

Public Document Pack



Development Management Committee

Tuesday, 5 March 2024 6.30 p.m.
Civic Suite, Town Hall, Runcorn

S. Young

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Stan Hill (Chair)
Councillor Rosie Leck (Vice-Chair)
Councillor Laura Bevan
Councillor Chris Carlin
Councillor Sian Davidson
Councillor Chris Loftus
Councillor Ged Philbin
Councillor Carol Plumpton Walsh
Councillor Rob Polhill
Councillor Dave Thompson
Councillor Bill Woolfall

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or
ann.jones@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 8 April 2024*

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

Item No.	Page No.
1. MINUTES	1 - 7
2. DECLARATIONS OF INTEREST	
<p>Members are reminded of their responsibility to declare any Disclosable Pecuniary Interest or Other Disclosable Interest which they have in any item of business on the agenda, no later than when that item is reached or as soon as the interest becomes apparent and, with Disclosable Pecuniary Interests, to leave the meeting prior to discussion and voting on the item.</p>	
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
(A) 23/00452/FUL - Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities on vacant land, The Ridgeway, Runcorn	8 - 65
(B) 24/00016/FUL - Proposed demolition of conservatory, construction of single storey rear extension at 9 Cederdale Pak, Widnes	66 - 76
(C) 24/00018/FUL - Proposed single storey rear extension to replace existing conservatory at 7 Crossgates, Widnes , WA8 3GA	77 - 90

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Monday, 5 February 2024 at the Civic Suite, Town Hall, Runcorn

Present: Councillors S. Hill (Chair), Bevan, Carlin, Davidson, C. Loftus, Philbin, Polhill, Thompson and Woolfall

Apologies for Absence: Councillors Leck and C. Plumpton Walsh

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant, A. Evans, J. Eaton, L. Wilson-Lagan, A. Blackburn, L. Crampton, C. Nixon and C. Sturdy

Also in attendance: Councillors Ratcliffe and Rowe, and 15 members of the public

**ITEMS DEALT WITH
UNDER DUTIES
EXERCISABLE BY THE COMMITTEE**

	<i>Action</i>
DEV37 MINUTES	
<p>The Minutes of the meeting held on 15 January 2024, having been circulated, were taken as read and signed as a correct record.</p>	
DEV38 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
<p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.</p>	
DEV39 22/00638/FUL - PROPOSED DEVELOPMENT OF 13 DWELLINGS (USE CLASS C3) WITH ASSOCIATED LANDSCAPING, ACCESS/EGRESS, PARKING AND ASSOCIATED WORKS ON LAND BOUNDED BY CHURCH END AND TOWN LANE, HALE, L24 4AX	
<p>The consultation procedure undertaken was outlined in the report together with background information in respect of the site.</p>	
<p>This application was reported to the Development Management Committee in December 2023. Just prior to the start of the meeting the Chair received an email from</p>	

Hale Parish Council objecting to the proposal and providing additional details to those already submitted. Due to timing of the email its content was not noted until after the Committee had resolved to approve the application. In view of the above the application has returned to the February Committee, so that consideration could be given to the objection and additional information provided. The full objection could be found on page 10 of the agenda.

Officers advised that the Council has since undertaken a comprehensive assessment of the points raised by the Parish Council, set out on pages 13-19 of the agenda report.

Since the publication of the agenda, further advice had been received from the Council's retained Advisor on heritage matters. It was commented that overall, it was considered that the application site had little to no impact on the current setting of the conservation area, due to its unkept nature and lack of public accessibility. The proposed scheme would create a more active site on this derelict plot, having a positive impact on the conservation area. The Heritage Advisor did not raise any objection to the proposal. The Advisor's detailed comments were available on the published AB update list.

Taking account of the above, the recommendation remained to approve the planning application subject to conditions and a legal agreement.

The application was moved and seconded and the Committee voted unanimously to approve the application.

RESOLVED: That authority be delegated to the Operational Director – Planning, Policy and Transportation, to determine the application in consultation with the Chair or Vice Chair of the Committee, following the satisfactory resolution of the outstanding issues relating to HRA compliance. Upon satisfactory resolution, that the application be approved subject to the following:

- a) a Section 106 Agreement that secures the terms set out in the Legal Agreement section of this report;
- b) schedule of conditions set out below; and
- c) that if the S106 Agreement or alternative arrangement is not executed within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and

Transportation, in consultation with the Chairman or Vice Chairman of the Committee to refuse the application.

Recommended conditions as follows, with any additional conditions recommended through the resolution of the HRA compliance issue to be added to the list below:

1. Time limit;
2. Plans;
3. Materials to be agreed (RD3 and GR1);
4. Submission of existing and proposed site levels (GR1);
5. Tree protection measures (HE5);
6. Submission of bird box scheme (CS(R)20 and HE1);
7. Protection of mammals during construction (CS(R)20 and HE1);
8. Electric vehicle charging points scheme (C2);
9. Ground contamination (CS23 and HE8);
10. Visibility splays (C1 and C2);
11. Submission of a cycle parking scheme (C2);
12. Verification of the sustainable Urban Drainage scheme (CS23 and HE9);
13. Waste Management Plan (WM8);
14. Sewage disposal (HE9);
15. Construction management plan (C1);
16. Limited construction hours (GR2);
17. Detail hard standing agreed (C2 and HE9);
18. Access constructed prior to occupation (C1);
19. Landscaping (GR1, GR3 and HE5); and
20. Acoustic mitigation (GR2).

DEV40 23/00018/FUL - PROPOSED FILLING STATION WITH ANCILLARY CONVENIENCE STORE (325 SQM GIA), FORECOURT WITH 4, TWO SIDED PUMP ISLANDS, CANOPY, ELECTRIC VEHICLE CHARGING POINTS AND ASSOCIATED CAR PARKING, A DRIVE THROUGH FAST FOOD RESTAURANT (349 SQM GIA) (USE CLASS E (B)/SUI GENERIS HOT FOOD TAKEAWAY USE) WITH ASSOCIATED CAR PARKING, NEW SITE ACCESS ROAD, NEW ELECTRICITY SUBSTATION, FIREWALL TO VALVE COMPOUND AND ASSOCIATED WORKS AT THE WOODYARD, WEAVER VIEW, CLIFTON, RUNCORN, WA7 4XU

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

Officers advised that there was a Major Hazard Pipeline (*the Trans Pennine Ethylene Pipeline*) running through the site and the pipeline operator SABIC, had objected to the application based on it being within the Health and Safety Executive's (HSE's) consultation zones for a Major Hazard Pipeline. HSE has also advised against the granting of planning permission on safety grounds. It was not considered that the safety advice of the HSE outweighed the proposal's policy compliance and the benefits that would result from the delivery of the development.

An update in respect of ground contamination was provided. The Contaminated Land Officer had since confirmed that they raised no objection to the proposals, subject to a condition being attached requiring the submission of a detailed scheme of ground gas protection measures, or a revised risk assessment, along with a verification plan and submission of the verification / installation report upon completion of the works.

In summary, the proposal was considered to accord with the DALP and would contribute to the achievement of sustainable development in Halton.

The Committee was addressed by Mr Nick O'Keefe, a local resident who objected to the proposal. He made the following comments, *inter alia*:

- Why did we need the development when there was a similar one further down the expressway;
- 4 Electric Vehicle charging points did not constitute a green development;
- The traffic on the junction was already congested and an increase in traffic would mean residents on Cholmondeley Road would be stuck;
- The junction was badly designed to begin with;
- Emergency response vehicles timescales would be affected by more traffic;
- There were no bus routes on Cholmondeley Road so staff working at the site will have to use their own cars which will take spaces designed for customers use;
- Weaver View flooded on a regular basis and covering the site with Asphalt will make it worse;
- There would be rubbish created from the fast food outlet and this would blow downhill polluting the River Weaver; and
- The proximity of an Ethylene pipeline was dangerous as it was under high pressure and highly explosive – release of this gas would be catastrophic.

Mr Williams, the Applicant, then addressed the Committee. He commented *inter alia*:

- That the proposal was reviewed by both Council Highway Officers and National Highways and no objection was raised. An independent highways consultant, taking into consideration the modelling of the existing roundabout, concluded that the proposal would only result in a 1.75% uplift in traffic volume;
- The proposal includes improved pedestrian and cycleway links on the development frontage;
- The site provides parking bays for 54 vehicles and 8 petrol refuelling bays. This would be in excess of the Council's parking standard and would ensure that parking and servicing would not be an issue;
- An independent road safety audit had been provided;
- The HSE had advised against the granting of planning permission and has an opportunity to request that the application be called in should they wish to do so;
- The Pipeline Manager has been working with him and pipeline safety had been assessed;
- Surrounding residents do not have sight of the filling station, which is obscured by greenery;
- The residents of Cholmondeley Road were 170m away from the station and there are fields and trees between them; and
- The site would create 145 jobs.

The Committee was then addressed by Councillor Ratcliffe, local Ward Councillor for Beechwood and Heath, who spoke in support of residents regarding their concerns. She made the following comments, *inter alia*:

- The HSE and SABIC's reasons for objecting to the proposal were founded as the Ethylene pipeline ran beneath the site and was a flammable, reactive and dangerous gas if released into the atmosphere, so was a significant risk to life;
- It was accepted that employment for the area would be positive;
- Councillor Ratcliffe had spoken to members of staff at the HSE and SABIC about the risks;
- The nearest bus stop was one mile away and it was a one bus per hour service, so staff at the site would most probably drive to work;
- It was already a busy roundabout leading to major roads like M56 and A557 and this would increase the volume of traffic – the Officers' advice was noted but

this did not suppress her concerns for residents.

Members discussed: the concerns relating to the pipeline and the objections raised from the HSE; the call-in procedure; the increase in the volume of traffic to an already congested area; COMAH sites in general; the egress and exit to the site; parking spaces on site being used by staff forcing customers to park on the road; the potential for queues at the drive through to overspill onto the road.

In response it was commented that the objection made by the HSE was a material planning consideration but the risks to public safety were of a level which was compliant with the Council's risk policy, as outlined on pages 87-88 of the report. It was explained that this site is allocated for development and that Government Inspectors did not recommend the removal of this allocation. Members were asked to give careful consideration to the HSE advice in making the decision. Officers explained the opportunity that the HSE has to consider requesting that the application be called in for determination by the Secretary of State.

From a highway's perspective, it was reported that there were now no objections from the National Highways and the Council's Highways Officers. In relation to parking provision, this was in excess of the required standards and the volume of traffic on the roundabout was predicted to increase by only 1.75%. It was noted that the installation of double yellow lines on the highway outside of the site would require Police support, but Section 278 offsite highway improvement works were included in the scheme, as described in Condition number 9 of the recommended conditions on page 90 of the report.

Taking into consideration the Officer's report and responses, and speakers' comments and concerns, the recommendation to approve was moved and seconded. The Committee voted by majority to agree the recommendation set out.

RESOLVED: That the application be approved subject to conditions listed below, should the proposal not be called in by the Secretary of State, following referral to the Health and Safety Executive:

1. Time limit;
2. Approved plans (GR1);
3. Submission of precise external facing materials (GR1);
4. Restriction on hours of construction (GR2);

5. Submission of an electric vehicle charging point scheme (C2);
6. Submission of a signage detail scheme (C1);
7. Implementation and maintenance of parking and servicing provision (C1 and C2);
8. Implementation and maintenance of cycle parking scheme (C2);
9. Submission of off-site highway improvements scheme (C1);
10. Submission of a sustainable development and climate change scheme (CS(R)19);
11. Submission of a sustainable urban drainage scheme, including future implementation, maintenance and management and verification reporting (CS23 and HE9);
12. implementation and maintenance of a landscaping scheme (HE5);
13. implementation and maintenance of a lighting scheme (HE1 and HE7);
14. implementation of tree works to British Standard (HE5);
15. Submission of a tree protection scheme (HE5);
16. Ensuring breeding bird protection (HE1);
17. Submission of a bird nesting boxes scheme (HE1);
18. Submission of a scheme demonstrating protection of Clough Lagoon LWS (HE1);
19. Submission of a waste audit (WM8); and
20. Submission of a remediation strategy and validation reporting (CS23 and HE8).

DEV41 MISCELLANEOUS ITEMS

The following Appeals had been received / were in progress:

23/00166/FUL

Proposed new dwelling on land adjacent to 19 Lilac Crescent, Runcorn.

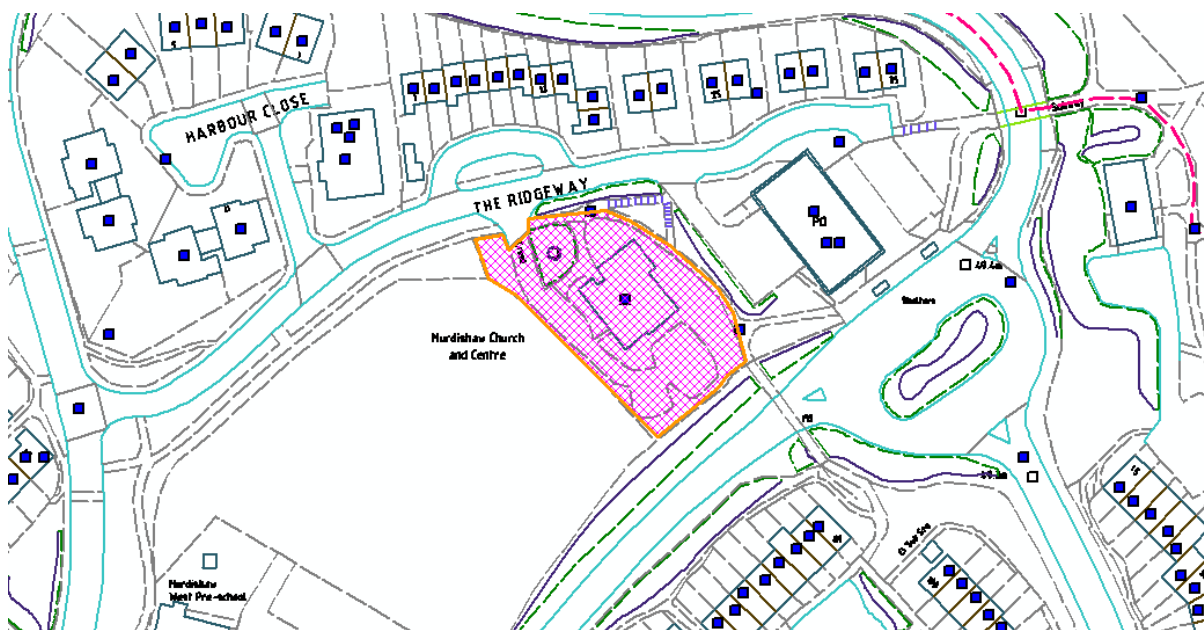
The following Appeals had been determined:

22/000304/FUL

Proposed demolition of existing garage and erection of two storey side extension and single storey front and rear extensions at 9 Windermere Avenue, Widnes – Dismissed.

Meeting ended at 7.40 p.m.

APPLICATION NO:	23/00452/FUL
LOCATION:	Vacant Land, The Ridgeway, Runcorn
PROPOSAL:	Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities
WARD:	Norton South & Preston Brook
PARISH:	None
APPLICANT:	Mr Richard O'Neill Onward Homes Watson Building 4 Renshaw Street Liverpool L1 2SA
AGENT:	Mr Alex Brooke John McCall Architects No1 Arts Village Henry Street Liverpool L1 5BS
DEVELOPMENT PLAN:	ALLOCATIONS:
Halton Delivery and Allocations Local Plan (2022)	Primarily Residential
Joint Merseyside and Halton Waste Local Plan (2013)	
DEPARTURE	No.
REPRESENTATIONS:	No
KEY ISSUES:	Highways, Principle of Development, Ecology, Affordable Housing, Climate Change, Open Space, Trees, Residential Amenity and Design
RECOMMENDATION:	Grant planning permission subject to conditions.
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The site subject of the application consists of a parcel of land located within Murdishaw, Runcorn. The site runs along The Ridgeway which connects to Barnfield Avenue.

The site is previously developed land. A place of worship was previously on the site but has since been demolished. The site is now rough and overgrown and bordered by trees. The site is surrounded by a secure boundary fence with a graffiti style mural on it.

The site sits on a slightly elevated part of The Ridgeway. To the north lies some recently developed residential two storey houses that are a mix of terraces and semi-detached. To the east lies The Co-op convenience store which includes a post office (area allocated as a Local Centre in DALP). To the south lies the Halton Busway and bus stops near to the Co-op. There is a footbridge behind the site which crosses the busway. To the west lies the playing field belonging to Murdishaw West Community Primary School.

The site is allocated as a Primarily Residential area on the Halton Delivery and Allocations Local Plan Policies Map.

1.2 Planning History

A demolition notice for the place of worship was submitted in 2019. Earlier in 2023 the applicant sought preapplication advice on the site for eight 3 bed roomed houses. It was advised that an apartment scheme may be more acceptable on the site.

2. THE APPLICATION

2.1 The Proposal

Permission is sought for the erection of an apartment block consisting of 12 units with associated landscaping and parking facilities.

The units will consist of:

- 9 x 1 bed apartments (50m²)
- 3 x 2 bed apartments (61m²)

All of the apartments will be affordable rent to buy tenure.

The existing road access will be utilised from The Ridgeway which will lead to a parking court (12 spaces) to the rear of the apartment block with room for a full turning head within the space. The proposals also include provision for 16 bikes to be stored.

Materials used will include render and red brick with grey roof tiles and casement windows but final details will be secured by condition.

The site is currently surrounded by shrubs and trees, none of which are subject to a TPO. Some trees will be removed and some new trees will be planted as shown on the submitted landscape plan.

2.2 Documentation

The application is accompanied by the associated application forms and plans in addition to

- Design and Access Statement
- Phase 1 Preliminary Risk Assessment
- Phase 2 Ground Investigation
- Extended Phase One Habitat Survey (Preliminary Ecological Statement)
- Tree Survey and Constraints Report
- Bat Roost Assessment
- Noise Impact Statement – No recommended mitigation above Building Regulations Approved Document F
- Drainage Technical Note
- Infiltration (Soakaway) Testing

3. POLICY CONTEXT

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

3.1 Halton Delivery and Allocations Local Plan (2022)

The following policies contained within the Halton Delivery and Allocations Local Plan are of relevance:

- CS(R)3 Housing Supply and Locational Priorities;
- CS (R) 7 Infrastructure Provision
- CS (R) 13 Affordable Homes
- CS(R)15 Sustainable Transport;
- CS(R)18 High Quality Design;
- CS(R)19 Sustainable Development and Climate Change;
- CS(R)20 Natural and Historic Environment;
- CS(R)21 Green Infrastructure;
- CS23 Managing Pollution and Risk;
- C1 Transport Network and Accessibility;
- C2 Parking Standards;
- HE1 Natural Environment and Nature Conservation;
- HE4 Greenspace and Green Infrastructure;
- HE5 Trees and Landscaping;
- HE8 Land Contamination;
- HE9 Water Management and Flood Risk;
- GR1 Design of Development;
- GR2 Amenity
- RD1 Residential Development Allocations
- RD 5 Primary Residential Areas
- GR3 Boundary Fences and Walls

Supplementary Planning Documents (SPD)

Design of Residential Development SPD

3.2 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.

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.3 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in July 2021 to set out the Government's planning policies for England and how these should be applied.

3.4 Equality Duty

Section 149 of the Equality Act 2010 created the public sector equality duty.

Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development that justify the refusal of planning permission.

3.5 Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a persons rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

4. CONSULTATIONS SUMMARY – FULL RESPONSES CAN BE LOCATED AT APPENDIX 1

4.1 Highways and Transportation Development Control

The Highway Authority offer support subject to conditions and informatives, following significant collaboration with the applicant's representatives and subsequent amendments and additional information.

The conditions relate to the need for a Construction Management Plan, off site highway works (S278).

4.2 Lead Local Flood Authority

The LLFA agrees with the submitted flood risk assessment and drainage strategy and therefore has no objection to the proposed development subject to conditions relating to the implementation of a SuDS scheme and a verification report.

4.3 Contaminated Land Officer

No response was received at the time of writing this report. Should a response be forthcoming it will be relayed via an update to Committee.

4.4 Open Spaces

No objection subject to condition. Following the Officer's initial response, a tree removal plan was submitted and it is considered that a tree protection methodology can be conditioned prior to construction.

4.5 Merseyside Environmental Advisory Service – Ecology and Waste Advisor

No objection to the proposed development subject to conditions relating to bat and bird boxes, lighting scheme, breeding birds and timings of tree removal, RAMS relating to badger and hedgehog, cotoneaster removal and a waste audit.

4.6 United Utilities

No objection to the proposed development subject to a condition requiring the drainage to be carried out in accordance with the submitted information.

5 REPRESENTATIONS

The application has been publicised by 40 neighbour notification letters sent on 09/11/23. Site notices were also posted in the vicinity of the site. The application was also advertised in the Local Press.

No representations have been received.

For information, the applicant states that they undertook their own public consultation with a letter drop in 2023 and that the scheme was generally well received with only a few official comments recorded via the online site.

6 ASSESSMENT

6.1 Principle of Development / DALP Allocation

The site is identified as Primarily Residential on the Halton DALP.

Policy RD5 therefore applies which states that within Primarily Residential Areas, residential development of an appropriate design, scale, type, location and nature, that is in line with other relevant local plan policies and SPD's will be supported.

The principle of residential development in this proposed location is considered to be acceptable subject to acceptable detail.

The material planning considerations associated with the development are outlined below.

6.2 Design

Policy GR 1 states:

"The design of all development must be of a high quality, and must demonstrate that it is based upon the following principles: a. A clear understanding of the characteristics of the site, its wider context and the surrounding area; b. Efficient and effective use of the site; and c. The creation of visually attractive places that are well integrated with the surrounding buildings, streets and landscapes"

Policy CS(R)18: High Quality Design states:

"The design of places and spaces can have a profound effect on the way that we live, how we understand an area, the way that we treat an area and the way that we move through it. It is crucial for development design in Halton to be of a high quality, build upon an area's character, be adaptable to changing situations, and provide safe, healthy and accessible environments for all members of society."

The site is slightly elevated and has the potential to be a landmark development therefore creating an attractive building that also complements the streetscene is important.

The three storey apartment block is situated to the north of the site to provide a frontage to The Ridgeway as much as possible.

The design includes distinctive floor to ceiling corner windows and protruding brickwork, detailing and different colours and materials to break up the stretch of brickwork. This accords with the palette for the area which is mostly red brick with some render/clad facades as well as simple brick detail.

The roof structure has been designed to lower the feel of the roof visually by having chamfered ceilings in the top floor apartments and bringing the whole building closer to the ground to create an active frontage.

The Council generally agrees with the materials indicated but did request that the applicant choose a brick in a similar colour to the existing houses and Co-

op building. Submission of final materials will be secured by way of planning condition.

6.3 Amenity

When considering residential amenity Policy GR2 is applicable. The impacts of the proposed development upon the amenity of neighbours must be considered as must the levels of amenity afforded to future occupants of the proposed dwellings.

In terms of the quality of accommodation provided the new dwellings will provide future occupiers with more than acceptable levels of amenity. This assessment is based upon the dwellings providing future occupiers with adequate levels of internal space with habitable rooms benefiting from natural light and policy compliant privacy levels. The proposed dwellings also benefit from landscaped surroundings and in curtilage parking. Parking provision accords with Council Policy. There is no outdoor amenity space on site for residents however, having regard to the constrained nature of the development and availability of green space in the area, it is not considered that refusal of planning permission is justified in this case.

With regard to the amenity of existing residents on The Ridgeway, the applicant has provided cross sections between the proposed building and existing housing to demonstrate that all window to window separation distances comply with the distances contained within the Design of Residential Development SPD. This renders the development acceptable with regard to window to window privacy levels.

It is not considered that the proposed dwellings will have a negative impact upon the amenity of neighbours in terms of loss of daylight or that the proposals constitute an over dominant form of development. This is due to the spacing between the proposed and existing dwellings and the scale of the proposed apartments which are compliant with the character of the locale.

In comparison with the existing vacant use of the land the proposed development of the site will increase noise and potential disturbance to neighbours. However given the residential character of the site and the proposed use for solely residential purposes, additional noise is likely to be minimal. Potential disturbance resulting from the construction process will be mitigated by planning condition limiting site operation times.

The proposals are not considered to be significantly harmful to the amenity of neighbours.

6.4 Highways, Transport and Accessibility

The applicant has entered into detailed discussions with the Council's Highways Officer. Following the submission of amended plans the Highway Officer is now satisfied and recommends that the application is approved subject to necessary highways conditions. Conditions will include the need for

a Construction Management Plan to mitigate the impacts of the construction process as it is a constrained site and securing off-site Highway works encompassing the pedestrian crossing points; namely about the site access, to the other side of the Ridgeway, and also across the entrance bellmouth, such that a level/DDA compliant route between the site and local shops, bus interchange etc. is afforded given the existing alternative ramped/stepped pedestrian routes about the site.

It is proposed to use the existing access from The Ridgeway to lead into a parking court to the rear of the apartment block with room for a full turning head within the space.

The scheme proposes 12 parking spaces including 2 disabled spaces. The site also provides 2 EV charging bays, one of which doubles up with a disabled bay to allow for accessible EV charging. There will also be ducting provided to increase EV charging in the future, should there become a need. The scheme also includes 12 covered and secure bicycle parking spaces for residents and an additional 4 for visitors.

In strict accordance with Policy C2, the scheme should provide 15 car parking spaces, however, the 12 proposed are deemed acceptable due to the mitigating circumstances such as the sustainable location of the site, being walking distance to an allocated Local Centre and bus stop, offering a total of 16 cycle parking bays, and the fact that these will be managed units and the allocation of parking bays can be managed via sale/tenancy agreement.

These levels of parking conform to DALP policy negating concerns relating to the potential to increase demand for on street parking and promoting sustainable travel.

6.5 Ecology

The site is not a designated Ecological Area and does not contain any TPO trees.

The applicant has carried out Ecological Appraisals of the site in order to ascertain if the proposals will be harmful in terms of Ecological impacts. The applicant submitted the following ecological information in accordance with Local Plan policy CS(R)20:

- Extended Phase One Habitat Survey (Preliminary Ecological Appraisal), Version One. The Ridgeway Murdishaw, ref: 10906 PEA-SB-V1-03.03.23 (Amenity Tree, March 2023)
- Bat Roost Assessment (BRA), The Ridgeway Murdishaw, Version 1 (Amenity Tree, March 2023)

MEAS has advised that both reports are acceptable, considers the development does not warrant a Habitats Regulations Assessment and is exempt from consideration under recreational pressure impact.

MEAS have advised that any ecological impacts associated with the proposed development can be mitigated by conditions relating to bat and bird boxes, lighting scheme, breeding birds and timings of tree removal, RAMS relating to badger and hedgehog, cotoneaster removal and a waste audit.

Following a request from the Trees and Woodlands Officer, the applicant submitted a plan to clearly show which trees on site would be retained and what would be removed. The applicant proposes to replant on a 2 for 1 basis. The Trees and Woodlands Officer has advised that this is acceptable and it is agreed that a tree protection methodology for the retained trees be secured by condition in addition to the standard conditions relating to British Standard 3998:2010 "Recommendations for Tree Work" to safeguard the health and visual amenity of the tree and not carrying out tree work between April and July.

6.6 Affordable Housing

Whilst the proposal is for more than 10 homes, it is a brownfield site and therefore exempt from the requirements of Policy CS(R)13 – Affordable Homes.

Notwithstanding this, the applicant is a housing association and will be providing 100% affordable homes on the site. We have been informed by the applicant that they will be affordable rent to buy tenure.

6.7 Open Space

Policies RD4, HE4 and HE5 of the Halton DALP set out the Council's expectations for the provision of open space and green infrastructure in new developments. Policy RD4 underlines the importance at para 9.18 of the DALP where it states:

"such provision as being important to individual health and wellbeing, and to the promotion of sustainable communities."

Paragraph 9.23 of the DALP goes on to say:

"The provision of attractive and functional open space has an important role to play in ensuring a satisfactory housing estate design. It is vital that it should be considered as an integral element of the overall residential layout. The type, location and amount of areas of open space must be one of the starting points in drawing up the design of a new development. However, it should be noted that not all residential development will create a need for all types of open space and the type and amount will be guided by site specific circumstances."

Using the Open Spaces Calculator, there is a deficit in the general area for open space provision for children and young people. There are two playgrounds within the accessibility standard set out in Policy RD4 (800m).

Both are 482m away, one to the north and one to the south of the site. The playground to the south of the site is owned and maintained by the applicant, Onward.

It has been agreed with the applicant that improvements to this playground can be made by way of a Grampian Condition. The applicant is willing to provide a scheme of works which can be agreed prior to the discharge of the condition.

6.8 Drainage and Flood Risk

The site is located in Flood Zone 1 which is the lowest risk. The LLFA offer no objection and are satisfied conditions can be applied that will mitigate the potential for additional water run off created by the development of the site.

United Utilities have made observations in relation to drainage and have suggested conditions that mirror those recommended by the LLFA.

6.9 Ground Contamination

The application was accompanied by a Phase 1 and 2 Ground Investigation which demonstrated low to very low risk of ground contamination and ground gas migration and inhalation from soils. On that basis the report makes basic recommendations in relation to engineering solutions, contractor safety and welfare and advice should unexpected contamination be encountered.

At the time of writing, no response was received by the Contaminated Land Officer. It is considered that a planning condition can be attached to any decision in relation to unidentified contamination. An update will be provided at Committee should a consultation response be received.

6.10 Waste Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, the developer would be required to produce a Site Waste Management Plan which can be secured by condition.

In terms of on-going waste management, there is sufficient space within the site to allow for this.

The proposal is considered to be compliant with policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan.

6.11 Climate Change

Policy CS(R)19 recognises that the deployment of renewable and low carbon energy and the design and construction of future development has a central role in delivering sustainable growth, contributing to the mitigation and adaptation of climate change and ensuring energy security.

In response to Policy CS(R)19, the applicant states that the orientation of the building is designed to suit the site and allows the majority of the units to maximise its use of windows to provide enough natural light into the spaces whilst reducing the potential overheating in the units. Whilst the exact type of heating system is not known at this point, the intention is to use a combination of a well-sealed external fabric of the building coupled with some form of mechanically driven air exchanger (MVE or MVHR) to regulate the temperature within the units and reduce heat loss. The system will be explained to the residents giving them easy access to adjust their units to suit their needs via a Home User Guide to educate on how to best use the technology. Space on the roof also makes use of the scheme orientation to maximise production through PV panels to help offset the costs for the building. Final details of the measures to be employed can be secured by planning condition.

7. CONCLUSIONS

The proposed development is considered acceptable and is compliant with the Halton DALP allocation of the site for residential development.

8. RECOMMENDATION

Grant planning permission subject to conditions and legal agreement.

9. CONDITIONS

1. Time Limit
2. Plans
3. Materials to be agreed (Policy RD3 and GR1)
4. Submission of Existing and Proposed Site Levels (Policy GR1)
5. Tree Protection Measures – (Policy HE5)
6. Submission of Bird and Bat Box Scheme – (Policies CS(R)20 and HE1)
7. RAMS for badger and hedgehog during construction (Policies CS(R)20 and HE1)
8. Lighting scheme (Policies CS(R)20 and HE1)
9. No tree works between April and June (Policies CS(R)20 and HE1)
10. Methodology statement for the removal of Cotoneaster (Policies CS(R)20 and HE1)
11. Electric Vehicle Charging Points Scheme (Policy C2)
12. Ground Contamination - (Policies CS23 and HE8)
13. Submission of a Sustainable Urban Drainage Scheme – (Policies CS23 and HE9)
14. Verification of the Sustainable Urban Drainage Scheme – (Policies CS23 and HE9)
15. Sewage disposal (Policy HE9)
16. Construction Management Plan (Policy C1)
17. Limited Construction Hours (Policy GR2)
18. Detail Hard Standing agreed (Policy C2 and HE9)

19. Landscaping and management (Policy GR1, GR3 and HE5)
20. Grampian style condition relating to off-site playground improvement (Policy RD4)
21. Grampian style condition relating to off-site highway works (C1)
22. Energy efficiency (Policy CS(R)19)

Informative – Cheshire Constabulary standard advice

Highway Authority advice

The conditions above have been agreed with the applicant.

10. BACKGROUND PAPERS

The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972.

11. SUSTAINABILITY STATEMENT

As required by:

- The National Planning Policy Framework (2021);
- 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.

APPENDIX 1 – FULL CONSULTATION RESPONSES



MEMORANDUM

To Dev.control@halton.co.uk

Date 10/11/2023

Dept. Planning

Ref 23/00452/FUL

From Open Space Services

Planning Consultation Response

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land The Ridgeway Runcorn Cheshire

Further to your consultation I have considered the open space implications and would make the following comments;

Following a review of the application and supporting documents for the proposed work, It is in my opinion that further arboricultural documentation needs to be submitted along with this application. The applicant has failed to provide an AIA (Arboricultural Impact Assessment) along with any Tree protection and methodology. The Tree constraints report does not include the details that are needed to express the impact that the proposed development will have on the trees on site or in close proximity of the site. Nor does it state what trees will be removed or retained.

Further to my comments I would like to suggest a request for more documentation such as an AIA that would include tree protection methodology for the retained trees, for example details on fencing to secure the RPA (Root protection Areas) which would fall under BS:5837 (2012) Trees in Relation to Design, Demolition and Construction to Construction – Recommendations. Furthermore, a clear understanding of what tree's will be retained or removed is also needed.

Should consent be granted all permitted work shall be carried out strictly as described above and in accordance with British Standard 3998:2010 "Recommendations for Tree Work" to safeguard the health and visual amenity of the tree.

Work shall not be carried out between April and July if it would result in disturbance to nesting birds to ensure no damage to wildlife.

¹Wildlife and Countryside Act 1981 Part 1 Section 1 (1)

¹Consult W&C Act 1981 (with amendments) for full details of protection afforded to wildlife.

Luke Dineley
Trees and Woodland Officer



United Utilities Water Limited
Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

unitedutilities.com

Planning.Liaison@uuplc.co.uk

Halton Borough Council
By email

Your ref 23/00452/FUL
Our ref DC/23/3826
Date 14-NOV-23

Dear Planning Team

Location : Vacant Land The Ridgeway Runcorn Cheshire
Proposal : Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

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:

CONDITION:

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 32001, Rev P03 - Dated 29/09/2023 which was prepared by GDP. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'Contacts'.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances.

Please note United Utilities cannot provide comment on an asset that is owned by a third party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides

information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

Public sewer

A public sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our **free pre-development enquiry service**, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: www.unitedutilities.com/builders-developers/

1.0 DRAINAGE DESIGN

1.1 The importance of sustainable drainage systems

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. **We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.**

2.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>

2.2 Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see Section 4.0 'Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 4.0. 'Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and

subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>.

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 4.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20232024/> and go to Section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when

considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 4.0 'Contacts' (below).

4.0 CONTACTS

For advice on your development contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): <http://www.unitedutilities.com/builders-developers.aspx>

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

PROPERTY SEARCHES (FOR ASSET MAPS):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk



MEMORANDUM

To **Leanne Crampton**

Date 14-11-2023

Dept. Planning

Ref **23/00452/FUL**

From Highway Authority

23/00452/FUL The Ridgeway Runcorn WA7 6ER

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land The Ridgeway Runcorn Cheshire WA7 6ER.

Note: Pre-Application advice was offered: 23/08009/PREAPP - Construction of No. 8 3B5P houses & associated landscaping at vacant Land Along The Ridgeway Runcorn WA7 6ER.

Whilst Highway has no objection in principle to the proposed development additional information and/or amendment, to satisfactorily address the considerations below, is required for full support to be given.

There is a shortfall of car parking, to DALP standards, therefore mitigation, amendment and/or information about parking space allocation and the dynamic and ongoing management of the site's private parking court is required.

The footpath behind the parking spaces is deemed superfluous and a third space could be accommodated in the aisle of two with the row of 4 moving back in line with the last space.

Separating two spaces about the access is considered more appropriate for ped access than a boundary footpath to the parked cars.

No detail for the EV charging infrastructure is offered and detail is required, presumably one stanchion supplying two spaces – positioned where? Protection from vehicle strike? Space for manoeuvring and plugging in, which can be front side or rear of car?

Cycle and disabled parking are further requirement of Policy C2.

Cycle parking is required, for both residents and visitors, to promote and enable sustainable alternatives to car journeys. This is required to be overlooked, secure, accessible, and (for residents' provision) covered. A minimum of 4 visitor spaces and 1 space per 1 bed and 2 spaces per 2 bed apartments are to be offered. An internal area may be acceptable for the residents' provision.

2 No disabled spaces should be provided, see note above re dynamic management, allocation and control.



As can be seen in the snippets above the pedestrian crossing facility lies within the access to the private parking, crossing facilities should be offered within the adopted highway.

No vertical detail or otherwise was offered to understand what was being offered in terms of dropped crossing, tactiles etc.

Traffic calming feature(s) about the access should be offered, horizontal and/or vertical, the width of the access aisle is likely to attract parking about the entrance (see above re shortfall) of residents and/or visitors, which is possibly acceptable, even welcomed as long as this does not cause obstruction and/or backing up onto the highway and/or indiscriminate displaced parking.

Is gating proposed? Boundary treatment(s)?

Signing and lining should also be considered, and detail offered.

Lighting plans for the parking courtyard should be presented.

An on-site gas box is annotated; detail regarding access for maintenance and/or emergency (including servicing vehicle position) is required to be understood, more so as this will be within a private parking court.

Ownership and management of the green spaces adjacent to the adopted highway would be required to be understood.

Drainage and levels information will be required given the differences of the site and surrounding areas.

Given the constraints and situation of the site a Construction Management Plan (CMP) detailing, but not limited to: access, delivery and manoeuvring of vehicles associated with the proposed works would be required pre-commencement. The CMP should also detail how safe passage, for all users, will be maintained during the construction phase.

The walkway/bridge connection is considered outdated and a potential ASB issue.

A level/DDA compliant route to the site, local shop, and bus interchange, across the busway (with recent active travel route improvement) should be presented i.e., removal of the bridge and an at level connection offered.

This can be undertaken with s106 contributions or an off-site highway condition to improve access and accessibility to the site for all users.

Informatives:

- A Construction Management Plan will be required that will cover, but not be limited to, the management of vehicle movement on the public highway, time of working and the management and cleaning of debris on the highway.
- A S278/184 or similar highway agreement would be required prior to the commencement of any construction work to undertake works on the existing adopted highway to reinstate the kerbing and remove the vehicle crossover about the existing access and create a new access/vehicle crossover as proposed.
- Both pedestrian and vehicle visibility splays will be required to demonstrate (in both the horizontal and vertical planes) that emerging drivers can see both pedestrians and cyclists on the footpath and vehicles on the highway for safe access and egress to the site. The recommend distances will depend on the speed of traffic, see Manual for Streets Chapter 7.
- Notwithstanding any LFFA response, provision shall be made within the site for the disposal of surface water such that none runs onto the adopted highway. The applicant should ensure they have met their obligations under NPPF particularly regarding discharge rates.

Any new or extended areas of hardstanding are required to be constructed of porous materials or provision made to allow for direct run-off water from a hard surface to a permeable or porous area or surface within the curtilage of the dwelling to prevent surface water runoff onto the highway.

- The developer will be responsible for paying for the installation and/or relocation of any existing signs/columns, which must be agreed in advance. Similarly statutory undertakers' equipment.

Our ref: AG6674

Your ref: 23/00452/FUL

Date: 23rd November 2023



In reply address correspondence to:

Alison Gabbott

Telephone: 07816 115995

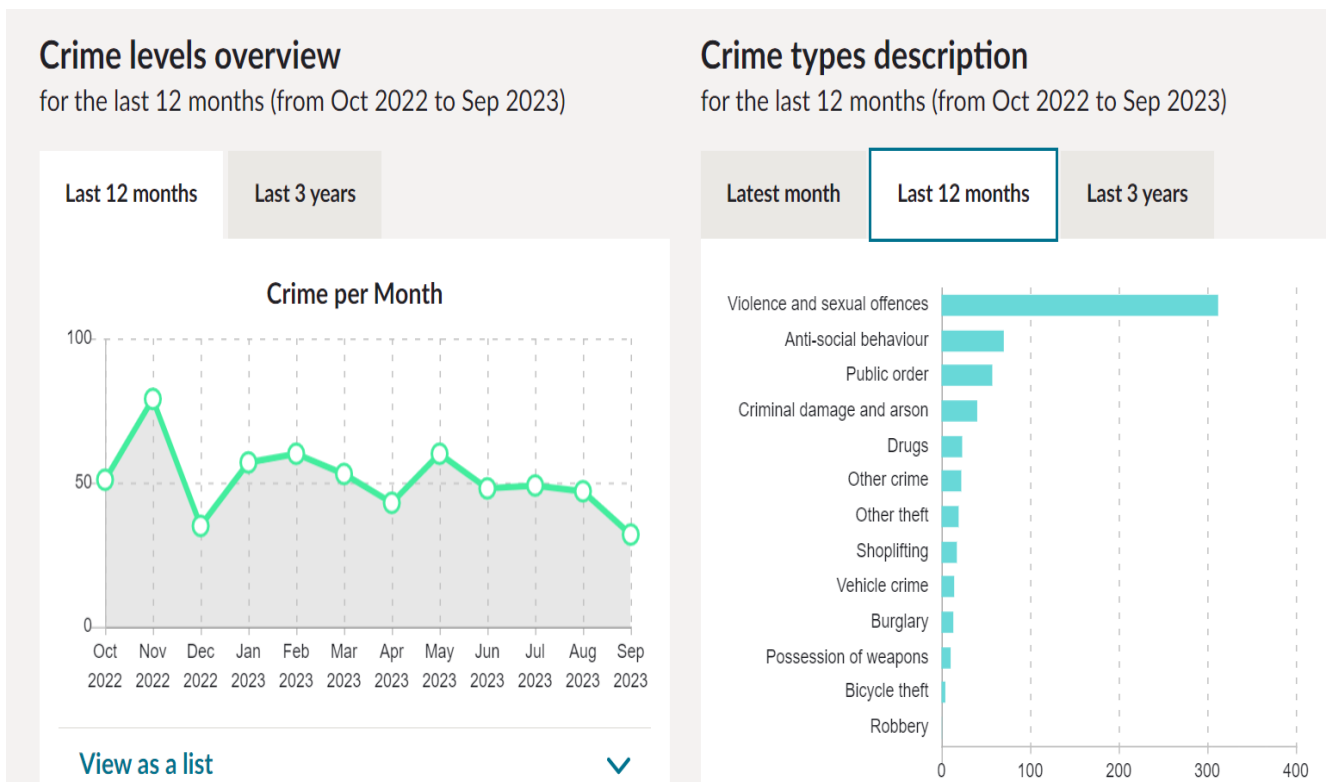
Email: alison.gabbott@cheshire.pnn.police.uk

Dear Sir/Madam

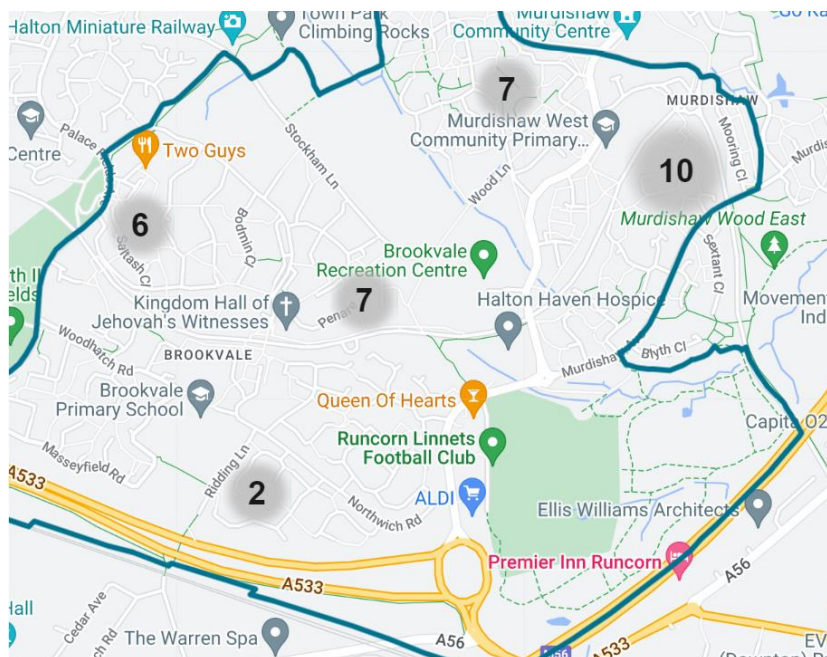
Application Number 23/00452/FUL
Proposal Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land
Location Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land

Thank you for consulting the Constabulary on the above planning application.

The below chart and graph show crime levels and types of crime in the Norton South Ward which the development is part of.



The map below shows the level, spread and type of crime across the ward area in September 2023.



Anti-social behaviour	5
Burglary	1
Criminal damage and arson	3
Other theft	2
Public order	3
Vehicle crime	2
Violence and sexual offences	14
Other crime	2

I wish to make the following points for consideration by the applicant:

- It is good to see that the void land is being developed, crime and antisocial behaviour reduced in the area when the houses were built at the former Jolly Brewer site. This is likely to be due to increased natural surveillance in the area.
- It was disappointing to see no mention of security or crime prevention mitigations in the Design and Access statement.
- There will need to be a lifetime maintenance contract in place to include pruning of shrubbery and trees. It is important that the crown of all trees is above 2 metres and that any shrubs or bushes are a maximum height of a metre to allow a clear line of sight across the development. It is also important that bushes are not allowed to become too thick and unkept as they attract litter and can also provide places for people to hide contrabands.
- It was good to see a separate bin store. I would suggest this is fitted with some form of access control system either keypad or part of main access control system for buildings. I would also suggest that there is a roof on the bin shelter to reduce the opportunity for people just throwing rubbish over, it will also help reduce the arson risk.
- There does not seem to be any appropriate provision for cycle storage which I feel would be key in a development such as this. I would recommend that cycles are stored inside an accessed controlled area of the building. Considerations should also be given to the installation of Sheffield Hoops outside the primary access point.

- Doors and windows should comply to PAS 24:2022 or LPS 2081 or equivalent. PAS 24:2022 is a new standard which has been tested in line with current attack methods. All elevations containing a doorset should be fitted with exterior lighting.
- Not only will lighting improve the aesthetics of a location it will also help improve natural surveillance and reduce the opportunity for crime and disorder. Lighting should be compliant to BS 5489-1:2020 and provide a constant uniform level with no pools or shadows. 24-hour lighting (switched using a photoelectrical cell) should be fitted to all internal communal areas. Lighting in this development would need to be sympathetically planned so it did not provide any light pollution for the residents of the apartments.



I am a little concerned about the significant recess in proximity to the door. It is always recommended that recesses are less than 600mm so they do not provide areas to hide. Obviously I do appreciate that there may be limitations with the design of the door etc. If the recessed area is to stay consideration should be given to appropriate lighting and CCTV coverage.

General Information for Applicants

A design objective of the National Planning Policy Framework [NPPF], - Section 8, paragraph 92b states that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:

'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example using attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas'.

Carbon Cost of Crime

Reported crime, and loss and damage associated with crime, in England and Wales equates to a staggering 5.5 million tonnes of CO2 per year with unrecorded crime taking this to over 6.5 million tonnes per year.

Applicants for new developments also need to consider the carbon cost of crime. *'Destruction or theft of property requiring its replacement, and criminal harms to people requiring treatment, and the energy cost of both in emergency services and criminal justice response to crime events, taken together, represent the carbon cost of crime.'*

Secured by Design

I recommend that all developments be designed to comply with the principles of Secured by Design (SBD) regardless of whether the award is being pursued. I would however welcome a Secured by Design Application for the scheme, which would enhance the development and provide greater benefits.

Applicants can get more information about Secured by Design (including Design Guides) available at www.securedbydesign.com

Crime Prevention advice is given free without the intention of creating a contract. Cheshire Constabulary does not take any legal responsibility for the advice given; however, if the advice is implemented, it will reduce the opportunity for crimes to be committed. Cheshire Constabulary is unable to recommend specific companies for security products. We do however recommend that you visit www.securedbydesign.com which gives details of products meeting Association of Chief Police Officers Approval.

If you need to discuss this matter further, please do not hesitate to contact me by phone or email.

Yours sincerely

Alison Gabbott
Designing Out Crime Officer (DOCO)
Cheshire Constabulary

Merseyside Environmental Advisory Service
The Barn, Court Hey Park
Roby Road, Huyton, L16 3NA
Director: Alan Jemmett, PhD, MBA

Enquiries: 0151 934 4951

Contact: Nicola Hayes
Email: measdcconsultations@sefton.gov.uk

DEVELOPMENT MANAGEMENT ADVICE

To: Leanne Crampton
Organisation: Planning, Halton Council

From: Nicola Hayes
Contaminated Land Principal Officer

Your Ref: 23/00452/FUL
File Ref: HA23-026
W/P Ref: eDM Folder
Date: 28th November 2023

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Lant The Ridgeway, Runcorn, Cheshire

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise **12 apartments**.
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.
 - Should the Council decide to adopt an alternative approach to MEAS Part 1 advice, I request that you let us know. MEAS may be able to provide further advice on options to manage risks in the determination of the application.
 - 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 19**, while Part Two comprises paragraphs **20 to 24**.

Part One

Habitats Regulations Assessment

3. The development site is near to the following national and international sites. These sites are protected under the Conservation of Habitats & Species Regulations 2017 (as amended) and Local Plan policy CS(R) 20 applies:

Merseyside Environmental Advisory Service – delivering high quality environmental advice and sustainable solutions to the Districts of Halton, Knowsley, Liverpool, St.Helens, Sefton and Wirral



- Mersey Estuary SPA (5.5km west of the site);
 - Mersey Estuary Ramsar site (5.5km west of the site).
4. I have considered the proposals and the possibility of likely significant effects on national and international sites using the source-pathway-receptor model. I advise that there is no pathway that could result in likely significant effects on the national and international sites and the proposals do not warrant a Habitats Regulations Assessment for the following reasons:
- The site is located 5.5km from the nearest point of the Mersey Estuary SPA and with no hydrological connectivity or functionally linked land within the established residential area. Therefore, construction related can be discounted;
 - Recreational pressure from residential development has been identified as a Likely Significant Effect alone and in-combination within the Liverpool City Region including Halton¹. However, access to the Mersey estuary's southern coastline is restricted by the ship canal. The Halton Recreational Management Interim Approach discounts development in Runcorn and surrounding areas south of the Mersy estuary due to lack of coastal access and as such the development is exempt from consideration under recreational pressure impacts.

Ecology

Ecological Information

5. The applicant has submitted the following ecological information in accordance with Local Plan policy CS(R)20:
- *Extended Phase One Habitat Survey (Preliminary Ecological Appraisal), Version One. The Ridgeway Murdishaw, ref: 10906 PEA-SB-V1-03.03.23 (Amenity Tree, March 2023), hereafter 'the PEA' and*
 - *Bat Roost Assessment (BRA), The Ridgeway Murdishaw, Version 1 (Amenity Tree, March 2023), hereafter 'the BRA'.*
6. The reports are accepted.

Tree Planting

7. Trees on site are likely to be removed to facilitate the development, the extent of tree removal is unknown. In accordance with Local Plan policy CS(R)20, NPPF paragraph 180 and the biodiversity duty, I advise that tree removal should be minimised, and compensatory tree planting of an equal or greater quantity than the number proposed for removal is accommodated into the site. Details of tree planting is to be provided within a finalised planting plan, which can be secured by a suitably worded planning condition. Part Two provides further recommendations on landscaping.

Bats

Roosting Bats

¹[https://www3.halton.gov.uk/Documents/planning/planning%20policy/newdalp/Halton%20Revised%20HRA_%20Main%20Mods%202021%20\(Web\).pdf](https://www3.halton.gov.uk/Documents/planning/planning%20policy/newdalp/Halton%20Revised%20HRA_%20Main%20Mods%202021%20(Web).pdf)



8. The report states that no evidence of roosting bat use or presence was found, and no structures or trees are present that support suitable features for roosting bats. The Council **does not** need to consider the proposals against the three tests (Habitats Regulations).
9. To enhance the site in accordance with the new biodiversity duty², I advise that bat boxes are installed onto the new building. Details of bat boxes (e.g. number, type and location on an appropriately scaled plan) that will be erected on the site should be provided to the Local Planning Authority for agreement. The following planning condition is required.

CONDITION

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

Lighting

10. Habitats on site and adjacent to the site may provide foraging, 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 180). This can be secured by a suitably worded planning condition. It would be helpful for the applicant to refer to the ['Bats and Artificial Lighting at Night'](#) guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.

Breeding Birds

11. The trees at the site provide opportunities for nesting birds which are protected and Local Plan policy CS(R)20 applies. The following protective measures are to be secured by condition:

CONDITION

No vegetation management or ground clearance is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all vegetation is 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.

12. Tree removal at the site may result in the loss of bird breeding habitat and Local Plan policy CS(R)20 applies. To mitigate for this loss and to enhance the site in accordance with the biodiversity duty, details of bird nesting boxes (e.g. number, type and location on an appropriately scaled plan) that will be erected on the site should be provided to the Local Planning Authority for agreement. The following planning condition is required.

CONDITION

² <https://www.gov.uk/guidance/complying-with-the-biodiversity-duty>



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

Badger and Hedgehog

13. The habitats on site are suitable for badger and hedgehog which are protected, and Priority Species (respectively) and Local Plan policy CS(R)20 applies. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:

- A pre-commencement check for badger and hedgehog;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

14. These measures can be secured by a suitably worded planning condition.

INNS

15. Cotoneaster is present within the site boundary. Cotoneaster species are listed on Schedule 9 of the Wildlife and Countryside Act and national Planning Policy Guidance applies³. The applicant should submit a method statement, prepared by a competent person, which includes the following information:

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

16. The method statement should be submitted for approval to the Local Planning Authority prior to commencement of any works on site. The method statement can be secured by a suitably worded planning condition.

Sustainability

Waste Planning Policy

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), the National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 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.

³ <https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants>

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 in Proposed Site Plan (Drawing Ref: 1853-JAMEX-XX-00-DR-A-1002) 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). The Proposed Site Plan be secured as an Approved Drawing by a suitably worded planning condition.

Low Carbon Development

19. No information has been provided on any sustainability measures to be incorporated into the scheme. The proposed development should consider the use of low carbon and/or renewable energy in line with Core Strategy Local Plan policy CS19: (Sustainable Development and Climate Change) and Policy GR5 (Renewable and Low Carbon Energy).

Part Two

Ecology

Landscape Planting

20. Natural England has produced a Green Infrastructure Planning and Design Guide which provides evidence-based practical guidance on how to plan and design green infrastructure. The Design Guide can be found at [GI Design Guide \(naturalengland.org.uk\)](http://naturalengland.org.uk) and includes guidance on how Biodiversity Net Gain and Local Nature Recovery Strategies can support the design of green infrastructure.
21. Recommended species for tree and hedgerow planting are provided below.
22. Tree species - rowan; birch; willow; hawthorn; blackthorn; cherry; field maple; alder; and oak. Tree species should be tailored to the local area and this can be discussed with the local tree officer.
23. Hedgerow – hawthorn, holly, hazel, dog rose, elder, blackthorn, birch, alder, ash, rowan, aspen, field maple and honeysuckle. It is envisaged that the hedgerows be allowed to attain a height and spread of 2 metres, with some of the tree species (e.g. birch, alder, rowan, aspen, field maple) being allowed to attain a height of 5 metres or more to provide additional habitat and visual screening.

Waste Planning Policy

24. 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); 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.

Guidance and templates are available at:

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

I would be pleased to discuss these issues further and to provide additional information in respect of any of the matters raised.

Nicola Hayes

Contaminated Land Principal Officer

To Leanne Crampton

Date 05/02/2024

Dept. Planning

Ref 23/00452/FUL

From Local Lead Flood Authority

Local Lead Flood Authority Consultation Response – 23/00452/FUL

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land The Ridgeway Runcorn Cheshire.

After reviewing 23/00452/FUL planning application the LLFA has found the following:

- The site is described as 0.16ha and is considered to be a Greenfield site.
- The proposed development is classified as a more vulnerable to flood risk as is defined within Planning Practice Guidance.
- It should be noted that there has been no Flood Risk Assessment provided with this planning application. However, as the site is located within Flood Zone 1 and the area of the site is less than 1ha therefore a Flood Risk Assessment is not required for this application.
- A Drainage Strategy has been prepared in support of the application.

Drainage Strategy

- Discharge location
 - o The site comprises a Greenfield land classification.
 - o Soakaway testing has been undertaken for this site indicating that infiltration is a viable option for this site. Therefore, it is proposed that the surface water is discharged via infiltration, subject to further infiltration tests.
 - o A high level overflow connection into the UU surface water sewer to the southeast of the site is also proposed limiting any flows to 2.0l/s.
 - o The LLFA finds this acceptable.
- Assessment of SuDS
 - o The system proposes to attenuate flows using a soakaway tank and permeable pavement.

-
- The soakaway tank is sized to store 77.5m³, to contain flows on site up to and including the 1 in 100 year +45% CC event.
 - It should be noted that the LLFA has a preference for above ground SuDS systems and would require justification for the use of below ground components such as attenuation tanks and oversized pipes. The LLFA will not accept 'lack of space' or 'loss of plots' as reasonable justification as making space for drainage should be thought about at the master planning stage for a site.
- Runoff Rates
 - It is proposed that the flows from the site are discharged via infiltration, with the results of the testing suggesting that a rate of 1.62x10⁻⁵m/s is achievable. This is to be confirmed with additional infiltration tests in the location of the soakaway.
 - It is also proposed that a high-level overflow to the UU surface water sewer is proposed with a flow restriction of 2.0l/s.
 - The LLFA would agree with the proposed limited flow rates from the site.
 - Drainage Performance
 - The proposed soakaway tank system has been sized for the 1 in 100 year plus 45% CC event.
 - Causeway flow calculations have been provided to demonstrate that no flooding would occur for the design storm event.
 - The LLFA would require a plan showing exceedance route should the surface water system be overwhelmed or fail and a plan showing the catchment areas used within the model.
 - Maintenance and management
 - The drainage strategy does not provide a clear management and maintenance plan for this development.

In summary, the LLFA agrees with the assessment of flood risk to and from the site and the applicant has provided a clear drainage strategy. Therefore, the LLFA would recommend the following conditions:

- No development shall take place until details of the implementation, maintenance and management of a SUDS scheme for the disposal of surface water in accordance with the SUDS hierarchy has been submitted to and approved by the local planning authority. The scheme shall be implemented

and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Justification of why more sustainable drainage cannot be included to reduce the runoff from the site.
 - The LLFA would also require a plan showing exceedance route should the surface water system be overwhelmed or fail and a plan showing the catchment areas for the site.
 - A management and maintenance plan for the lifetime of the development is provided.
- No development shall be occupied until a verification report confirming that the drainage system has been constructed in accordance with the approved design drawings (including off site alterations) and in accordance with best practice has been submitted to and approved by the local planning authority. This shall include:
- Evidence that the SuDS have been signed off by an appropriate, qualified, indemnified engineer and are explained to prospective owners & maintainers plus information that SuDS are entered into the land deeds of the property.
 - An agreement that maintenance is in place over the lifetime of the development in accordance with submitted maintenance plan; and/or evidence that the SuDS will be adopted by third party.
 - Submission of 'As-built drawings and specification sheets for materials used in the construction, plus a copy of Final Completion Certificate.



MEMORANDUM

To **Leanne Crampton**

Date 07-02-2024

Dept. Planning

Ref **23/00452/FUL v2**

From Highway Authority

23/00452/FUL The Ridgeway Runcorn WA7 6ER

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land The Ridgeway Runcorn Cheshire WA7 6ER.

Note: Pre-Application advice was offered: 23/08009/PREAPP - Construction of No. 8 3B5P houses & associated landscaping at vacant Land Along The Ridgeway Runcorn WA7 6ER.

No Highway Objection, subject to conditions.

Following collaboration and subsequent design development, Highways has no objection to the proposed development; additional information and/or amendment having satisfactorily addressed considerations resulting in full support being offered.

Conditions will be required/are suggested.

Given the constraints and situation of the site a Construction Management Plan (CMP) detailing, but not limited to: access, delivery and manoeuvring of vehicles associated with the proposed works would be required pre-commencement. The CMP should also detail how safe passage, for all users, will be maintained during the construction phase.

Notwithstanding the layout drawings a condition for off-site Highway works/s278 Agreement will be required encompassing the pedestrian crossing points; namely about the site access, to the other side of the Ridgeway, and also across the entrance bellmouth, such that a level/DDA compliant route between the site and local shops, bus interchange etc. is afforded given the existing alternative ramped/stepped pedestrian routes about the site.

Ownership and management of the green spaces adjacent to the adopted highway would be required to be understood e.g. hedge trimming regime will be required to be conditioned.

Informatives:

- A Construction Management Plan will be required that will cover, but not be limited to, the management of vehicle movement on the public highway, time of working and the management and cleaning of debris on the highway.

- A S278 or similar highway agreement will be required prior to the commencement of any construction work to undertake works on the existing adopted highway to amend the existing access/vehicle crossover as proposed; new pedestrians crossings as mentioned above will also form part of this agreement.
- Both pedestrian and vehicle visibility splays will be required to be demonstrated (in both the horizontal and vertical planes) that emerging drivers can see both pedestrians and cyclists on the footpath and vehicles on the highway for safe access and egress to the site. The recommend distances will depend on the speed of traffic, see Manual for Streets Chapter 7.
- Notwithstanding any LFFA response, provision shall be made within the site for the disposal of surface water such that none runs onto the adopted highway. The applicant should ensure they have met their obligations under NPPF particularly regarding discharge rates.

Any new or extended areas of hardstanding are required to be constructed of porous materials or provision made to allow for direct run-off water from a hard surface to a permeable or porous area or surface within the curtilage of the dwelling to prevent surface water runoff onto the highway.

- The developer will be responsible for paying for the installation and/or relocation of any existing signs/columns, which must be agreed in advance. Similarly statutory undertakers' equipment.

Nicola Baldry

From: Planningsouth <planningsouth@spenergynetworks.co.uk>
Sent: 15 December 2023 12:17
To: Dev Control
Subject: RE: Planning Application Consultation 23/00452/FUL

Categories: Nicola, Alan

Thank you for the consultation regarding the above planning application.

I have reviewed the proposals and provide comments for SP Energy Networks who operate and manage the electricity network up to 132kV on behalf of the licenced network operator, SP Manweb, for the area including the application site. In general, SP Energy Networks has no objection to the proposed development shown on the proposed layout plan subject to required measures to protect SP Manweb network assets and ensure safe working around the affected network.

The applicant must be made aware of the need to work safely around these assets or to divert them where necessary. There would need to be safe working during construction and post construction. Guidance on this matter can also be found here <https://www.hse.gov.uk/pubns/priced/hsg47.pdf> and <https://www.hse.gov.uk/pubns/g6.pdf> .

The applicant should be advised of this in an informative added to any consent and also prior to starting work on site to contact the SP Energy Networks to discuss diverting the directly affected assets <https://www.spenergynetworks.co.uk/pages/diversion.aspx> .

Regards
Steve

Internal Use

-----Original Message-----
From: dev.control@halton.gov.uk <dev.control@halton.gov.uk>
Sent: 09 November 2023 08:30
To: Planningsouth <planningsouth@spenergynetworks.co.uk>
Subject: Planning Application Consultation 23/00452/FUL

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EXTERNAL SENDER: Be cautious, especially with links and attachments. Report phishing if suspicious.
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Please see the attached Planning Application Consultation Re - Vacant Land The Ridgeway Runcorn Cheshire

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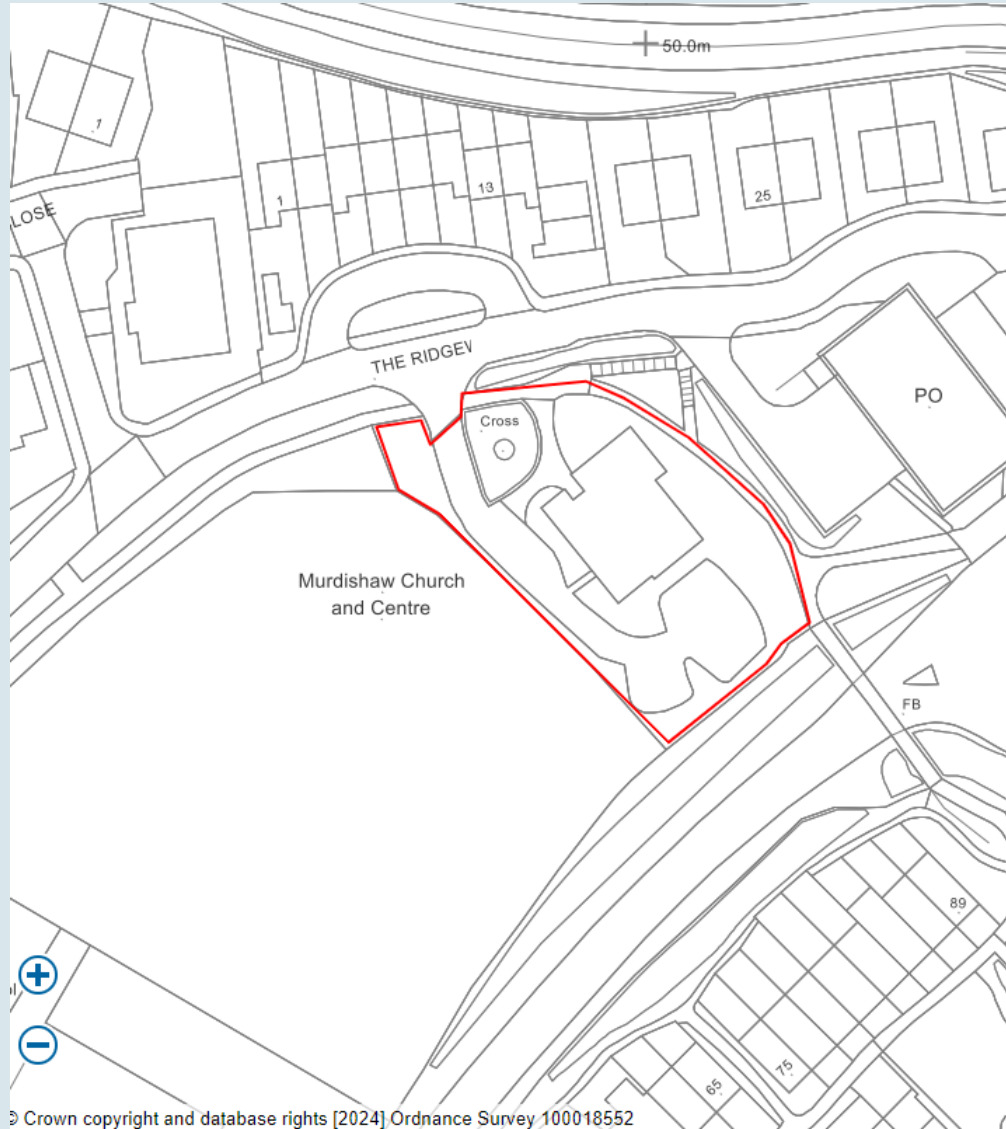
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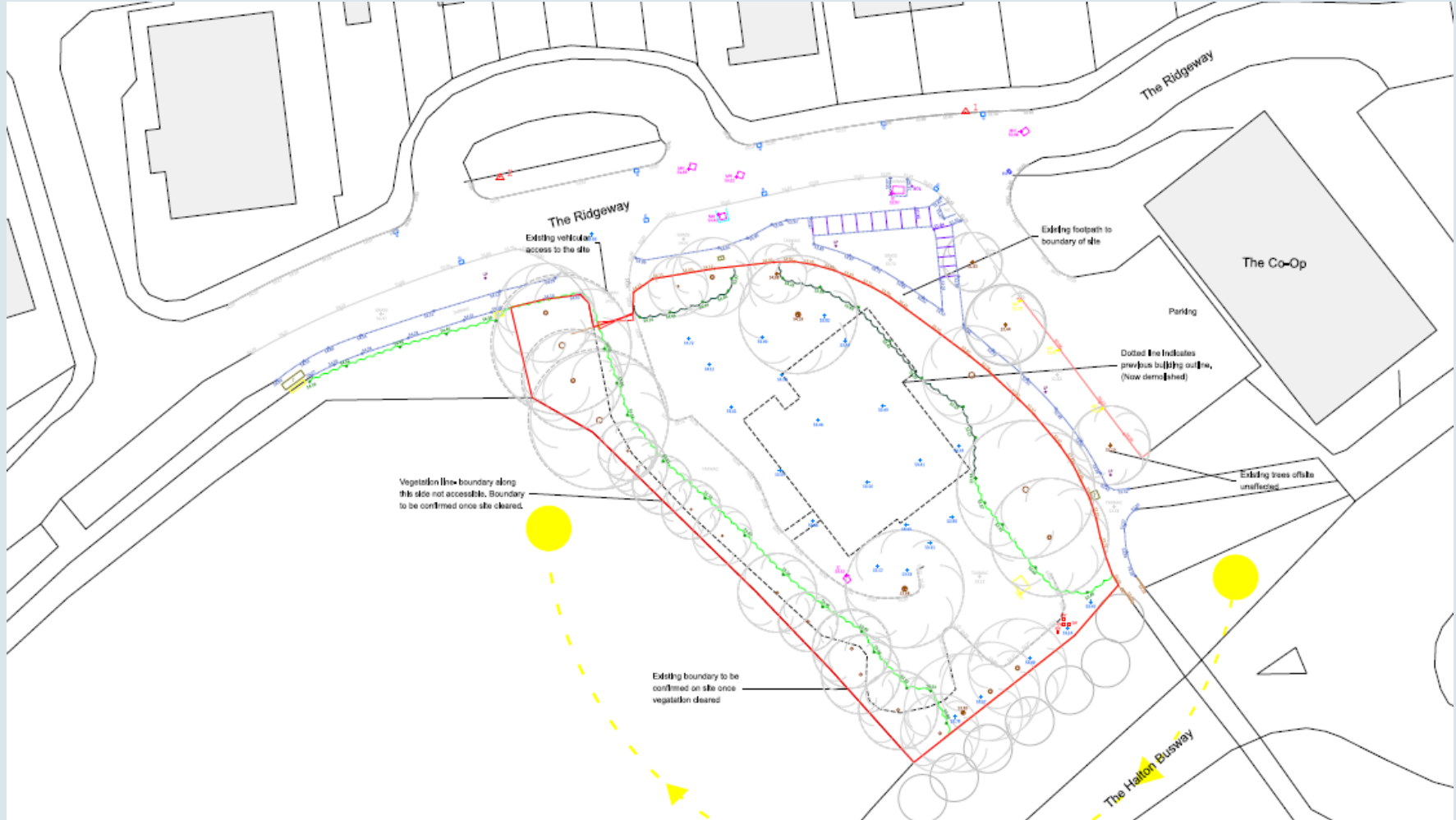
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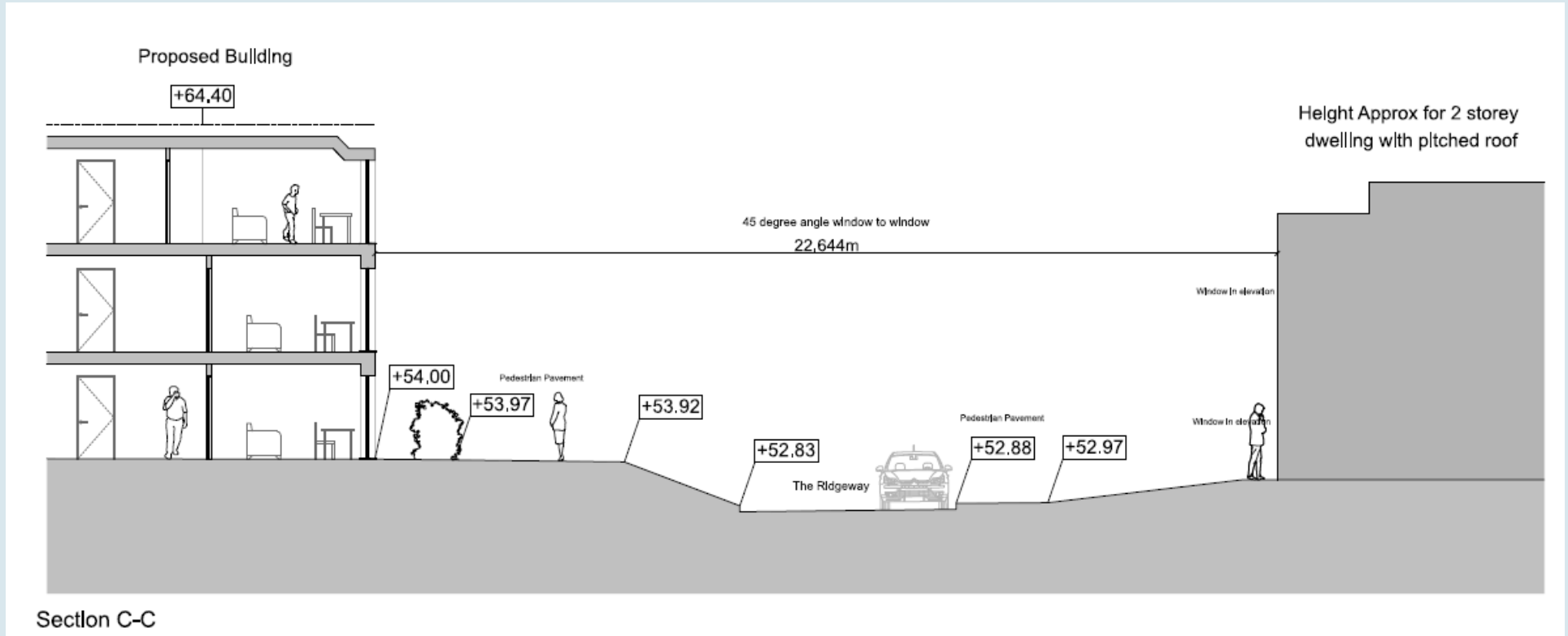


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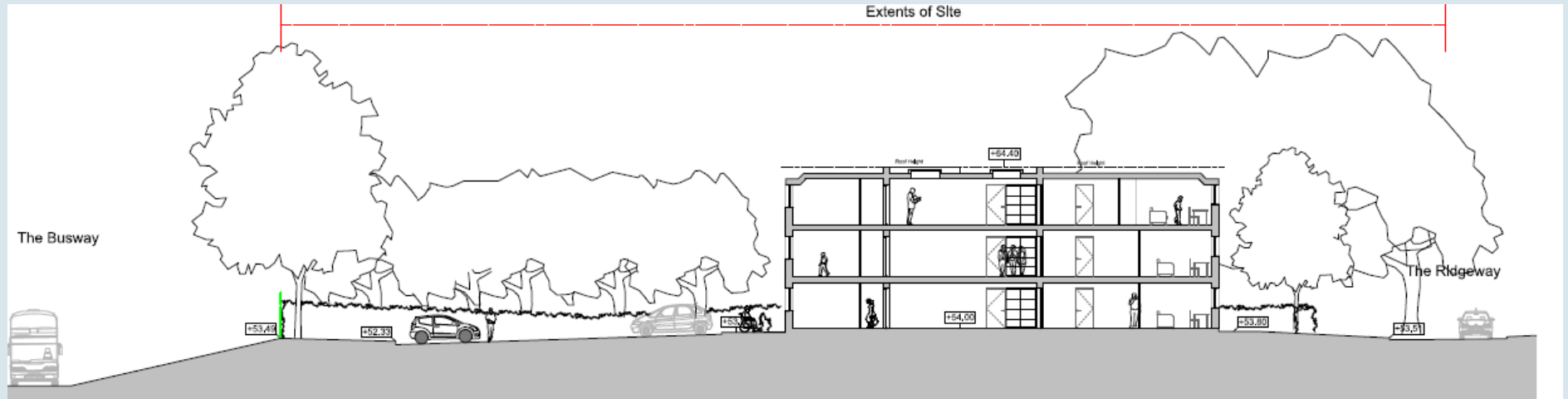




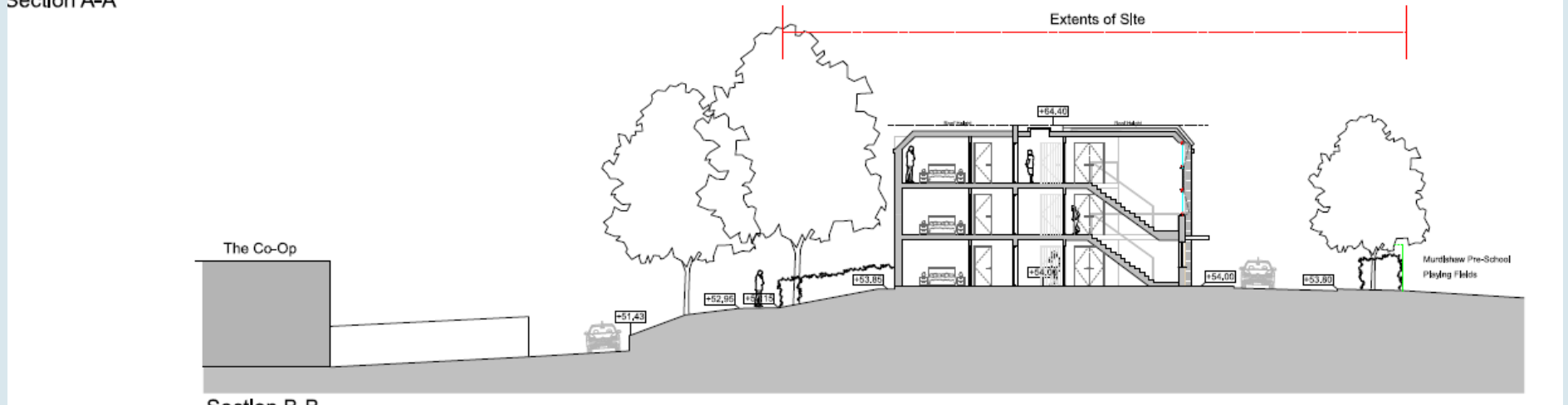






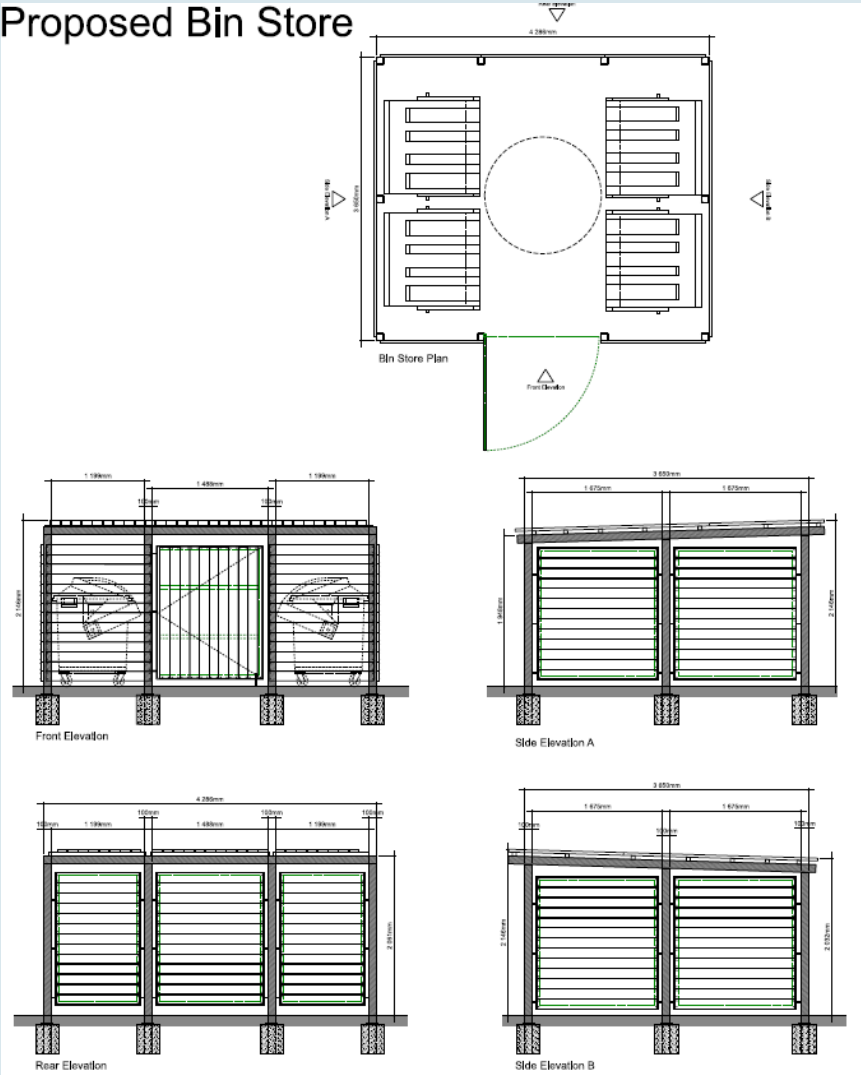


Section A-A



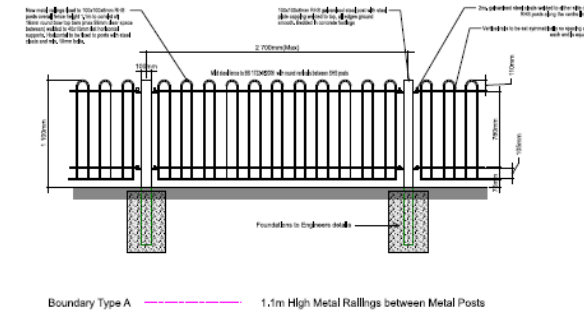
Section B-B

Proposed Bin Store

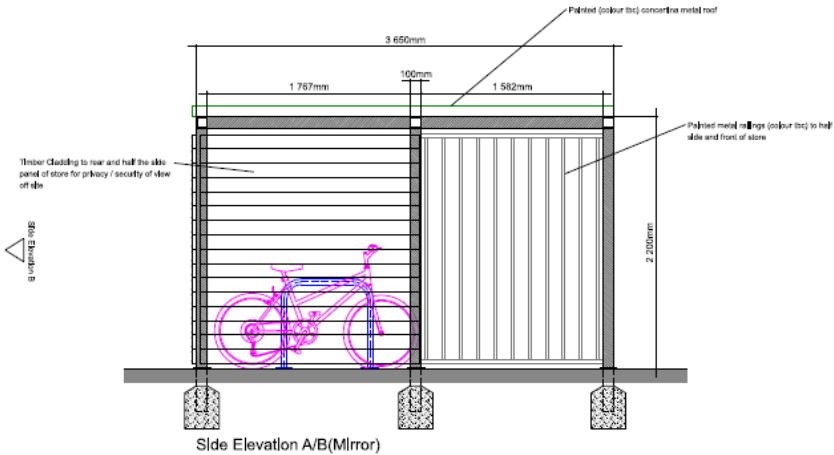
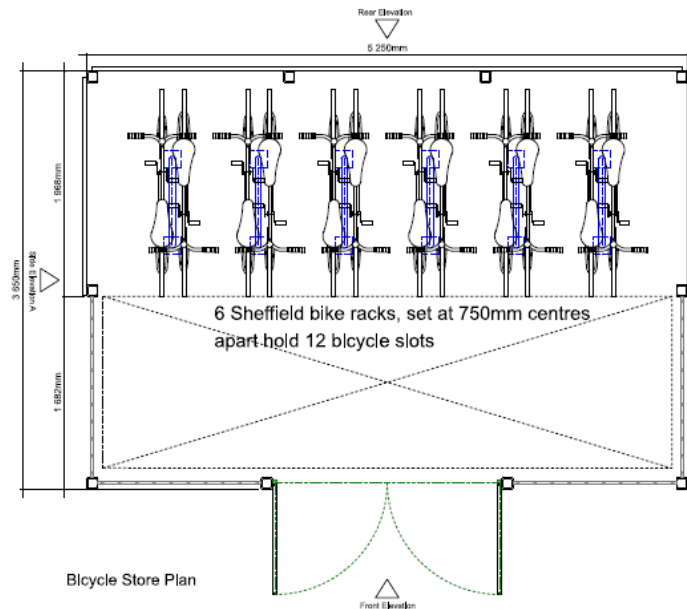
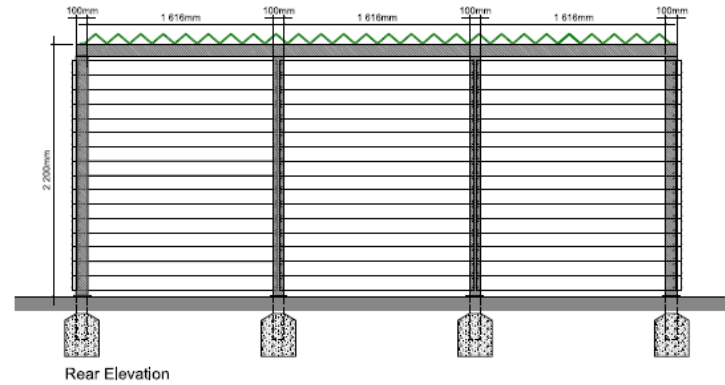
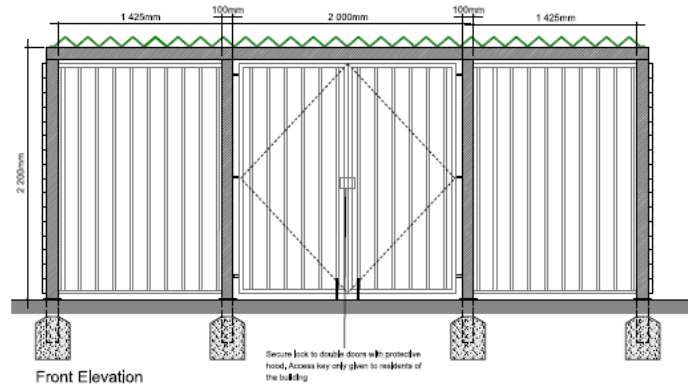


Proposed Boundary Detail

Scale @ 1:20



Proposed Bicycle Store



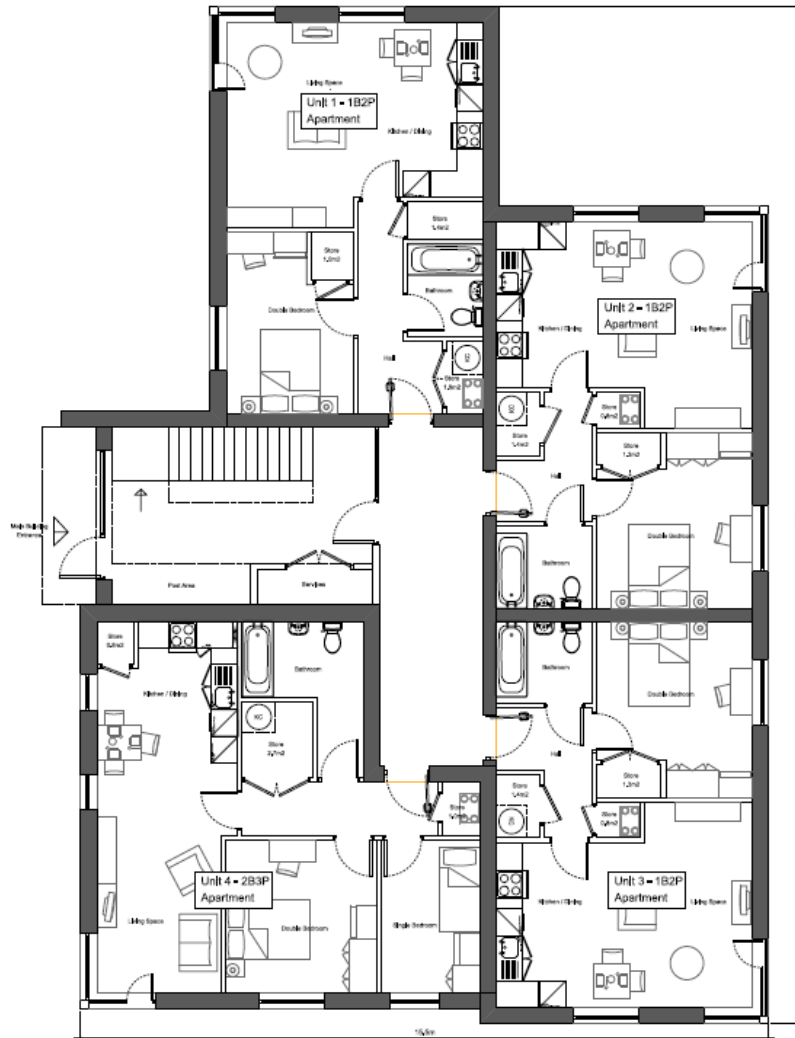


Proposed Elevation A

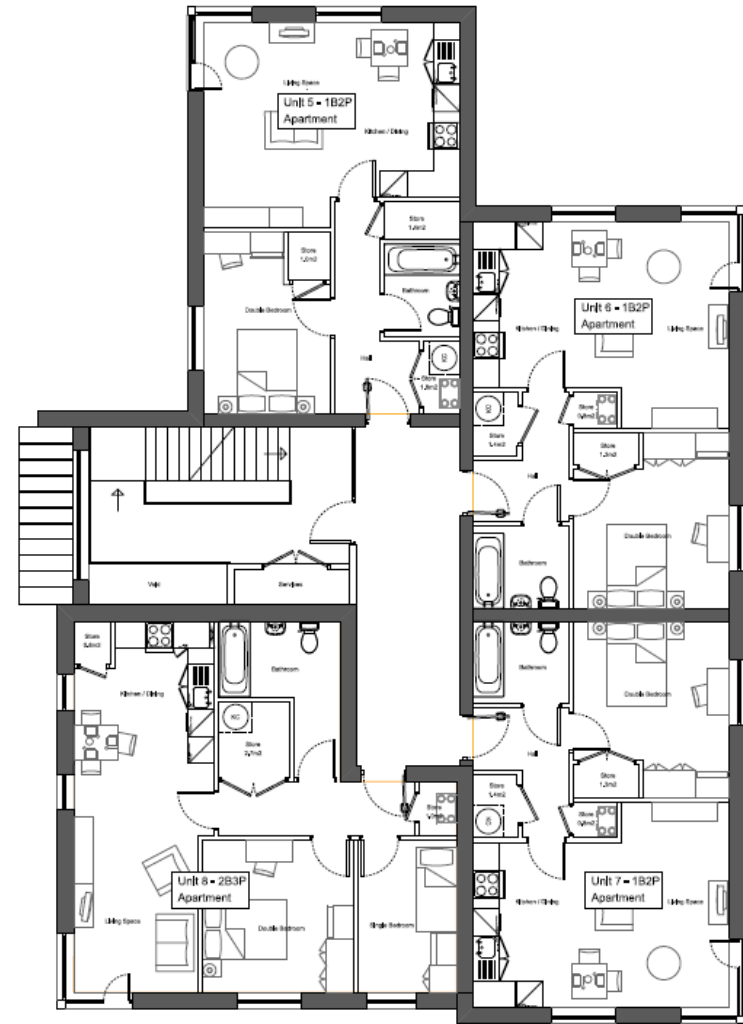


Proposed Elevation B

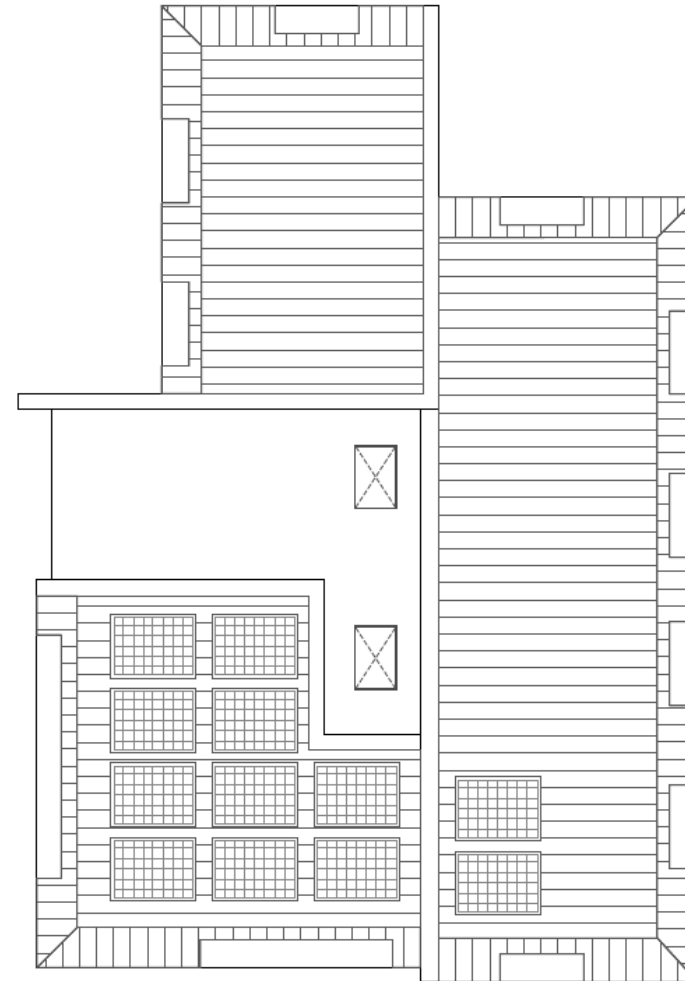
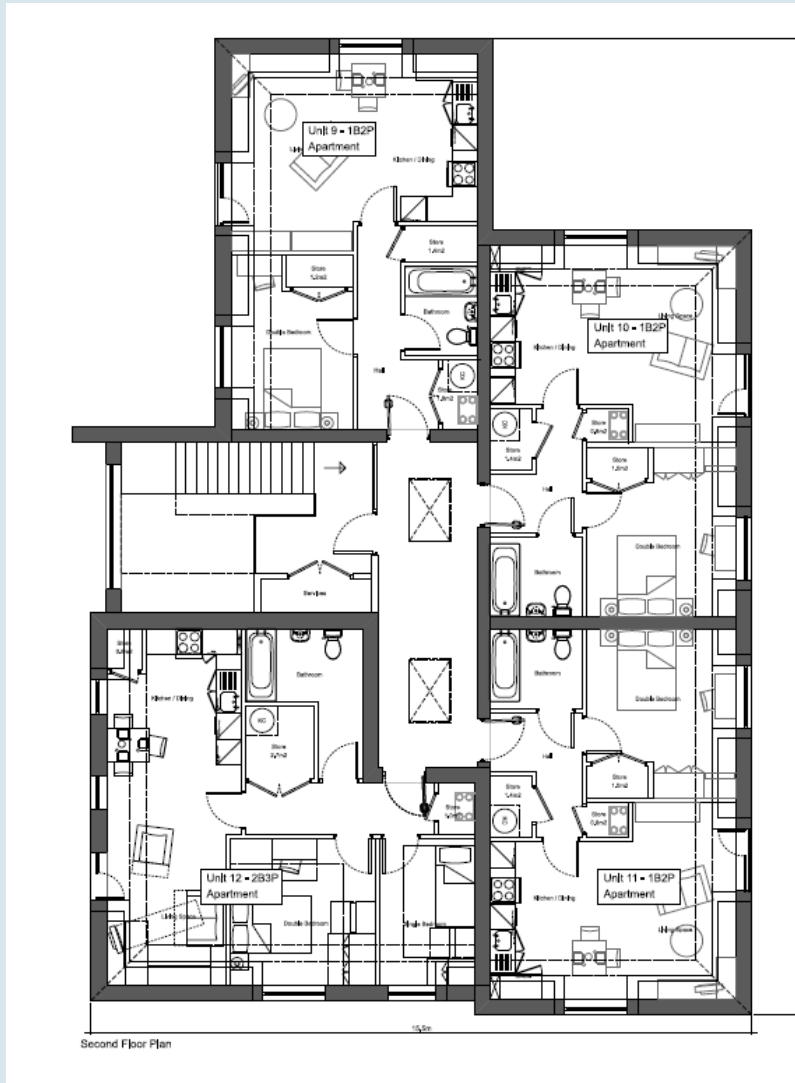


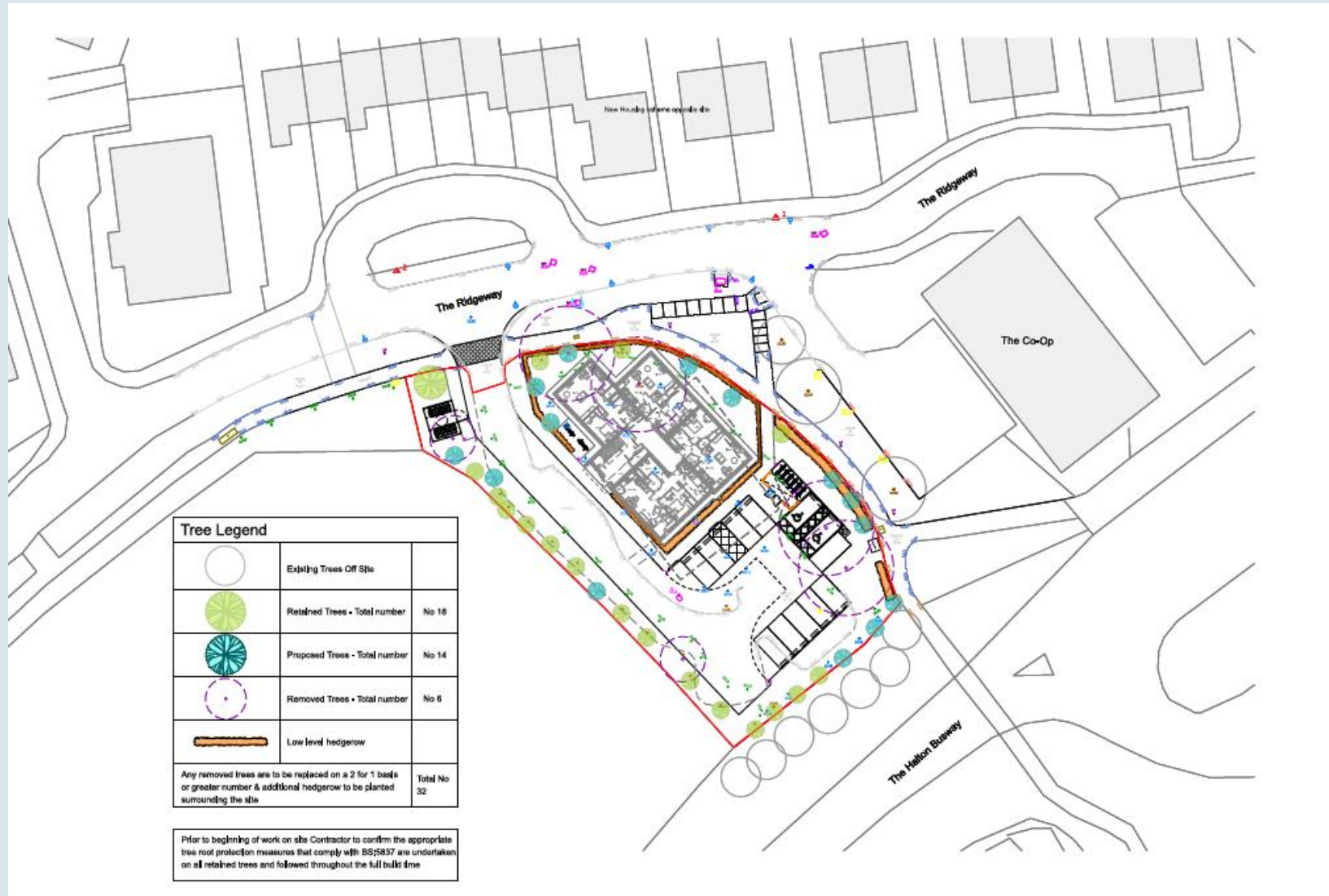


Ground Floor Plan



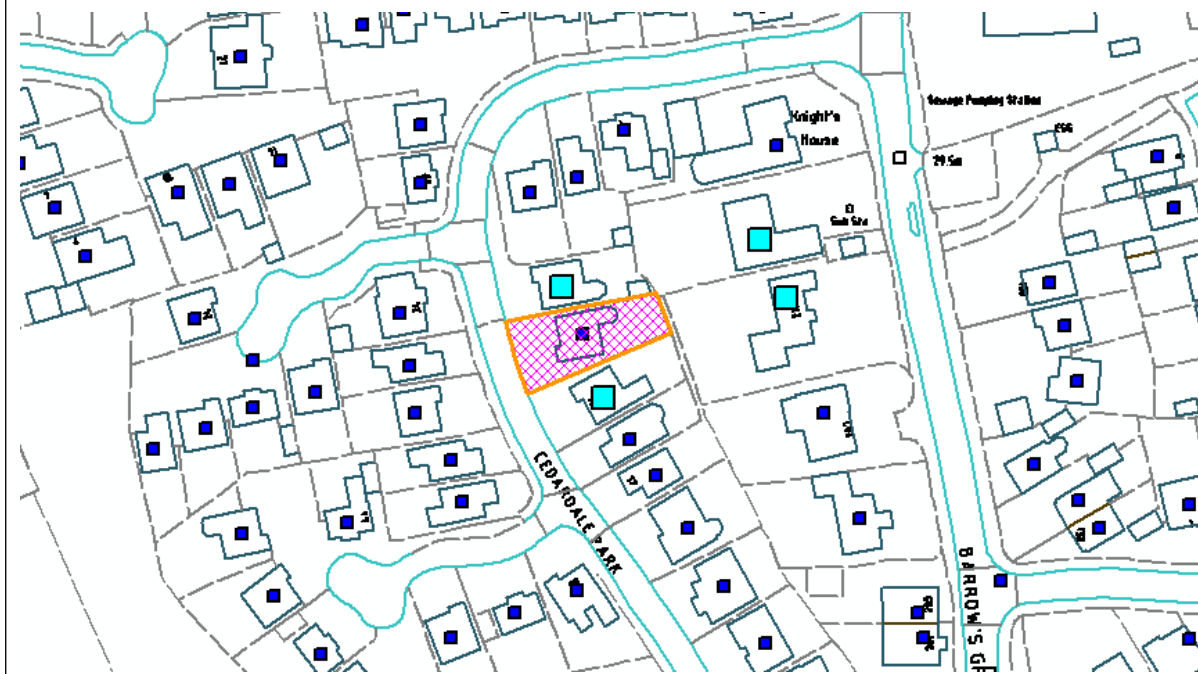
First Floor Plan







APPLICATION NO:	24/00016/FUL
LOCATION:	9 Cedardale Park
PROPOSAL:	Proposed demolition of conservatory, construction of single storey rear extension.
WARD:	None
PARISH:	Farnworth
APPLICANT:	Mr & Mrs K Teeling
AGENT:	Mr Emma Coulson
DEVELOPMENT PLAN:	ALLOCATIONS:
Halton Delivery and Allocations Local Plan (2022)	Primarily Residential Areas – RD5
Halton Core Strategy (2013)	
Joint Merseyside and Halton Waste Local Plan (2013)	
DEPARTURE	No
REPRESENTATIONS:	None
RECOMMENDATION:	Approve subject to conditions

SITE MAP

1. APPLICATION SITE

1.1 The Site

The property subject to this application is 9 Cedardale Park, Widnes, WA8 3JU.

This property is a detached dwelling and sits on an estate of houses of a similar size. The site is located within the Primarily Residential area on the Halton Delivery and Allocations Local Plan Policies Map.

The site does not contain any trees protected by a TPO. No trees will be removed as a result of this application.

1.2 Planning History

A planning history search has revealed that there are no previous extensions to this property.

2. THE APPLICATION

2.1 The Proposal

The applications seek planning permission for the proposed demolition of conservatory and construction of a single storey rear extension.

2.2 Documentation

The application is accompanied with plans and elevations.

3. POLICY CONTEXT

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

3.1 Halton Delivery and Allocations Local Plan 2022 (DALP)

The following policies are considered to be applicable:

- RD3 Dwelling Alterations, Extensions, Conversions and Replacement Dwellings;
- RD5 Primarily Residential Areas;
- GR1 Design of Development;
- GR2 Amenity.

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.24 National Planning Policy Framework

3.3 The last iteration of the National Planning Policy Framework (NPPF) was updated in 2023 and sets out the Government's planning policies for England and how these should be applied. Paragraph 47 states that planning law requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing. Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

3.4 National Planning Practice Guidance (NPPG)

Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities. The overall aim is to ensure the planning system allows land to be used for new homes and jobs, while protecting valuable natural and historic environments.

3.5 Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

Equality Duty Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:- (1) A public authority must, in the exercise of its functions, have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application. There are no known equality implications arising directly from this development that justify the refusal of planning permission.

4. CONSULTATIONS

No consultations were required for this application

5. REPRESENTATIONS

This application was publicised by 6 neighbour notification letters sent on 18/01/24. No representations were received from this publicity.

6. ASSESSMENT

General principles for all extensions are set out in section 3 of the House Extensions Supplementary Planning Document.

The house extensions SPD outlines the general principles for all householder extensions. The SPD outlines that extensions should relate closely to and harmonise with the existing building in its scale, proportions, materials and appearance. In particular, extensions should be subordinate to the original dwellinghouse, external materials should further closely match the existing dwelling and on prominent elevations, problems of bonding should be overcome by setting the extension back from the main wall of the dwelling.

The position of the dwelling within its plot will represent one of the most important considerations. In addition, the roof pitch of an extension should be pitched to match that of the existing dwelling - flat roofs are not normally accepted unless they are a feature of the original dwelling house and windows should match the design, proportions and size of the original dwelling.

Design in relation to existing dwellings

The house extensions SPD states that single-storey rear extensions will not normally be allowed if it projects more than a 45 degree line from the middle of the nearest effected middle window serving a habitable or if it exceeds 4 metres. While no explicit height limit is outlined within the SPD, the proposed height will further be taken into consideration by the LPA. In addition, any proposal will be assessed against the neighbouring dwelling and any potential impact.

The proposed extension will extend outwards by 2.5 metres and have a width of the whole house which is 8.5 metres, this will create a larger kitchen space and shower room. This is to replace the current conservatory. The extension will have an overall height of 3.4 metres and an eaves height of 2.5 metres, with the addition of 3 roof lights.

Based on the above, it is considered that this application complies with all the points set out in the SPD.

The proposed materials will match the existing dwellinghouse and in turn complies with Policy GR1 of the DALP. This will further be secured via planning condition.

The approach taken with regard to openings is considered to be acceptable.

Effect on the street scene and the character of the area

It is thought that the addition of this extension will respect the design of the existing properties and street scene, whilst not being detrimental to the appearance of the area. With this being a rear extension, there will be limited view of it from the street scene.

Residential Amenity

Given the location of the proposal in relation to neighbouring properties, it is considered that light would not be significantly restricted to the detriment of residential amenity. Given the location of the proposed openings in relation to neighbouring properties, it is considered that they would not significantly compromise privacy to the detriment of residential amenity and is compliant with Policy GR2 of the DALP.

Parking Provision

There will be no effect to parking provision following from this proposal.

Private Amenity Space

Sufficient private amenity space would still remain following the implementation of the proposed single storey rear extension to accord with the requirements set out in the Design of Residential Development Supplementary Planning Document.

7. CONCLUSIONS

Considering the above, the proposal complies with Policies RD3, CS(R)18, GR1 and GR2 of the Halton Delivery and Allocations Local Plan and the House Extensions Supplementary Planning Document and should be approved.

8. RECOMMENDATION

That this application is approved subject to the following conditions:

1. The decision to grant 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 problems arising in relation to dealing with planning applications in

accordance with Part 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015

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

Reason :- In accordance with Section 91 (as amended) of the Town and Country Planning Act 1990.

3. Development should be carried out in accordance with the approved plans:

HA2354 01- Location Plan
HA2354 02- Existing Plans
HA2354 03- Proposed Plans

Reason: For the avoidance of doubt.

4. The external surfaces of the development hereby permitted shall be constructed in the materials that match, or closely harmonise with, the existing dwelling.

Reason :- To ensure that the development has a satisfactory appearance, in accordance with Policy GR1 of the Halton Delivery and Allocations Local Plan.

9. BACKGROUND PAPERS

- 9.1 The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972.

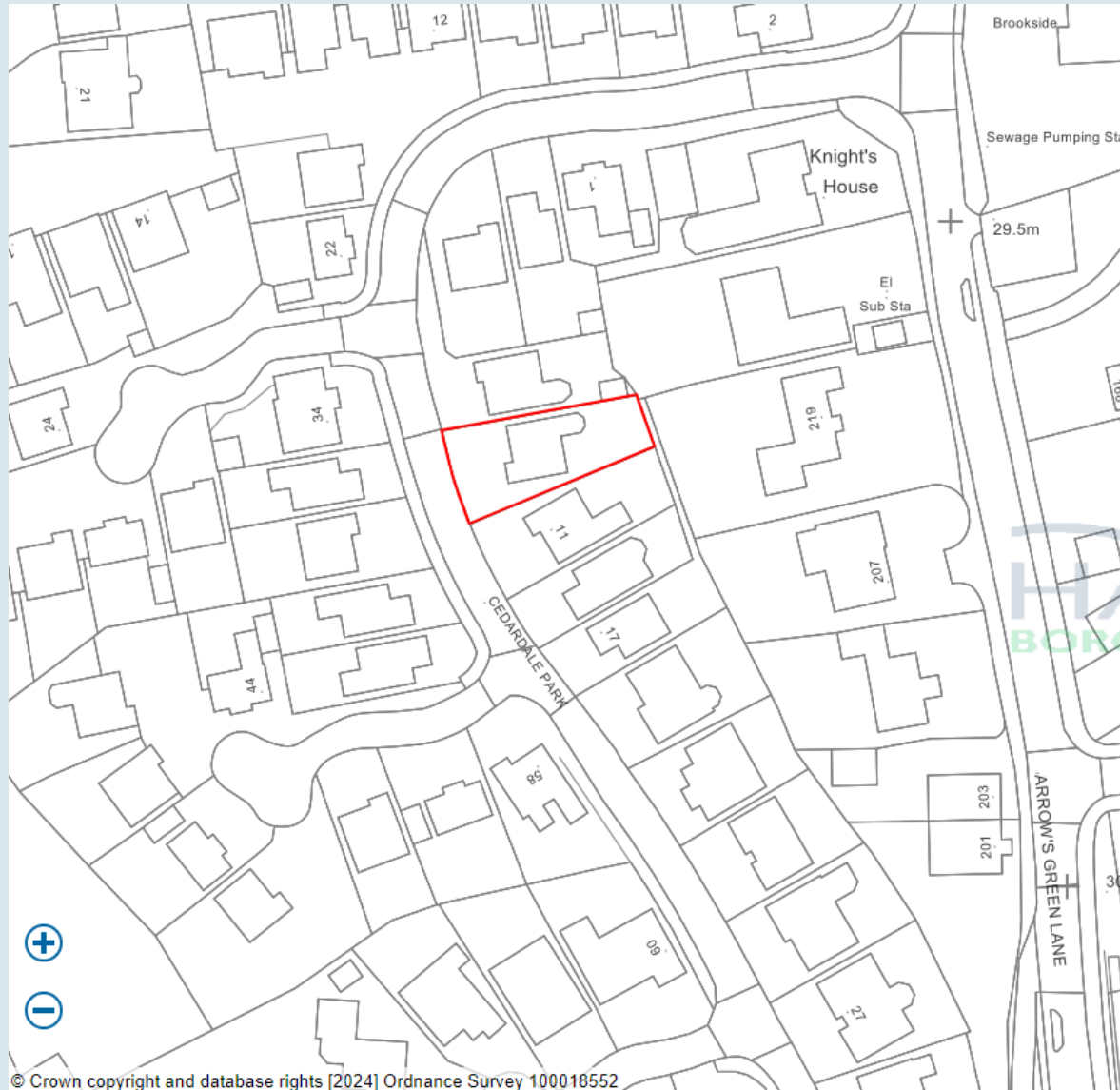
10. SUSTAINABILITY STATEMENT

As required by:

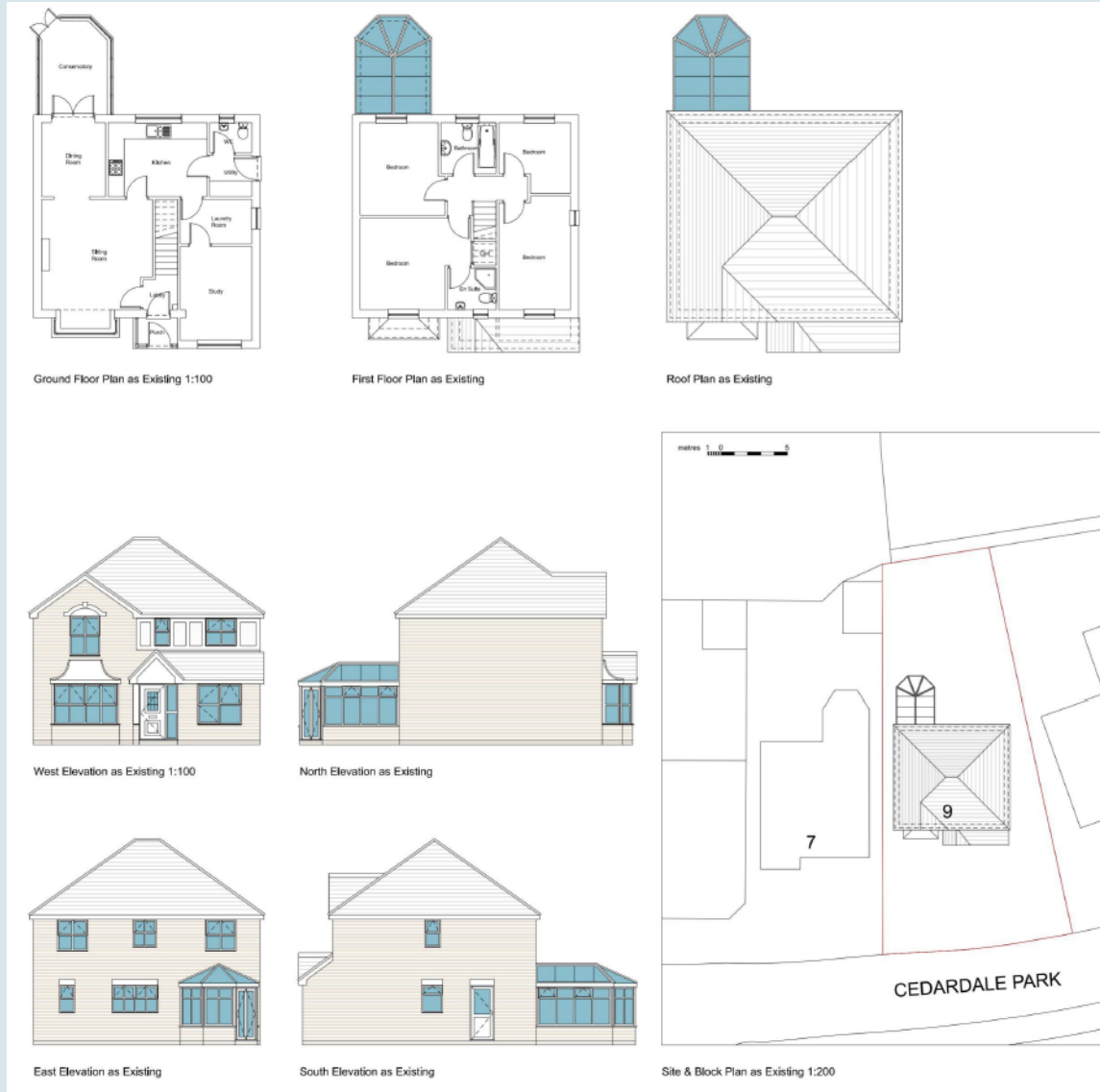
- The National Planning Policy Framework (2019);
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

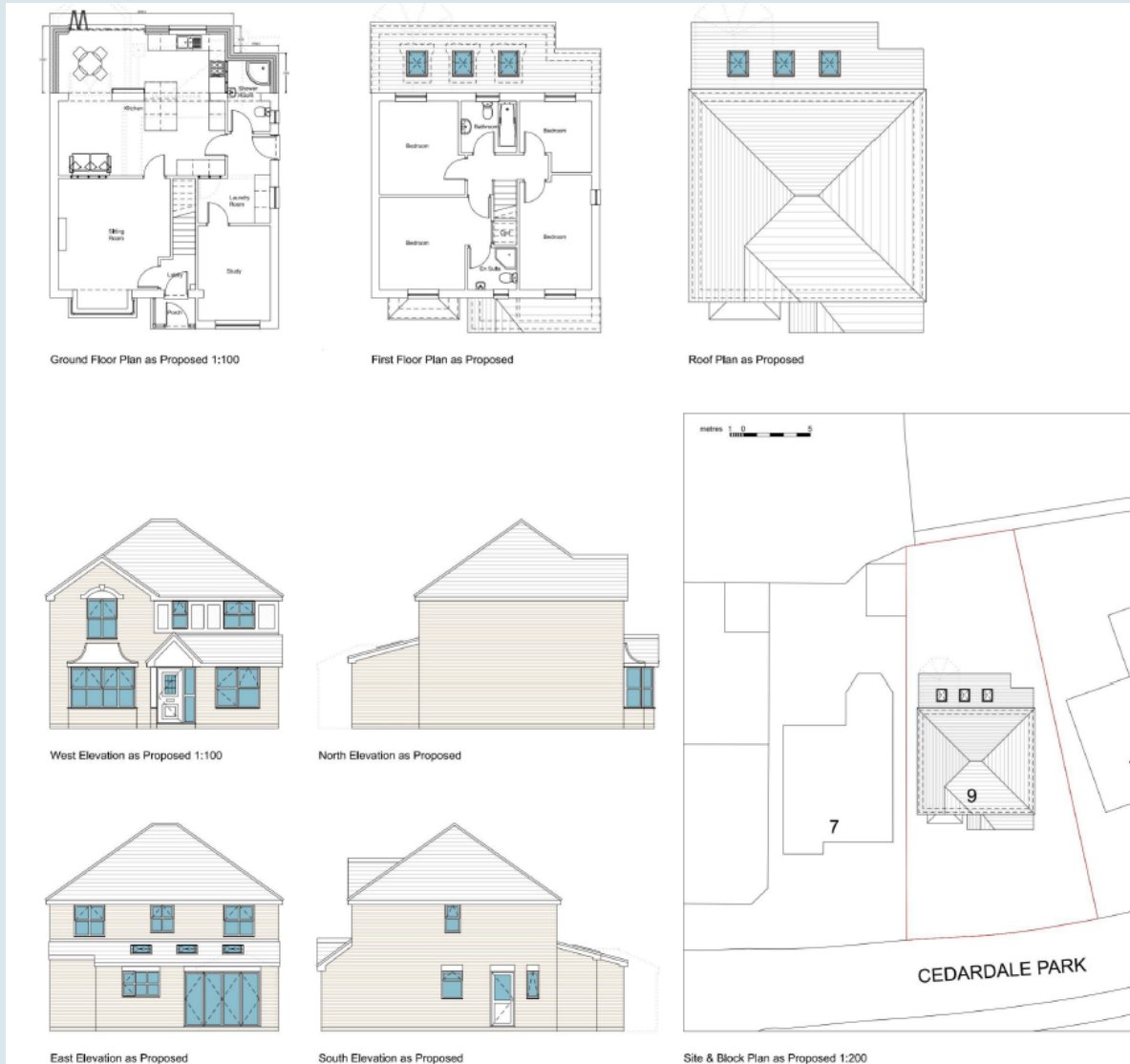
This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.



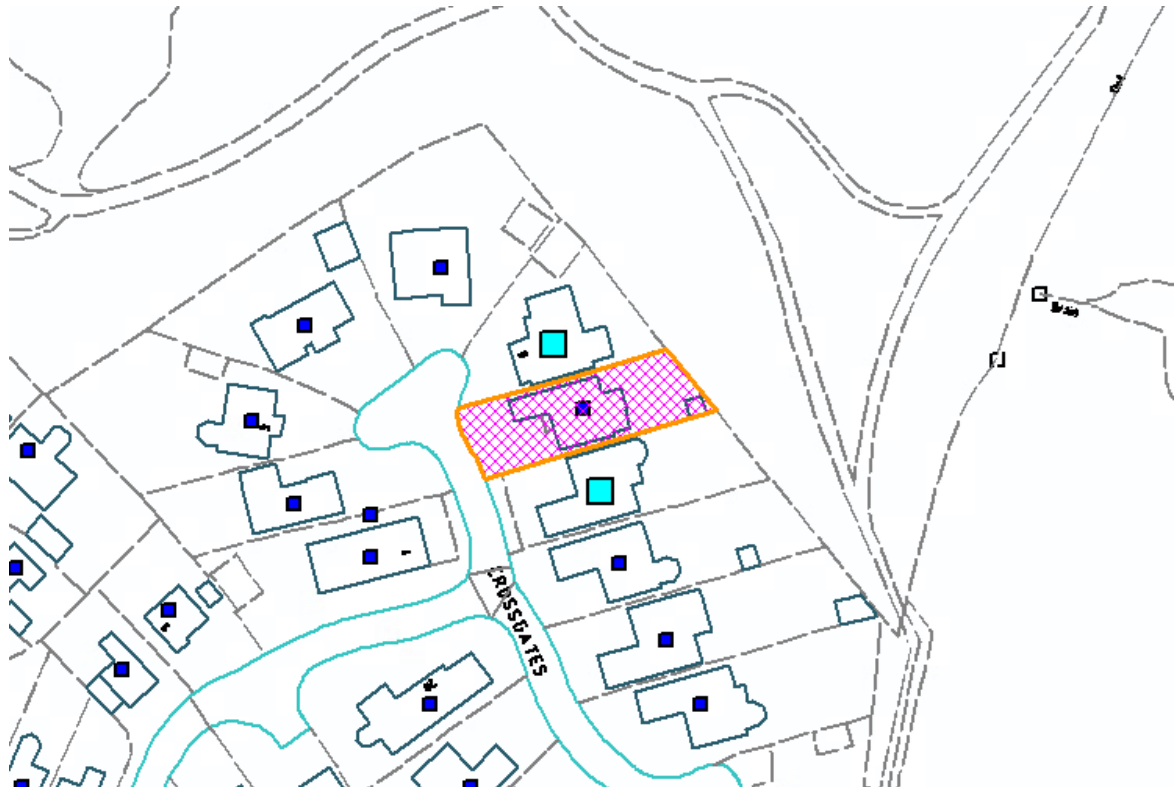


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APPLICATION NO:	24/00018/FUL
LOCATION:	7 Crossgates, Widnes, Cheshire, WA8 3GA.
PROPOSAL:	Proposed single storey rear extension to replace existing conservatory.
WARD:	Halton View Ward
APPLICANT:	Mr Stewart Sturdy
AGENT:	Mr Lee Rowley
DEVELOPMENT PLAN:	ALLOCATIONS:
Halton Delivery and Allocations Local Plan (2022)	Primarily Residential Areas – RD5
Halton Core Strategy (2013)	
Joint Merseyside and Halton Waste Local Plan (2013)	
DEPARTURE REPRESENTATIONS:	No
KEY ISSUES:	None
RECOMMENDATION:	Approve subject to conditions
SITE MAP	
	

1. APPLICATION SITE

1.1 The Site

The property subject of the application is 4-bedroom, two-storey, detached dwelling-house located on 7 Crossgates, Widnes, Cheshire, WA8 3GA.

The site is located within the Primary Residential on the Halton Delivery and Allocations Local Plan Policies Map.

The application proposes a single storey rear extension to replace existing conservatory.

Permitted Development rights for the enlargement of dwelling houses have been withdrawn at the site.

1.2 Planning History

A planning history search was complete within the application site and has revealed the following relevant applications:

Application 8010498f for the reclamation of land by tipping and extraction of inert material for the purposes of agriculture, Open space and housing was approved by Halton Borough Council on 07.08.1980.

Outline application 80111690 for the erection of 16 detached and 2 pairs of semi-detached dwellinghouses was approved by Halton Borough Council on 25.11.1980.

Application 9025791f for proposed site layout, roads, sewers & associated works in connection with Plots for 19 detached residences was approved by Halton Borough Council on 16.08.1990.

2. THE APPLICATION

2.1 The Proposal

The application proposes a single storey rear extension to replace existing conservatory.

2.2 Documentation

The application is accompanied by the below plans supporting the application:

- WA8 3GA/7/01 Elevations & Sections
- WA83GA/7/02 Plans

3. POLICY CONTEXT

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

3.1 Halton Delivery and Allocations Local Plan 2022 (DALP)

The following policies are considered to be applicable:

- C2 Parking Standards;
- CS(R)18 High Quality Design;
- CS23 Managing Pollution and Risk;
- GR1 Design of Development;
- GR2 Amenity;
- HE8 Land Contamination;
- RD3 Dwelling Alterations, Extensions, Conversions and Replacement Dwellings.

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.2 National Planning Policy Framework

The last iteration of the National Planning Policy Framework (NPPF) was updated in 2023 and sets out the Government's planning policies for England and how these should be applied. Paragraph 47 states that planning law requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing. Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

3.3 National Planning Practice Guidance (NPPG)

Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities. The overall aim is to ensure the planning system allows land to be used for new homes and jobs, while protecting valuable natural and historic environments.

3.4 Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

Equality Duty Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:- (1) A public authority must, in the exercise of its functions, have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application. There are no known equality implications arising directly from this development that justify the refusal of planning permission.

4. CONSULTATIONS

Halton Borough Council's Contaminated Land Officer

The Contaminated Land Officer was consulted on the application and raises the following comments:

"The application site is location adjacent to Sunny Bank Park which was formerly railway land associated with tipping of waste by the railway company. Historical site investigations identified some issues associated with landfill gases, and whilst the gas management/mitigation was included in the creation of the parkland, the development of the Crossgates estate was to include gas protection measures. Therefore, the Planning Authority should request details of the protection measures included in the original construction of 7 Crossgates (if available) and the new extension must include appropriate gas protection.

Therefore, any approval must include a condition requiring the submission and agreement of gas protection measures, including verification of the independent installation and keying in of the extension to the existing property and its measures.

Suggested text of r a condition - No development shall take place until a scheme of ground gas protection is submitted and agreed in writing. This must include details of the integration with the existing property. Upon completion a

verification report detailing how the Gas Protection Verification Scheme has been met”.

Will Watson
Contaminated Land Officer

The recommended pre-commencement condition has been attached accordingly and agreed with the applicant. This is discussed further within the report.

5. REPRESENTATIONS

The application was publicised by 2 neighbour notification letters sent on 18.01.24 to the surrounding properties. No representations have been received within this publicity, which expired on 11.02.24.

6. ASSESSMENT

The property subject of the application is 4-bedroom, two-storey, detached dwelling-house located on 7 Crossgates, Widnes, Cheshire, WA8 3GA.

General principles for all extensions are set out in section 3 of the House Extensions Supplementary Planning Document.

The House Extensions SPD outlines the general principles for all householder extensions. The SPD outlines that extensions should relate closely to and harmonise with the existing building in its scale, proportions, materials and appearance. In particular, extensions should be subordinate to the original dwellinghouse, external materials should further closely match the existing dwelling and on prominent elevations, problems of bonding should be overcome by setting the extension back from the main wall of the dwelling.

The position of the dwelling within its plot will represent one of the most important considerations. In addition, the roof pitch of an extension should be pitched to match that of the existing dwelling - flat roofs are not normally accepted unless they are a feature of the original dwelling house and windows should match the design, proportions and size of the original dwelling.

Design in relation to existing dwelling

The proposed development seeks permission to erect a single-storey rear extension to replace the existing conservatory.

The application site currently has a single-storey rear conservatory projecting back from the original dwellings rear wall by circa 3.5 metres and spanning a width of circa 4 metres.

The proposed single-storey rear extension to replace the existing conservatory is of a size, which is acceptable to the application property. The

proposed rear extension projects back from the existing rear wall by 4.050 metres, with a width of 7.415 metres, and eave height of circa 2.46 metres.

Section 6 of the SPD states that rear extension would not normally be allowed if it projects more than a 45 degree line from the middle of the nearest affected window or exceeds a maximum of 4 metres.

The proposed rear extension does not exceed 4 metres from the original dwellings rear wall and following a site visit, it is noted that proposed extension complies to the 45 degree rule and is subordinate to the original dwelling.

A gap is retained to the boundary which will allow for access to the rear garden for the purposes of bin storage and bicycle movements.

The materials proposed for the single-storey rear extension consists of facing bricks and tiles to match the original dwelling. This is considered acceptable and has been secured by condition.

The approach taken with regard to openings is considered to be acceptable.

Effect on the street scene and the character of the area

The proposed development is a rear extension, and not visible from the properties principal elevation. Therefore, is considered to not result in a detrimental impact on the character or appearance of the host dwelling or surrounding area given it will not be visible from the street scene.

Residential Amenity

Given the location of the proposal in relation to neighbouring properties, it is considered that light would not be significantly restricted to the detriment of residential amenity.

Given the location of the proposed openings in relation to neighbouring properties, it is considered that they would not significantly compromise privacy to the detriment of residential amenity.

Parking Provision

The property currently benefits from three off road parking spaces, two situated on the driveway, and one situated within the adjoining garage. These will be retained.

It is considered that the proposal meets the requirements of the Highway Authority and comply with Policy C2, GR2 and RD3 of the Delivery and Allocations Local Plan.

Contaminated Land

The application site is designated under the 'potentially contaminated land' constraint where the single-storey rear extension is proposed.

Halton Borough Council's Contaminated Land Officer was consulted upon the application and recommends a condition attached to any permission requiring the submission and agreement of gas protection measures, including verification of the independent installation and keying in of the extension to the existing property and its measures.

The recommended pre-commencement condition has been attached accordingly and agreed with the applicant.

The proposal is therefore considered to be compliant with Policies CS23 and HE8 of the Halton Delivery and Allocations Local Plan.

Private Amenity Space

Sufficient private amenity space would still remain following the implementation of the proposed works to accord with the requirements set out in the Design of Residential Development Supplementary Planning Document.

7. CONCLUSIONS

Considering the above, the proposal complies with Policies C2, CS(R)18, CS23, GR1, GR2, HE8 and RD3 of the Halton Delivery and Allocations Local Plan and the House Extensions Supplementary Planning Document and should be approved.

8. RECOMMENDATION

That the applications are approved subject to the following conditions (all pre-commencement condition(s) have been agreed with the applicant:

1. The decision to grant 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 problems arising in relation to dealing with planning applications in accordance with Part 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The Planning Authority considers that all prior to commencement conditions included within the notice require resolution prior to commencement of

development, since the works they relate to are so fundamental to the development permitted that it would have been otherwise necessary to recommend refusal of the schemes proposed. Unless otherwise expressly stated against any individual condition, the listed conditions are not considered to go to the heart of the planning permission.

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

Reason :- In accordance with Section 91 (as amended) of the Town and Country Planning Act 1990.

4. Development should be carried out in accordance with the approved plans:

- WA8 3GA/7/01 Elevations & Sections
- WA83GA/7/02 Plans

Reason: For the avoidance of doubt.

5. The external surfaces of the development hereby permitted shall be constructed in the materials that match, or closely harmonise with, the existing dwelling.

Reason :- To ensure that the development has a satisfactory appearance, in accordance with Policy GR1 of the Halton Delivery and Allocations Local Plan.

6. No development shall take place until a scheme of ground gas protection is submitted and agreed in writing. This must include details of the integration with the existing property. Upon completion a verification report detailing how the Gas Protection Verification Scheme has been met.

Reason - To ensure that the development is not put at unacceptable risk from ground gas from previously unidentified contamination sources at the development site in line with the National Planning Policy Framework. Also in accordance with policies CS23 and HE8 of the Halton Delivery and Allocations Local Plan.

9. BACKGROUND PAPERS

The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972.

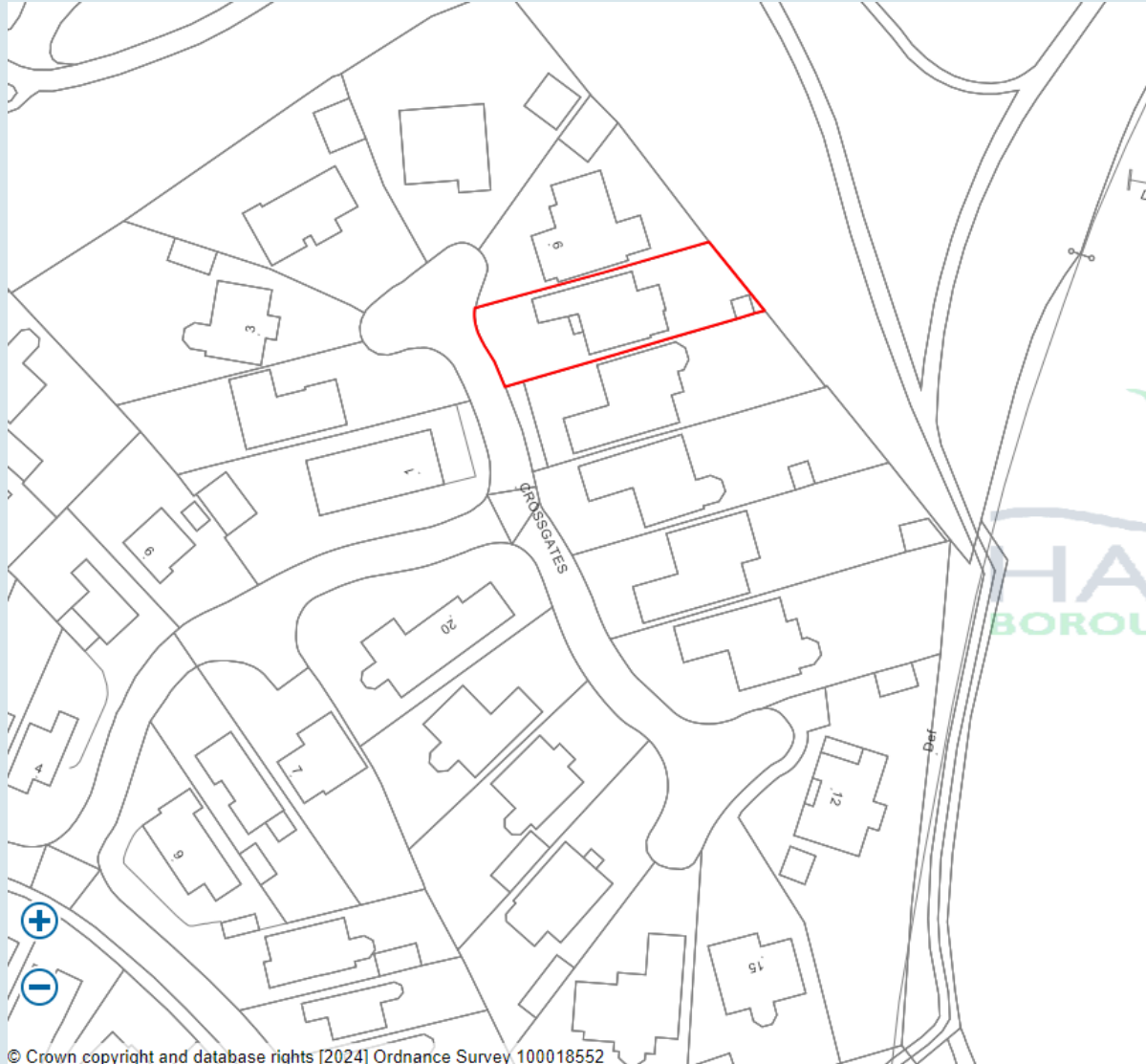
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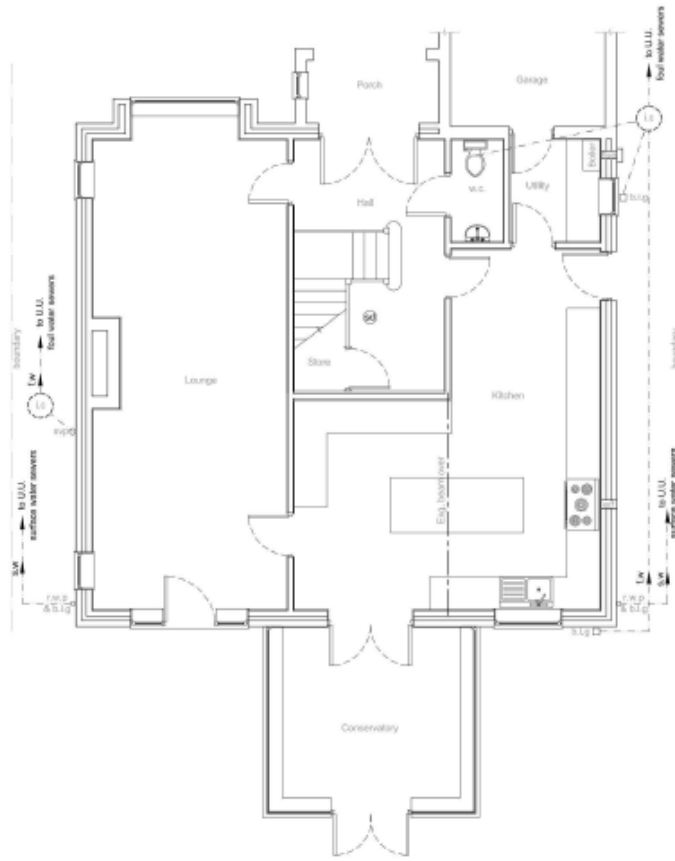
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This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

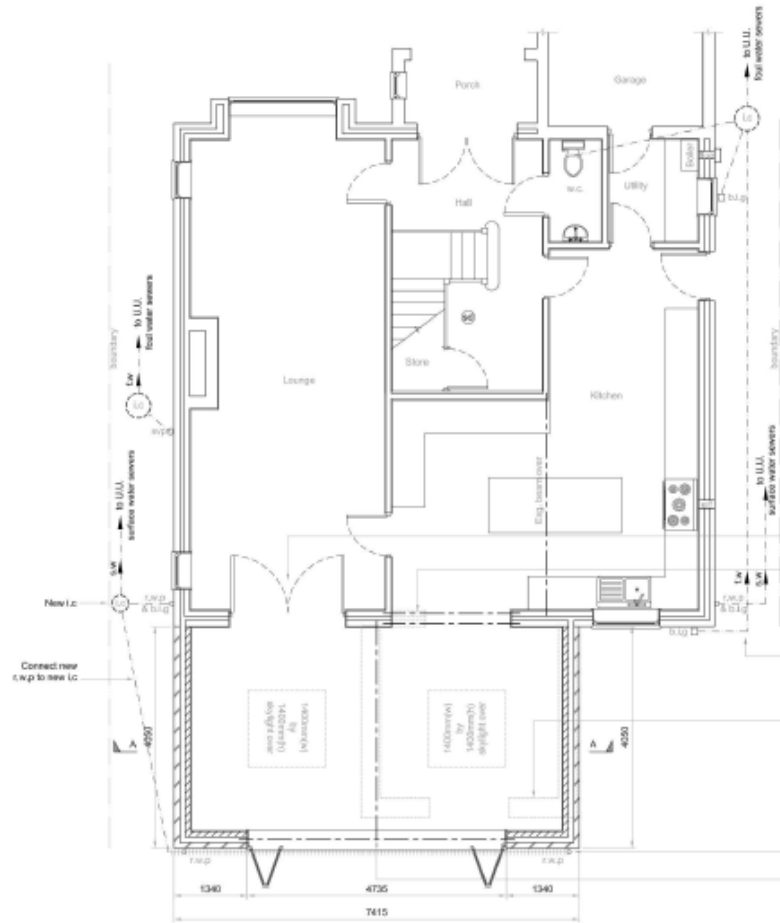








EXISTING GROUND FLOOR PLAN
scale 1:50



PROPOSED GROUND FLOOR PLAN
scale 1:50



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