

APPLICATION NO:	18/00364/FUL
LOCATION:	Tanhouse, Runcorn, WA7 2HE
PROPOSAL:	Proposed demolition of existing 3 storey flats and public house and construction of 16 no. two bed houses on the site.
WARD:	Halton Castle
PARISH:	None
AGENT(S) / APPLICANT(S):	John McCall Architects Ms Lisa McAllister, Plus Dane Housing
DEVELOPMENT PLAN ALLOCATION:	Primarily Residential Area
National Planning Policy Framework (2018)	
Halton Unitary Development Plan (2005)	
Halton Core Strategy (2013)	
Joint Merseyside and Halton Waste Local Plan (2013)	
DEPARTURE:	No
REPRESENTATIONS:	Four representations have been received from the publicity given to the application
KEY ISSUES:	Design, Amenity, Affordable Housing, Open Space, Access, Ground Contamination, Topography, Highways and Parking and Loss of Trees
RECOMMENDATION:	Approve subject to conditions
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The site subject of the application is located off The Brow in the Tanhouse area of Runcorn. The site is currently occupied by empty 3 storey flats and a pub which has closed. The site is 0.74ha in area.

Along with the neighbouring Castlefields Estate, the bulk of the estate was built in the 1960s and 70s. There are two areas of communal parking to the east and south west of the site.

Located to the north of the site is The Brow Primary School.

Vehicular and pedestrian routes are separated throughout the estate and there is a dedicated busway which passes adjacent to the site to the west.

There are land level changes around the surrounding area and the area is well landscaped with mature trees around the periphery of the site. The site is generally flat across the front but slopes at the rear towards the school, its carpark and playing fields.

The site is located within the Primary Residential Area as designated by the Halton Unitary Development Plan.

1.2 Planning History and Background

None directly relevant

2. THE APPLICATION

2.1 The Proposal

The application proposes the demolition of the existing 3 storey flats and public house and construction of residential development comprising 16no.

two bedroom dwellings with associated parking and environmental improvement works.

2.2 Documentation

The planning application is supported by the following documents:

- Design and Access Statement
- Phase I Geo-Environmental Site Assessment
- Drainage Report
- Arboricultural Impact Assessment
- Tree Survey
- Bat Roost Assessment
- Bat Emergence Surveys Report
- Phase One Habitat Survey (Preliminary Ecological Appraisal)

3. **POLICY CONTEXT**

3.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in July 2018 to set out the Government's planning policies for England and how these should be applied.

Paragraph 47 states that “planning law requires for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on application should be made as quickly as possible and within statutory timescale unless a longer period has been agreed by the applicant in writing.”

Paragraph 11 and paragraph 38 state that “plans and decisions should apply a presumption in favour of sustainable development” and that local planning authorities should work in a positive and creative way, working pro-actively with applicants to secure developments that will improve economic, social and environmental conditions of their areas.

Paragraphs 80-82 states the need for planning policies and decisions to be made to create conditions in which business can invest, expand and adapt. Significant weight to be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It encourages an adaptive approach to support local and inward investment to meet the strategic economic and regenerative requirements of the area.

3.2 Halton Unitary Development Plan (UDP) (2005)

The site is designated as a Primary Residential Area 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;
- BE22 Boundary Walls and Fences;
- GE21 Species Protection;
- GE27 Protection of Trees and Woodlands;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;
- TP7 Pedestrian Provision as Part of New Development;
- TP12 Car Parking;
- TP17 Safe Travel For All;
- H3 Provision of Recreational Greenspace;
- LTC5 Protection of Community Facilities

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;
- CS3 Housing Supply and Locational Priorities;
- CS13 Affordable Housing;
- CS18 High Quality Design;
- CS20 Natural and Historic Environment;
- CS23 Managing Pollution and Risk.

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. **CONSULTATIONS**

4.1 Highways and Transportation Development Control

No objection – Approval with condition

Layout/Highway Safety

The application proposes a new footway along the south of the site fronting plots 4-12. As this will be the main pedestrian connection for the existing properties on The Croft (replacing the existing route through the flats at Tanhouse) it will be necessary for measures (such as bollards) to be implemented to prevent the footway being obstructed by parked vehicles.

Parking

The application proposes 38 spaces though 37 were counted on the plan. The parking proposed however would appear to be appropriate for the development site.

FRA/Drainage

If permission were to be granted, 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.

Agreement with the Lead Local Flood Authority (LLFA) would be required in regard to a flood and drainage strategy. Given the nature of the site, access to main drainage and topography we would recommend full details for surface water and foul drainage systems be submitted.

Construction Phase Considerations

Submission of construction phase management plan prior to commencement.

All construction related vehicle parking should be accommodated on site and deliveries to site be suitably managed. Wheel wash facilities and a road sweeper regime should be provided as appropriate given the nature of this narrow road, with winter management/gritting plan. Details of how underground services will be dealt with should also be included.

Conditions

Submission of construction phase management plan prior to commencement.

Footway to be protected from obstructions by parked vehicles fronting plots 4-12.

Drainage details to be provided & agreement with LLFA

4.2 Lead Local Flood Authority

The Drainage Assessment submitted with the application states that the development is in flood zone 1, and with low risk of surface water flooding. The development is not in a Critical Drainage area and it is demonstrated that as a brownfield site, there is a similar combined hardstanding/roof area to the existing development. Nevertheless it is proposed to reduce runoff to 50% of

current rates via the use of an attenuation tank to 23.5l/s and discharge (as at present) via water sewer (drainage to soakaway and watercourse are considered to be unfeasible).

The LLFA do not object in principle to the application, subject to a pre-commencement condition.

4.3 Contaminated Land

The application is supported by the following:

- PHASE I GEO-ENVIRONMENTAL SITE ASSESSMENT Prepared for Engie Report Ref: 12-436-R01 July 2018

The applicant has submitted a detailed preliminary risk assessment that presents the findings of a desk study and site reconnaissance. It concludes that there are only limited potential sources of contamination as a result of the current and historical land uses in this location, and that the site is likely to be suitable for the proposed development.

The report recommends that some site investigation is conducted post-demolition of the current buildings to confirm the assumptions of the preliminary assessment.

The Council's Land Contamination Officer is in agreement with the findings and recommendations and, therefore, has no objection to the application providing that any approval is conditioned to require site investigation and risk assessment and, if necessary, the development and implementation of a remediation strategy with supporting verification reporting.

4.4 Merseyside Environmental Advisory Service

The applicant has submitted the following reports, which meet BS42020:2013, in accordance with Local Plan Policy CS20:

- Extended Phase One Habitat Survey (Preliminary Ecological Appraisal): Tanhouse, Runcorn, Amenity Tree Care, 29th January 2018
- Bat Roost Assessment – Preliminary Roost Feature (PRF) Inspections in Trees & Buildings: Tanhouse, Runcorn, Amenity Tree Care, 29th January 2018
- Tree Survey & Constraints Report: Tanhouse, Amenity Tree Care, Undated.
- Bat Emergence Surveys Report: Tanhouse, Amenity Tree Care. 11th September 2018.

It is advised that the reports are acceptable.

Built features or vegetation on site may provide nesting opportunities for breeding birds, which are protected. The following condition is required:

No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Cotoneaster and rhododendron are present within the site boundary. The applicant should ensure appropriate removal and disposal of the invasive species and should submit a method statement for approval prepared by a competent person that includes the following:

- A plan showing the extent of the plants
- What method(s) will be used to prevent the plant spreading further, including demarcation; and
- What method(s) of control will be used, including details of monitoring

The development may have impacts upon small mammal species during the demolition and construction phases. Harm is avoidable if Reasonable Avoidance Measures (RAMs) are put in place. These measures can be secured by a suitably worded planning condition and include:

- A toolbox talk regarding the presence of terrestrial mammal species, e.g. hedgehog, in the area and the legislation protecting them;
- A pre-commencement check for signs of hedgehog activity on site;
- Appropriate storage of materials to ensure that they do not provide resting or hibernation opportunities;
- All excavations should be covered at night to prevent access by terrestrial mammals; if this is not possible then a means of escape should be provided to ensure that no animals become trapped.
- Protective fencing should be erected around the construction area.

Waste

The proposal is major development and involves excavation, demolition and construction activities which are likely to generate significant volumes of waste. Policy WM8 of the Merseyside and Halton Waste Joint Local Plan (WLP), the National Planning Policy for Waste paragraph 8, bullet point 3 and Planning Practice Guidance 49 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 applicant has provided sufficient information in Drawing L04 *Proposed Site Plan* 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). The Proposed Site Plan (amend as appropriate) can be secured as an Approved Drawing and/or Document by a suitably worded planning condition

Ecology

The Extended Phase 1 Habitat survey contains recommendations for enhancement measures in section 5. It is advised that these are incorporated into the design of the scheme, in accordance with Local Plan policy CS20, NPPF and PPG. These measures include:

- Bird nest boxes, including sparrow terraces and starling nest boxes;
- A landscaping scheme including native, nectar-rich species and native tree and shrub species of local provenance; and
- Native, species-rich hedgerow.

Waste

A waste audit or similar mechanism 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 is advised for projects that are likely to produce significant volumes of waste (NPPG, paragraph 49). Implementation of such mechanisms 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:

- 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.

Information to comply with policy WM8 could be integrated into a Construction Environment Management Plan (CEMP) if one is to be produced for the development. This would have the benefit of ensuring that the principles of sustainable waste management are integrated into the management of construction on-site to improve resource efficiency and minimise environmental impacts.

4.5 Open Spaces

Trees

The proposed development is not within a conservation area and trees are not afforded statutory protection. Initial inspections of the trees are consistent with comments provided in the submitted tree survey.

Trees on the development are of even age with exception of self-sets, which are prevalent. Many self-sets are starting to achieve significant size on particular those along the northern edges.

T1 has been subject to several crown lifts and consequently has poor form and low amenity value. T24 has outgrown its position and is causing structural damage to the adjacent car park and adopted footways. T13 is of significant size however its removal would not have a significant impact on the amenity value of the area. This is due to the collective dominance of nearby trees. Trees T2-T5 will require lifting to avoid damage by demolition and construction traffic. All tree works must comply with BS3998.

The tree survey shows the majority of trees on site have a retention category of C and this should not be seen as a constraint to the proposed development. Tree losses should be mitigated by replacement planting.

Retained trees will require root protection to BS5837:2012 during demolition and construction.

Ecology

There are no formal ecological constraints associated with the proposal. All works must comply with the current bird nesting legislation, Wildlife and Countryside Act 1981 Part 1 Section 1 (1) (with amendments).

4.6 United Utilities

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We request the following drainage conditions are attached to any subsequent approval to reflect this approach:

Condition 1

Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing D02, Rev A – Dated June '18 which was prepared by MDA. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 23.5l/s. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water runoff and to reduce risk of flooding.

4.7 Natural England

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

5. **REPRESENTATIONS**

The application was originally advertised by a press advert in the Widnes & Runcorn Weekly News on 02/08/18, three site notices posted on 27/07/18 and 64 neighbour notification letters sent on 26.07.2018. Following the receipt of amended plans, a reconsultation exercise was undertaken which comprised of 64 neighbour notification letters sent on 29.08.2018.

A total of four representations have been received from the publicity given to the application. A summary of the issues raised is below:

- Support for the flats to be demolished;
- Existing parking provision to be overrun by building equipment, lorries and other machinery;
- Lack of parking for residents, the local school nearby at drop off and pick up times;
- Query for details of public consultation;
- Is there provision for better access to the school given existing parking and congestion issues;
- Construction hours;
- Site security during construction;
- Disruption to services and amenities i.e. electricity, gas etc.
- Possible damage to properties from vibrations from digging
- Access to local primary school;
- Traffic congestion

6. ASSESSMENT

6.1 Principle of Residential Development

The site is located within the Primarily Residential Area as designated by the Halton Unitary Development Plan. Residential development is the predominant land use in the surrounding area with the addition of The Brow Primary School to the north of the site.

The principle of residential development on this site is considered to be acceptable.

6.2 Layout

The scheme proposes the demolition of existing three storey flats and public house, and the construction of 16 No. two bedroom houses with associated parking and environmental improvements works.

The proposed site layout is considered to be logical, having regard for the need to retain some of the existing parking provisions used by surrounding properties.

The existing residential properties along The Croft would face the proposed dwellings along the south and east edges of the application site.

In respect of separating distances within the proposed scheme, the relationship between plot 3 and plot 6 falls short of the required 13m separation distance for a habitable room window facing a gable elevation by 1m. Due to the constrained nature of these infill sites such shortfalls are considered to be largely inevitable. The scheme is however considered to provide an opportunity to provide a high quality development particularly given the constrained nature of the site and the context of the wider residential area. This 1m shortfall is therefore considered to be acceptable as it would not result in significant harm substantial enough to justify a refusal or removal of a unit.

The scheme is considered to make satisfactory provision with respect maintaining appropriate amenity, separation and outlook for existing and proposed residents in accordance with the Design of Residential Development Supplementary Planning Document

With regard to private outdoor space, the Design of Residential Development Supplementary Planning Document states that houses having 1-2 bedrooms shall have a minimum private outdoor space of 50sqm per unit. Each of the proposed 16 Plots meet this private outdoor space guidance with the addition of attractive garden areas to the front of the dwellings, with tree/shrub retention and planting as well as functional spaces for bin storage and is considered to be acceptable in respect of private outdoor space.

The layout of the proposed development is considered to be acceptable and compliant with Policies BE1 and BE2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy Local Plan.

6.3 Scale

It is noted that there are a variety of existing dwelling styles within the immediate surrounding area with a mix of two storey and single storey dwellings. All of the proposed units are to be no taller than two storey in contrast to the original 3 and 4 storey block flats which they will replace. It is considered that the proposed two storey dwellings would not be out of character within the immediate surrounding area even taking account of the need to raise levels to the rear of the site adjoining The Brow Primary School.

The proposal is acceptable in terms of scale and compliant with Policy BE1 of the Halton Unitary Development Plan.

6.4 Appearance

The proposed dwellings have been designed to incorporate brickwork masonry facades with tiled roofs to provide robust and durable dwellings. The materials proposed would sit comfortably within the site location whilst contributing to a modern and contemporary addition to the area.

Windows have been added to the gable ends of some of the end units (Block B and Block D) in order to increase natural surveillance, reduce blank elevations and create focal points of interest along the street view.

The proposed elevations show that the dwellings proposed would be of an appropriate appearance with some variety in materials and brick detailing to add interest to the overall external appearance. The submission of precise external facing materials and their subsequent implementation should be secured by condition.

This would ensure compliance with Policies BE1 & BE2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy Local Plan.

6.5 Landscaping & Trees

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

The application is accompanied by a tree survey. It is noted that there are a number of mature trees that will need to be removed from the site to facilitate the development. Whilst the loss of trees is regrettable, this must be balanced against the overall benefits of the scheme. Replacement tree planting can be secured by appropriately worded planning condition.

This would ensure compliance with Policies BE1, BE22 and GE27 of the Halton Unitary Development Plan.

6.6 Site Levels

Although there is a change in land levels across the site and land will need to be raised to facilitate the development, it is considered that appropriate

relationships can be achieved in terms of light, privacy, appearance and relationships to existing roads.

It is considered reasonable to attach a condition which secures the subsequent implementation of the proposed site levels. This would ensure compliance with Policy BE1 of the Halton Unitary Development Plan.

6.7 Affordable Housing

Policy CS13 of the Halton Core Strategy states that affordable housing units will be provided , in perpetuity, on schemes including 10 or more dwellings (net gain) or 0.33 hectares or greater for residential purposes.

The scheme proposes 16 Houses within the social rented sector. The applicant, Plus Dane Housing, is a registered provider of social housing and the proposals are therefore considered to be compliant with Policy CS13 of the Halton Core Strategy and the Affordable Housing Supplementary Planning Document.

6.8 Open Space

The scheme is considered deficient with regards to open space provision when measured against UDP Policy H3. In accordance with the Councils adopted Provision of Open Space SPD financial contributions would normally be required for off-site provision. The proposals are to provide for 100 per cent affordable housing and redevelopment of a brown field site. Such additional costs can affect the viability of a scheme and the availability for planning gain to be secured through the scheme.

6.9 Highway Considerations

By virtue of the scale of the proposed development, there is not a requirement for the application to be accomplished by either a Transport Statement or a Transport Assessment.

It is noted that the objections received relate to the congestion and parking issues caused by the neighbouring primary school, The Brow, and what impact the proposed development would have on these existing issues.

The existing development comprised 35 residential 1 bed units and a public house. All the parking for both of these uses were contained in 2 communal car parks next to the site. These car parks also at other times provide space for the dropping off and picking up of school children in the mornings and afternoons as well as some parking for surrounding neighbours.

As part of the proposed works, the demolition of the public house and 1 bed flats and replacement with 16 new houses will incorporate in-curtilage parking.

The adjacent communal car parks are within the ownership and control of the applicant and it is acknowledged that other people within the community use

these; as such although the overall size/layout of the car parks will be amended during works, communal car parking spaces will be maintained so that overall there is no reduction in the total number of parking spaces provided, even though there are 50% less residential units being created.

100% in-curtilage parking will be provided for the proposed dwellings with extra spaces for visitors in the amended existing car parks on two sides of the site. In terms of parking provision, the Highways officer has considered that there is sufficient parking provision for the number of dwellings proposed.

Site levels dictating, it is the aim to provide level access to all units both at the front and rear of each house to ensure access for all.

The Highways Officer has not raised an objection to the proposed development and is satisfied that an unacceptable highway impact would not result, nor are there any confirmed highway capacity issues. Any necessary off-site highways works can be secured by condition.

A construction management plan is required prior to the commencement of development. The submission and implementation of an appropriate construction management plan can be secured by condition.

The proposal is considered to be acceptable from a highway perspective compliant with Policies BE1, TP7, TP12 & TP17 of the Halton Unitary Development Plan.

6.10 Ground Contamination

The application is supported by a Phase I Geo-Environmental Site Assessment

This has been reviewed by the Contaminated Land Officer and no objection has been raised subject to the attachment of a condition which secures the submission of a site investigation, remediation strategy and appropriate validation to ensure that any ground contamination is dealt with appropriately.

The attachment of the condition above will ensure compliance with Policy PR14 of the Halton Unitary Development Plan.

6.11 Flood Risk and Drainage

The application site is located in Flood Zone 1 and is at a low risk of surface water flooding and has a site area of less than 1ha which does not necessitate the requirement for a Flood Risk Assessment.

The main requirements for the drainage in this case are the reduction in flows offsite and use of the drainage hierarchy which can be conditioned.

It is proposed to reduce runoff to 50% of current rates via the use of an attenuation tank to 23.5l/s and discharge (as at present) via water sewer (drainage to soakaway and watercourse are considered to be unfeasible).

The LLFA has no objection in principle to the application, subject to conditions relating to submission and agreement of details. This would ensure compliance with Policy PR16 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan.

6.12 Ecology

The application is accompanied by an Extended Phase One Habitat Survey (Preliminary Ecological Appraisal), a Bat Roost Assessment – Preliminary Roost Feature (PRF) Inspections in Trees & Buildings and a Bat Emergence Surveys Report.

The Council's Ecological Advisor has commented that the reports are acceptable. Conditions in relation to Cotoneaster and Rhododendron (Method Statement), Breeding Bird Protection, Reasonable Avoidance Measures and Enhancement Measures for Habitats have been suggested.

A Bat Emergence Survey has been supplied by the applicant in response to comments made by the Council's retained adviser. This confirms that no bats were found to emerge from the buildings. As a result no measures are required to mitigate the effects of the development on bats and there is no requirement for a licence from Natural England.

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

6.13 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. The submission of a Waste Audit should be secured by condition.

In terms of waste management, there is sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection.

6.14 Loss of Public House

The proposals will result in the loss of a Public House. CAMRA (Campaign for Real Ale) has spearheaded a campaign to protect pubs. The proposals will result in the loss of a Public House. CAMRA (Campaign for Real Ale) has spearheaded a campaign to protect pubs. Para.92 of NPPF seeks to ensure that "the social, recreational and cultural facilities and services the community needs" are provided for and guarded which would include public houses.

Policy LTC5 of the adopted Halton Unitary Development Plan seeks to prevent (without compensation) the loss of community facilities where they “serve an important local need”. No objection has been received from local residents or from CAMRA. It is not considered that refusal of planning permission could be sustained on these grounds.

The building is not listed or included on any local list as a heritage asset.

7. CONCLUSIONS

In conclusion, the proposal would deliver further residential development within the Primary Residential Area.

The proposed dwellings demonstrate sufficient separation for both light and privacy and the scheme would have an appropriate amount of private amenity space. The proposal is considered to be of an appropriate design and the elevations indicate a mix of materials and detail to add interest and result in a well-designed development.

Although a number of representations have been received raising concerns regarding parking and congestion especially during school drop off and pick up times, the highways section above has demonstrated that community parking will be maintained in the existing car parks either side of the site, albeit with a different layout, and the Highways Officer has raised no objection to the proposed scheme.

The scheme is considered to offer the opportunity to replace a derelict and poor form of development with quality, modern homes and it is considered that the requirements and aspirations of UDP policy and relevant SPD can be met.

The application is recommended for approval subject to conditions.

8. RECOMMENDATION

The application be approved subject to the following:

1. Standard 3 year permission to commence development (BE1)
2. Condition specifying approved and amended plans (BE1)
3. Requiring submission and agreement of a Construction Management Plan including vehicle access routes and construction car parking; Wheel cleansing facilities/ strategy, construction and delivery hours (BE1)
4. Condition(s) requiring the submission and approval of the materials to be used (BE2)
5. Landscaping condition, requiring submission and agreement of hard and soft landscaping. (BE2)
6. Boundary treatments including retaining walls to be submitted and approved in writing. (BE2)

7. Requiring development be carried out in accordance with the approved site and finished floor levels
8. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
9. Requiring submission and agreement of site and finished floor (BE1)
10. Condition relating to discovery of previously unidentified contamination. (PR14)
11. Conditions relating to tree protection during construction (BE1)
12. Condition(s) requiring replacement tree planting (BE1)
13. Condition(s) requiring submission and agreement of drainage details (PR16)
14. Submission and agreement of Site Waste Management Plan (WM8)
15. Submission and agreement of a method statement for dealing with Cotoneaster and Rhododendron
16. Submission and agreement of a Small Mammal Reasonable Avoidance Measures Statement GE21
17. Submission and agreement of biodiversity enhancement features including bird and bat boxes, insect and hedgehog houses (BE1 and GE21)
18. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
19. Condition requiring submission and agreement of a scheme of bollards or other measures to protect footways from parked vehicles (TP17)

SUSTAINABILITY STATEMENT

As required by:

- The National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

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.