrate treatment plant for North West Water Ltd.
- 93/00683/CPO – (OBJ) –** Consultation by Cheshire County Council on outline application for a filtrate treatment plant for North West Water Ltd.
- 03/00882/OUT – (PER) -** Outline application for a combined B1, B2, B8 with ancillary roads, parking and landscaping.
- 06/00629/S73 – (PER) -** Application under Section 73 of the Town and Country Planning Act to provide an extension of time for the submission of reserved matters (variation of Cond.3 of planning permission 03/00882/OUT).
- 08/00355/REM – (PER) -** Reserved Matters application (with all matters for consideration) for construction of light industrial/warehouse units with ancillary offices and associated forecourt/yard facilities.
- 10/00221/S73 – (PER) -** Proposed variation of condition No.4 on planning consent 03/00882/OUT to allow for a further 2 years for the commencement of development.

5. CONSULTATIONS

5.1 Local Highway Authority

Recommend for approval with a condition recommended for construction management plan. The Local Highway Authority comments are included in the assessment of the report below.

5.2 Lead Local Flood Authority

No objections have been raised in relation to flooding and a condition for further information has been recommended as set out in the assessment below.

5.3 Environmental Health – Contaminated Land

Comments are awaited from the Council's Land Contamination Officer.

5.4 Open Spaces

There are no Tree Preservation Orders in force at this site and the area does not fall within a designated Conservation Area.

The submitted Application for Planning Permission document sections 13 and 15 boxes ticked that no trees or important biodiversity features will be affected by the proposal. The site in fact contains broadleaf plantation /scrub, species rich unimproved grassland and several other habitats. The submitted Ecological Survey by Clarkson & Woods records the grassland in particular as BAP Priority habitat of possibly district level importance.

As the mitigation proposed is minimal at best, and the landscaping proposal does not appear to reflect the proposed replanting contained within the Ecological report, I have contacted Andrew Plant and requested that MEAS are consulted on this application. The evidence provided within the submitted Ecological Report would warrant further investigation of the site by HBC as it appears to have the potential to be designated as a Local Wildlife Site. As the plot of land has been highlighted as a development site, it is essential that if the development goes ahead, the correct levels of mitigation/compensation are provided.

5.5 Merseyside Environmental Advisory Services

In relation to ecological aspects MEAS have provided the following comments:-

1. "Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise erection of an industrial warehouse unit.
2. Having reviewed the application and supporting documentation, our advice is set out below in two parts.
 - Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
 - Part Two sets out guidance to facilitate the implementation of Part One advice and informative notes.

In this case Part One comprises paragraphs 3 to 22, while Part Two comprises paragraphs 23 to 28.

PART ONE

Ecology

3. The applicant has submitted an Ecology Survey report (*Clarkson and Woods Ecological Consultants, project number 5707, version 1, July 2017*) in accordance with Core Strategy Local Plan policy CS20. The survey report is acceptable with some limitations and will be forwarded to Cheshire rECOrd.
4. Valuation of grassland as BAP Priority Habitat is not considered justified for reasons set out below (paragraph 9). Further, some of the recommendations for mitigation and enhancement (Section 6 of the report) are considered not to be proportionate. Overall, however, the report does provide sufficient information to assess ecology on site including a desktop search and Extended Phase 1 Habitat Survey.
5. The Extended Phase 1 Habitat Survey was carried out at an optimum time of year (June). However, the report states that the Phase 1 survey was carried out in accordance with the Handbook for Phase 1 Habitat Survey 2003. This version has been superseded and subsequent editions comprise minor revisions / editions¹ therefore this is not considered to be a significant issue.
6. I do not therefore consider these limitations to materially affect the assessment of the site.

Birds

7. The proposals will result in the loss of woodland plantation and scrub on site which provide nesting opportunities for breeding birds, which are protected. No tree felling, scrub clearance vegetation management and 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 and scrub 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 would be required. This can be secured by a suitably worded planning condition.
 8. The report states that 6 nesting boxes will be incorporated into the newly planted amenity areas and on land to the north of the site to mitigate loss of bird breeding habitat in accordance with Core Strategy Local Plan policy CS20. These mitigation measures are acceptable and the Soft Landscape Proposals (*bea landscape design ltd, Soft Landscape Proposals, number 17-060-03, July 2017*) should be amended to show nesting box locations. A suitably worded planning condition is required to secure this amendment and the soft landscape proposals.
-

Grassland

The report states categorises two areas of grassland as unimproved, species-rich and of BAP Priority Habitat status. Whilst the grassland does share characteristics of Lowland Meadows I do not accept this valuation as:

- Paragraph 4.6.1 states that a high proportion of ruderal species are present which suggests that the grassland is succeeding to scrub;
- Ribwort plantain, Common knapweed, Red fescue and Common bent are frequent and dominant. These plants are common, widespread and quick-growing species which are more typical of improved or semi-improved grassland; and
- Soil characteristics have changed circa. 2000 (GoogleEarth image date: 1/1/2000) when the site was cleared and profiled in readiness for development. The Phase I and II Geo-Environmental Site Investigation and Risk Assessment (*Roberts Environmental Ltd, May 2017*) supports this and states that the site comprises made ground to a level of 1.6m in places.

That said inclusion of a wildflower meadow area on the northwestern corner of the site is proportionate to mitigate this loss of grassland. These measures are shown on the Soft Landscape Proposals which are required by condition in paragraph 8.

Bats

10. Planting of the boundaries of the site with trees and hedgerow is recommended in the report to mitigate loss of potential habitat for foraging / commuting bats and this has been included in the Soft Landscape Proposals in accordance with Core Strategy Local Plan policy CS20. To secure this mitigation, the Soft Landscaping Proposals should be submitted to the Local Planning Authority for approval prior to development commencing. This can be secured by a suitably worded planning condition as stated in paragraph 8.
11. Habitats on site and adjacent to the site may provide foraging and commuting habitat for bats. Lighting for the development may affect the use of these areas. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the habitats, in line with NPPF (paragraph 125). The report includes lighting proposals to minimise detrimental impact on bats (paragraph 6.4.6). These proposals can be secured by a suitably worded planning condition.
12. In addition to the above mitigation the report recommends 'bat scoping surveys' (Section 6) to gather further information about bat activity on site. I consider that activity surveys are unnecessary for the following reasons:
 - Mitigation secured in paragraphs 10 and 11 of this memo provides for foraging and commuting bats;

- The lighting scheme will help ensure that lighting from the development is designed with bats in mind;
- The report states that the site is relatively isolated from other suitable habitat; and
- The Extended Phase 1 Habitat Survey did not identify any suitable features for roosting bats in the trees.

Taking this into account further activity in my view would not add to those surveys already undertaken and the recommended mitigation. However, see Part Two.

Reptiles

13. The Extended Phase 1 Habitat Survey and desktop search did not identify presence of reptiles on site or within 1km of its bounds. The report states that the likelihood of presence is low and the sites relatively isolated position in the landscape suggests that it is not well connected to other suitable habitat. Furthermore, clearance of the site and wider site (land immediately to the north, south and east) occurred in the early 2000s followed by development of land to the east; therefore any historic populations would have been lost at this time. It is unlikely that reptiles such as Common lizard and Grass snake would then re-populate the site. Therefore, in my view recommendations for further reptile survey are not required on this occasion.

Badger and hedgehog

14. The survey report recommends pre-commencement checks for badger and hedgehog. I consider these checks to **not** be required because:
- No signs or sighting of these species were identified;
 - The Tree Survey Tree Survey (*bea landscape design ltd, ref: 17060/DP/TR001, 07.07.2017*) states (paragraph 3.3) that woodland on site is relatively young and considered low quality and value due to its age;
 - The site is relatively isolated and adjacent to roads to the east and west; and
 - The wider site was cleared of vegetation within the recent past and land immediately to the east has been developed.

Part Two provides further guidance.

Landscape Environmental Management Plan

15. The survey report requires a Landscape Environmental Management Plan outlining how the landscaping will be managed for wildlife. The Soft Landscape Proposals include maintenance and watering proposals. In our view this is sufficient for a proposal of this type and scale. These proposals should be secured by condition as advised in paragraph 8.

16. A Construction and Environmental Management Plan (CEMP) is also recommended to protect habitat on adjoining sites. A CEMP has been advised in this memo (paragraphs 19 and 20) to manage and mitigate environmental effects from the construction phase of this application.

Waste

17. The proposal is major development and involves excavation and construction activities which are likely to generate significant volumes of waste. Policy WM8 of the Merseyside and Halton Waste Joint Local Plan (WLP) and the National Planning Policy for Waste (paragraph 8, bullet point 3) apply. These policies require the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal. In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. a site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition. The details required within the waste audit or similar mechanism is provided in Part Two.
18. The applicant has provided sufficient information on the Proposed Site Plan (*hale architecture design management, drawing no. PL002, 12 July 2017*) and Transport Statement (*Vectos, June 2017*) to comply with policy WM9 (Sustainable Waste Management Design and Layout for New Development) of the Merseyside and Halton Joint Waste Local Plan (WLP) and the National Planning Policy for Waste (paragraph 8, bullet point 2).

Construction Environmental Management Plan

19. I advise that the applicant prepares a Construction Environmental Management Plan (CEMP) document to manage and mitigate the main environmental effects during the construction phases of the proposed development. 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, construction and demolition waste management, 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.
20. The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. I advise that the CEMP should be secured through planning condition.

Energy

21. The applicant has submitted an Energy Strategy (*Watkins Payne, Project Re 4230, Issue 1 July 2017*) to support the application. The use of passive low carbon technologies reduces carbon emissions so that the proposal is in compliance with the Building Regulation Part L

targets, which combined with the addition of an air source heat pump achieves an overall carbon reduction by 32.02%.

22. This is in accordance with Core Strategy Local Plan policy CS19, although we will defer to Building Control colleagues with regard to compliance with Building Regulations.

PART TWO

Ecology informative

23. **The applicant, their advisers and contractors should be made aware that if any European Protected Species (bats) are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.**
24. **The applicant, their advisers and contractors should be made aware that if any badger or hedgehog are found, then as a legal requirement, work must cease and advice must be sought from an ecologist.**
25. Mitigation measures which the survey report states are expressly required (summarised at paragraph 6.7) are discussed in Part One. Additional biodiversity enhancements are also discussed in the survey report and are stated to be not expressly required (paragraph 6.6.2). I concur with this, and these additional enhancements could be implemented at the applicant's discretion.

Waste Local Plan - Policy WM8 informative

26. A waste audit or similar mechanism (e.g. a site waste management plan) provides a mechanism for managing and monitoring construction, demolition and excavation waste. This is a requirement of WLP policy WM8 and the National Planning Policy for Waste (paragraph 8, bullet point 3), and may also deliver cost savings and efficiencies for the applicant. The following information could be included within the waste audit (or similar mechanism) as stated in the Planning Practice Guidance for Waste:
 - the anticipated nature and volumes of waste that the development will generate;
 - where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
 - the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
 - any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

Guidance and templates are available at: <http://www.meas.org.uk/1090>, <https://www.gov.uk/guidance/waste> and http://www.wrap.org.uk/http://ec.europa.eu/growth/tools-databases/newsroom/cf/itemdetail.cfm?item_id=8983

27. This information could be integrated with any Construction Environment Management Plan (CEMP) produced for the development.

Energy informative

28. The Energy Strategy identifies that photovoltaic panels could also be deployed on the site, but this is not necessary to achieve the carbon emissions reduction required by policy CS19. Roof mounted PV panels could be a useful addition in terms of meeting electrical demand and further greening the project, as well as assisting the UK in achieving the target of 15% electricity generated from renewables by 2020. However this needs to be balanced with ecology mitigation proposed for the site.”

5.6 Natural England

No comments made. However they recommend that further advise is sought by the LPA in relation to ecology.

5.7 United Utilities

United Utilities have no objection in principle to the proposed development but have noted the requirement for surface water to be dealt with in accordance with the hierarchical approach contained in the NPPF. A condition is added to the recommendation for details to be submitted to the Lead Local Flood Authority.

6. **REPRESENTATIONS**

- 6.1 The application has been advertised by a press advert in the Widnes & Runcorn Weekly News on 27/07/2016, site notice posted on Bennetts Lane on 20/07/2017 and neighbour notification letters sent on 20/07/2017.
- 6.2 At the time of writing this report, no representations had been received from the publicity given to the application.

7. **ASSESSMENT**

7.1 Development Plan Policy and Principle of Development

The site is designated as a Primarily Employment Area within the Halton UDP proposals map, which seeks to enable developments within the borough which promote the creation of jobs. The proposed development seeks uses of B1a - business/offices; B2 - general industry; and B8 - warehousing; all of

which have the potential to create employment and are uses which conform to the related Policy E3 of the development plan.

7.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF), published in March 2012, sets out the Government's planning policies for England. It replaces all previous National Planning Policy Statements and Guidance. It is a material consideration in the determination of all planning applications.

NPPF paragraph 14 states clearly that there should be a presumption in favour of sustainable development in decision making and Local Planning Authorities should approve development proposals which accord with an up to date development plan without delay.

The Halton local plan policies that relate to this proposal are up to date.

7.3 Highway Matters

The Local Highway Authority has commented as follows:-

'Layout/Highway Safety :-

The application proposes permission be granted for classes B1c, B2 and B8 usage.

We would require tracking details for HGV's accessing and exiting the site in forward gear. We would also require boundary treatment details indicating the necessary visibility sightlines for exiting the site can be achieved.

Parking:-

The application proposes parking provision of 41 spaces. For an application of this nature, the minimum parking standard amongst the use classes stated is 1 space per 50sqm. The application advises that the unit is 34,000 sq ft which equates to 3158 sq metres. Provision of 41 spaces amounts to a 35% shortfall from this standard. Whilst the standard represents a maximum, it is felt that this represents a significant shortfall. However, from the plans provided it is clear that there is sufficient space within the HGV service yard to provide additional parking if this was to be required in the future. As such the parking provision is deemed acceptable.

The cycle and disabled provision is deemed to be satisfactory.

FRA/drainage:-

Any new or extended hardstanding (flags, block paving, tarmac, concrete) within the property boundary shall be constructed in such a way as to prevent surface water runoff from the hardstanding onto the highway.

Any additional comments to be provided by the Lead Local Flood Authority.

Access by sustainable modes:-

Dropped crossings with tactile paving should be installed at all appropriate desire line points (ie where it is safe or advised for pedestrians to cross roads or major access points).

Construction Phase Considerations:-

Construction Management Plan via condition.

Recommendations:-

Access crossings should be constructed by the highway maintenance section at the applicant's expense prior to start on site.

Conditions:-

- Construction Management plan.
- Any new or extended hardstanding (flags, block paving, tarmac, concrete) within the property boundary shall be constructed in such a way as to prevent surface water runoff from the hardstanding onto the highway.
- Tracking details for HGV's entering and exiting the site to be provided along with details of boundary treatment and sightline details.'

On this basis the proposal complies with Policies BE1, E2, TP6, TP12 and TP17 of the development plan and is acceptable.

7.4 Design and Appearance

The proposed building has an overall height of 14m at the ridge and 8m at the eaves. The unit is a single large portal frame rectangular build which will be constructed in steel sheet cladding. The proposed colours are a mixture of grey shades which a similar to others in this area. Given the location of the site within a commercial/industrial backdrop the buildings design and materials are appropriate and harmonise within this setting.

Existing landscaping outside of the site boundary to the west will be retained and tree planting will take place as part of an overall landscaping scheme within the site to the north, west and south boundaries.

Although details of boundary treatment has not been provided, this can be the subject to a planning condition when the Council will insist on a visually acceptable finish.

The design and material finishes are appropriate to the proposed use within its setting and comply with Policy BE2 and E3 of the Halton UDP.

7.5 Flood Risk

The Lead Local Flood Authority has commented as follows:-

'There are existing sewers running across the site. Before the applicant considers connecting the site drainage to these pipes the ownership should be determined. If these are United Utilities sewers then a connection agreement will be required that will include agreed discharge rates. I note that the drainage layout drawing (8973-9100) states that there is an agreed discharge rate to the existing surface water of 58 l/s. This will need confirming with the owner of the pipe.

The developer proposes attenuation to bring the surface water flow rates down to the acceptable discharge rates, presumably 58 l/s, as shown on the drainage layout drawing. I would like to see drainage calculations to show how the site discharge reaches the acceptable discharge rate of 58 l/s.

The site appears to be currently greenfield and the proposal is almost entirely impermeable surfacing. Therefore, I would like to see confirmation in the drainage calculations that the developer has considered the requirements of Defra's non statutory technical standards for sustainable drainage systems. Drainage from the new development should not exceed the greenfield runoff for the 1 in 1 year and 1 in 100 rainfall events. I would like the site drainage to mimic the existing drainage conditions.

The applicant needs to provide evidence of a sewer connection agreement and the relevant calculations to confirm the information in the drainage layout drawing (8973-9100).'

Further information is awaited at the time of writing this report and members will be updated further once the information is received.

7.6 Ecology

The Council's ecological consultants, Merseyside Environmental Advisory Services have commented as above. They have raised no objection to the development on the land but have recommended several conditions to ensure the proposals contained in the submitted mitigation measures are undertaken and that statutory habitat protections are adhered to.

Based on this, it is considered that the proposal is compliant with Policy GE21 of the Halton Unitary Development Plan and CS20 of the Halton Core Strategy.

7.7 Sustainable Development and Climate Change

Policy CS2 of the Halton Core Strategy Local Plan States "When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF".

As stated above, paragraph 14 of the NPPF states that “at the heart of NPPF there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision making”. Sustainable development is principally defined in paragraph 7 of the NPPF. Paragraph 7 states “There are three dimensions to sustainable development: economic, social and environmental”.

The incorporation of facilities for charging plug-in and other ultra-low emission vehicles could be realistically achieved for this development and a condition requiring the provision of a charging point for ultra-low emission vehicles is considered reasonable and the applicant is in agreement.

The proposal is compliant with Policy CS19 of the Halton Core Strategy Local Plan.

7.8 Waste Prevention/Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan will deal with issues of this nature and based on the development cost, the developer would be required to produce a Site Waste Management Plan. In terms of waste management based on the amount of development proposed, existing provision of waste storage at the site will be utilised for this proposal.

8 CONCLUSIONS

In conclusion, the principle of the proposed development is considered to be acceptable and will deliver further employment space on a site identified for employment use.

The applicant has demonstrated that the proposal achieves a good standard of development in terms of: appearance; scale; on-site provision of car parking; landscaping; and ecological mitigation.

The proposal meets sustainability objectives, with good connections to public transport and the provision of electric car charging points. With the use of planning conditions this scheme, conforms with requirements of the Halton Local Plan and NPPF.

9 RECOMMENDATIONS

Grant planning permission subject to conditions summarised below.

10 CONDITIONS

1. Time Limit.
2. Drawing Numbers - (Policy BE1 and BE2)
3. Site Levels to be implemented- (Policy BE1)

4. Any new or extended hardstanding (flags, block paving, tarmac, concrete) within the property boundary shall be constructed in such a way as to prevent surface water runoff from the hardstanding onto the highway. (Policy BE1 and TP17)
5. Details of sightlines to be provided (Policy BE1 and TP17)
6. Tracking details for HGV's entering and exiting the site to be provided (Policy TP17)
7. Details of boundary treatment (BE22 and TP17)
8. Surface water drainage details required – (Policies BE1 and PR16)
9. Phase 2 Ground Contamination Report required (PR14 and CS23)
10. Facing Materials to be implemented - (Policies BE1 and BE2)
11. Breeding Birds Protection – (Policy GE21)
12. No development shall begin until details of the Soft Landscape Proposals, as recommended in the submitted Ecology Survey (bea landscape design ltd, Soft Landscape Proposals, number 17-060-03, July 2017) has been submitted to and approved in writing – Details to be implemented to an agreed timescale - (Policy GE21)
13. The mitigation measures as proposed in the Ecology Survey report (Clarkson and Woods 5707, version 1, July 2017) and incorporated into the Soft Landscape Proposals should be amended to show nesting box locations and implemented during the construction of the development - (Policy GE21)
14. The mitigation measures as proposed in the Ecology Survey report (Clarkson and Woods 5707, version 1, July 2017) to included a wildflower meadow are to the northwestern corner of the site shall implemented during the construction of the development or within an agreed timescale - (Policy GE21)
15. The lighting proposal as outlined in the Ecology Survey report (Clarkson and Woods 5707, version 1, July 2017) shall implemented during the construction of the development and retained throughout the lifetime of the development - (Policy GE21)
16. The wildlife management (including maintenance and watering) as outlined in the Ecology Survey report (Clarkson and Woods 5707, version 1, July 2017) shall incorporated within the submitted Soft Landscaping Proposal, implemented to an agreed timescale and retained throughout the lifetime of the development - (Policy GE21)
17. No development shall begin until details of a Waste Management Plan (incorporating a Waste Audit) has been submitted to and approved by the LPA. Details to be implemented during the course of construction – (WM8)
18. No development shall begin until details of a CEMP has been submitted to and approved in writing. Details to be implemented during the course of construction – (WM8)
19. Hours of Construction – (Policy BE1)
20. Construction Management Plan (Highways) – (Policy BE1)

21. Electric Vehicle Charging Points – (Policy CS19)

Informatives

1. Highway Informatives
2. Building Regs
3. Coal Authority standing advice

11 SUSTAINABILITY STATEMENT

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.