

APPLICATION NO:	20/00219/OUT
LOCATION:	33 - 37 Irwell Lane, Runcorn, Cheshire, WA7 1RX
PROPOSAL:	Outline application, with all matters other than access reserved, for demolition of all existing buildings and development of up to 33 no. residential apartments, or 32 no. apartments for residents over 55 years old, together with parking and associated infrastructure
WARD:	Mersey
PARISH:	None
AGENTS(S)/APPLICANT(S):	SATPLAN Ltd.
DEVELOPMENT PLAN:	National Planning Policy Framework (2019) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) Joint Merseyside and Halton Waste Local Plan (2013)
DEPARTURE:	No
REPRESENTATIONS:	Six representations have been received from the publicity given to the application.
KEY ISSUES:	Principle of Residential Development and Access Arrangements
RECOMMENDATIONS:	Grant outline planning permission subject to conditions
SITE MAP:	<p>The site map shows a residential area with several streets. The proposed development site is highlighted with a red outline. The site is located on Irwell Lane, between Stanley Street to the north and Grovenor Street to the south. Parker Street is to the west and Watkiss Street is to the east. The map shows existing buildings, trees, and the layout of the streets.</p>

1. APPLICATION SITE

1.1 The Site

The site subject of the application is 33-37 Irwell Lane in Runcorn. The site is 0.29Ha in area. The application site is bound by an existing park to the north, Irwell Lane to the East, a private road to the South and existing terrace properties to the West. The site is currently occupied by vacant semi-detached dwellings and outbuildings.

The application site is designated as Primarily Residential area on the Halton Unitary Development Plan Proposals Map.

1.2 Planning History

There is no relevant planning history associated with this site.

2. THE APPLICATION

2.1 The Proposal

This is an outline application, with appearance, landscaping, layout and scale reserved, for demolition of all existing buildings and development of up to 33 no. residential apartments, or 32 no. apartments for residents over 55 years old, together with parking and associated infrastructure.

2.2 Documentation

The Outline planning application is supported by the following documents:

- SAT199/Irwell Lane, Runcorn/Application Cover Letter/17/04/20
- Planning Statement on behalf of: DMG (Irwell) Ltd. April 2020
- Design and Access Statement P20003-FCH-XX-XX-RG-A-0001-P03 September 2020
- Phase 1 Desk Study Report Job No: 10/1578 Rev.00 May 2020
- UXD Desk Study & Risk Assessment Ref P9842-20-R1 Revision A July 2020
- External Ambient Noise Assessment Ref. J002768/4136/02 April 2020
- Transport Note TECHNICAL NOTE Job Number: J324706 April 2020
- Arboricultural Impact Assessment Report Number: 12790_R02a_MB_MM April 2020
- Preliminary Ecological Appraisal Report Number: 12794_R01_LCD_MM February 2020
- 12794_R03b_Bat Survey Report
- Planning Drawings

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.

4. THE DEVELOPMENT PLAN

4.1 Halton Unitary Development Plan (UDP) (2005)

The site is designated as Primarily Residential on the Halton Unitary Development Plan Proposals Map. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance:

- BE1 General Requirements for Development
- BE2 Quality of Design
- GE21 Species Protection
- PR2 Noise Nuisance
- PR14 Contaminated Land
- PR16 Development and Flood Risk
- TP6 Cycle Provision as Part of New Development
- TP7 Pedestrian Provision as Part of New Development
- TP12 Car Parking
- TP17 Safe Travel For All
- H1 Provision of New Housing
- H3 Provision of Recreational Greenspace
- H4 Sheltered Housing
- H8 Non-Dwelling House Uses

4.2 Halton Core Strategy (2013)

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

- CS1 Halton's Spatial Strategy;
- CS2 Presumption in Favour of Sustainable Development;
- CS3 Housing Supply and Locational Priorities;
- CS12 Housing Mix;
- CS13 Affordable Housing;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS20 Natural and Historic Environment;
- CS23 Managing Pollution and Risk.

4.3 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 of New Development.

5. MATERIAL CONSIDERATIONS

The majority of material considerations are identified in the analysis section of this report.

5.1 Halton Borough Council - Design of Residential Development Supplementary Planning Document

The purpose is to provide additional practical guidance and support for those involved in the planning and design of residential development within Halton.

5.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in February 2019 to set out the Government's planning policies for England and how these should be applied.

Achieving Sustainable Development

Paragraph 7 of the NPPF states that *the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*

Paragraph 8 states that *achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising*

waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 9 states that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Paragraph 10 states so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. As set out in paragraph 11 below:

The Presumption in Favour of Sustainable Development

Paragraph 11 states that for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Determining Applications

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

5.2 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.

6. CONSULTATIONS

- **HBC Contaminated Land**
No objection subject to conditions
- **HBC Highways and Transport**
Support subject to conditions
- **HBC Environmental Protection**
No objection
- **HBC Open Spaces**
No objection
- **HBC Lead Local Flood Authority**
Support in principal, subject to conditions
- **HBC Major Projects**
Support in principal
- **Mersey Ward Councillors**
“On the whole, Mersey Ward councillors support this outline planning application by Halton Housing Trust for a site that is now sadly blighted by dereliction of a former large house, and grounds on this site with the sad ASB this site has now attracted. And whilst the 36 number of flats for generic living is a good proposition, we feel the 31 flats for older people would fit more with the local demographic area”.

Members should note, the application has since been amended to 33 no. flats and/ or 32 no. flats for over 55's. Whilst the submitted planning statement refers to discussions with Halton Housing Trust (HHT) HHT are not the applicant and the Council would have no control over the future developer/ occupier.

- **Merseyside Environmental Advisory Servic**
No objection
- **Natural England**
Habitat Regulations Assessment (HRA) Screening required
- **Peel Holdings**
No comments received
- **Mersey Gateway Environmental Trust**
No comments received
- **Cheshire Police Designing Out Crime**

- No objection
- **United Utilities**
No objection

7. REPRESENTATION

7.1 The application was advertised by a press advert in the Widnes & Runcorn Weekly News on 30.05.20, a site notice posted on 20.05.20 and 85 neighbour notification letters sent on 21.05.20.

Following amendments to the scheme, neighbouring properties and objectors were re-consulted on 26.08.20 and 11.09.20

7.2 Six representations have been received from the publicity given to the application. A summary of the issues raised are listed below:

- The site area is too small to accommodate the proposed number of flats plus all of the cars and extra buildings that go alongside it.
- Flats will become a concrete, awful looking, common standard high rise building with other buildings like garages
- Concerns apartments will not go to people over 55 but will become “some sort of YMCA”
- “Housing associations making Runcorn into a dumping ground for immigrants and unsocial housing”
- Parking in the area is an existing problem, it will be worsened by the development and visitor parking
- Increased on street parking will lead to damage caused to cars along Bold Street as it is so narrow
- The site is next to a busy busway and a school which congests the roads at pick up/drop off time, surrounding streets are narrow and getting fuller. The proposed flats will worsen this.
- People will use Bold Street as a shot cut to miss traffic lights so traffic will increase on Bold Street, posing danger to children.
- The road between the Runcorn Old Town swimming baths and The Wilsons pub, is a dangerous corner to drive out of as cars drive fast up Bridge Street so it's a blind corner.
- Loss of privacy
- Loss of views
- Loss of greenery
- Loss of wildlife
- Noise during construction
- Increased noise once the building is up and running
- House values will plummet
- There is a pet cemetery on the site

- There are no drawings to view to show what the flats will look like
- Which outcome/option is going to be built
- Boarding fences put up around the site are suspicious, hiding things from residents in case they object

8. ASSESSMENT

8.1 Principle of Development

The application site is designated as a Primarily Residential Area on the Halton Unitary Development Plan Proposals Map and as such proposals for residential development are considered acceptable in principle

The submission also seeks approval for apartments for residents over 55 which includes an element of care. Within the use classes order there exists a grey area between use classes C3 (dwellinghouses including apartments) and C2 which includes uses for the provision or residential accommodation and care to people in need of care. Where use class C2 is proposed, UDP Policy H8 applies.

H8 allows for the provision of non-dwelling house uses (i.e. other than in use class C3) within Primarily Residential Areas, being considered mainly with regard to their effect on residential amenity and this can be approved providing the following criteria are met:-

- a. The development itself would not detract from the character of the area or the amenity of residents.
- b. The development would not result in an over-concentration of non-dwelling house uses to the detriment of the character of the area or the amenity of residents.
- c. Where parking is to be provided in any area fronting a highway, one third of that area should be provided with soft landscaping and screening.

Core Strategy Policy CS12: Housing Mix encourages proposals for new specialist housing for the elderly, including extra care and supported accommodation in suitable locations particularly those providing easy access to local services and community facilities.

Both these policies support the principles of the proposal whether use class C2 or C3 are proposed subject to other matters of amenity being met and those are dealt with below. The applicant has confirmed that the extent of care provision is as yet unknown and therefore whether such cross over between use classes would exist. To allow a degree of flexibility the applicant has requested that the permission, if granted, would allow for both uses. This is considered acceptable. The final use classes has been added to the

description of development by minor amendment and can be reinforced by condition.

8.2 Affordable Housing

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

The applicant notes the requirement for affordable housing in their planning statement. They state that, given there are a number of key elements of the proposal yet to be determined (primarily the end use class), it is requested that the tenure of the properties also be deferred to reserved matters stage when there is a definite approach to apartment type and level of care.

It is considered reasonable to attach a condition which secures the submission of a scheme, its subsequent implementation and maintenance thereafter. For the avoidance of doubt and in accordance with the Council's adopted Affordable Housing SPD, such a condition shall only relate to the development in so far that it relates to use class C3 development.

Subject to the proposed condition the proposal is considered to be compliant with Policy CS 13 of the Halton Core Strategy Local Plan and the Affordable Housing Supplementary Planning Document.

8.3 Open Space

The requirements for provision of recreational greenspace within new residential developments is set out in Policy H3 of the Halton Unitary Development Plan.

It has been identified that there are open space deficiencies within the area across a number of open space typologies including Parks & Gardens, Amenity Greenspace, Provision for Children and formal playing fields and no open space provision is proposed on-site. In the absence of any form of viability appraisal, a commuted sum in lieu of on-site provision is appropriate which can be secured by way of upfront payment or be secured by a S106 agreement.

Subject to such payment of a commuted sum in lieu of on-site provision / securing of such provision by S106 agreement, it is considered that the proposal would provide sufficient residential greenspace to meet the local needs of the people living there in compliance with Policy H3 of the Halton Unitary Development Plan. For the avoidance of doubt and in accordance with the Council's draft Open Spaces SPD, such a condition shall only relate to the development in so far that it relates to use class C3 development.

8.4 Access

This is an outline application in which means of access is under consideration. Whilst layout is reserved for future consideration, the means of access would be fixed should this application be granted.

The Council's Highway Officer has provided the following comments:

The principle of the development and the proposed residential use is accepted by the Highway Authority and the site is considered to be a sustainable location.

The plans indicate two possible options either a traditional C3 apartment scheme of 33 dwellings with a mix of 1 and 2 bed units or a 32 unit apartment development with some shared facilities again with a mix of 1 and 2 bed units.

A previous set of layout drawings for the scheme with a higher number of apartments was submitted and raised concerns regarding parking provision and layout of external works. This over intensification of the site generated a Highway Authority objection. The applicant has now submitted revised plans with a reduced number of dwellings for consideration.

In terms of access onto the existing highway network the proposed location for the entrance is considered to be suitable in terms of position and achievable visibility splays.

Level details would be required but there is no anticipated issue attaining suitable gradients and highway tie-ins. Surface water will not be permitted to shed onto the adopted highway and a suitable legal agreement would need to be entered into with the Highway Authority to construct the revised access connection and make good the redundant access point.

Although the swan neck access is less than ideal, the constraints of the site are acknowledged by the Highway Officer and the proposed layouts have been revised to improve the situation by widening the roadway and increasing forward visibility. The access arrangements are therefore now considered to be on balance acceptable.

Cycle storage for both potential uses has been brought within the building which is considered to be suitable meeting the requirement to provide covered, accessible and secure provision to encourage the use of bicycles.

Pedestrian provision through the undercroft has also been improved by widening the footway, this has the added benefit of further improving forward visibility for vehicles.

Refuse store has been moved to the front of the building which allows for kerbside collection on Irwell Lane.

The applicant has taken previous comments on board reducing the number of units and increasing parking provision with 41 car parking spaces provided.

The ratio now lies close to 1.25 spaces per dwelling which given the near town centre location and good links to sustainable modes of travel is considered suitable.

It should be noted that provision will be required to encourage the use of electric vehicles with charging facilities incorporated into the car parking layout. We would request that a suitably worded condition be placed on any decision to ensure that full details of EV charging provision are submitted for approval by the Highway Authority prior to commencement and implemented prior to completion.

The Highway Officer notes that the applicant has entered into discussion with regards setting aside land to allow for highway improvements adjacent to the busway. A condition is sought to ensure the land as marked on the submitted plans be dedicated as highway prior to first occupation. Planning Practice Guidance is clear that planning conditions cannot be used to “require that land is formally given up (ceded) to other parties, such as the local highway authority” This matter would therefore need to be secured by way of legal agreement. From an access perspective, the proposal is considered to be acceptable and compliant with Policies BE1, TP6, TP7, TP12 and TP17 of the Halton Unitary Development Plan. Other matters raised are considered capable of being secured by appropriately worded planning conditions.

8.5 Layout

Layout is reserved for future consideration. There is no longer a requirement to provide an indicative layout to accompany an outline planning application; however the applicant has chosen to provide one to demonstrate the suitability of the amount of development being sought. The layout would not be restricted to that shown on the indicative layout.

The layout provided with the application is purely indicative. Whilst issues have been raised with the layout as submitted, this is considered sufficient to demonstrate that a suitable layout showing the proposed footprint of the apartments can be achieved.

Cheshire Police have made some observations which could influence the layout and design at a reserved matters stage and it is considered appropriate to attach these observations as an informative.

The layout detail would be considered as part of a reserved matters application.

8.6 Scale

Scale is reserved for future consideration. There is no longer a requirement to provide scale parameters with an outline planning application. The submitted

indicative elevations show the proposed apartments to be three storey in height. In line with officer advice these have been amended to show a set back to the third storey in an effort to reduce the bulk of the development. Whilst clearly larger and of flat roof construction in contrast to the predominant 2 storey, Victorian terraced properties in the area, similar scale of development exists in the wider vicinity. The submitted indicative scheme is considered to respect the scale of dwellings in the wider locality whilst making efficient use of land.

8.7 Appearance

Appearance is reserved for future consideration. This is something which would be considered as part of a reserved matters application.

The submitted indicative elevations are considered to demonstrate that a scheme of appropriate external appearance can be achieved which has regard for the location of the site and surrounding area.

8.8 Landscaping

Landscaping is reserved for future consideration. Landscaping would be considered as part of a reserved matters application. The indicative plans show space within the scheme for landscaping albeit it somewhat limited.

An Arboricultural Impact Assessment Report accompanies the application. This indicates that a number of trees would need to be lost to facilitate the proposed residential development.

There are no formal tree constraints on site and the site is not within a designated Conservation Area. The Council's Open Spaces Officer has advised that the loss of trees is acceptable providing satisfactory new tree planting is provided as suggested within the submitted Arboricultural Impact Assessment. Tree protection measures are also shown for trees to be retained surrounding the site. Further advice has been provided by the Council's Open Spaces Officer with regard to suggested pruning of these trees which can be attached as an informative.

8.9 Ground Contamination

The application is accompanied by a Phase 1 Desk Study Report and Risk Assessment. This has been reviewed by the Council's Contaminated Land Officer who has advised the following:

The report presents the findings of a desk study, including a conceptual site model and risk assessment. The site has been in similar use as far as historical mapping shows from the mid-1800s onwards, namely residential with gardens and outbuildings. A number of potentially significant pollutant linkages have been identified, based on the brownfield nature of the site, ash

and clinker deposits, possible asbestos containing building materials and the use/storage of chemicals and fuels in the outbuildings. The report concludes that there is a low to moderate risk associated with land contamination and the proposed end use. An intrusive site investigation is recommended to fully characterise the site and determine the presence or otherwise of contamination.

I am in agreement with the findings of the above report and its recommendations. I would note that there has been previous issues relating to an unsecured well on site. Locating and decommissioning the well, in line with Environment Agency guidance, should be a requirement of the development.

I have no objection to the application, but recommend that if approved it should be conditioned to require site investigation, risk assessment and, if deemed necessary by the risk assessment, remediation strategy. Also the decommissioning of the well should also be conditioned.

The attachment of the proposed conditions above will ensure compliance with Policy PR14 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan

8.10 Flood Risk and Drainage

The Lead Local Flood Authority have advised that the site is shown to have a very low fluvial, tidal and surface water flood risk on the Environment Agency Long Term Flood Risk Maps and lies outside of Halton Borough Council's Critical Drainage Area as shown in the Strategic Flood Risk Assessment.

The proposed development involves the land use change which reduces the permeability. This change would increase the surface water runoff at the proposed site.

There is a requirement for a detailed drainage strategy for the site to be submitted.

The drainage strategy for the development should follow the SUDS hierarchy. Infiltration tests are required to demonstrate whether soakaway is feasible. It should be noted that United Utilities also apply this strictly, and detailed consideration of the hierarchy will need to be demonstrated in supporting documentation.

The requirement for the submission of an appropriate drainage strategy and its subsequent implementation to satisfy both the Lead Local Flood Authority and United Utilities can be secured by condition.

This would ensure compliance with Policy PR16 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan.

Further advice provided by the Lead Local Flood Authority and United Utilities can be attached as an informative.

8.11 Ecology

The application is accompanied by a Preliminary Ecological Appraisal Report and a Bat Survey.

The report states that no evidence of bat roost use of on site habitat was found. The Council does not therefore need to consider the proposals against the three tests (Habitats Regulations). The emergence and re-entry survey effort has confirmed absence of roosting bats within buildings on site. However, due to the high bat roost potential of the buildings and bat activity recorded on site during survey, it is advised that updated emergence and re-entry survey will be required if demolition works have not begun before May 2021. This is in line with recommendations made in the Bat Survey Report commissioned by the applicant and can be secured by appropriately worded planning condition.

The report categorises buildings on site as containing high suitability for roosting bats and this habitat will be lost to facilitate development. To compensate for this loss, it is advised that bat boxes be erected on the site. This can be secured by the following planning condition:
The Council's ecological adviser has confirmed that the submitted reports are considered to be acceptable and that no objections are raised to the proposed development subject to the attachment of conditions which secure bat and bird boxes, breeding bird protection, reasonable avoidance measures for hedgehogs and an ecologically sensitive lighting scheme. In addition, they advise that the applicant should produce an information leaflet for inclusion within the sales pack for new residents. This will include information on the nearby Mersey Estuary European sites, responsible user guidelines for walkers/dog walkers when accessing coastal areas and will highlight local suitable alternative natural greenspace (SANG) away from the coast. This can be secured by a suitably worded planning condition.

Due to the development's potential pathways and impact on European Sites, the Council's Ecological Advisor has advised that the proposal requires a Habitats Regulations Assessment for likely significant effects. Habitats Regulations Assessment has been undertaken and the report concludes that there are no likely significant effects.

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

8.12 Environmental Protection

The application is accompanied by an External Ambient Noise Assessment. The application has been reviewed by the Council's Environmental Health Officer who has advised that the proposed development is to be located in a residential area of the Borough with no notable noise sources locally. Environmental Health would therefore have no comments or objections to make to the application.

Based on the above, it is considered that the proposal is compliant with Policy PR2 of the Halton Unitary Development Plan.

8.13 Waste Prevention/Management

The proposal involves construction activities and policy WM8 of the Joint Merseyside and Halton Waste Local Plan (WLP) applies. This policy requires the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste. In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition.

The applicant has not provided information with respect to provision of on-site waste storage and management to demonstrate compliance with policy WM9 of the Joint Merseyside and Halton Waste Local Plan. It is considered that this can be secured by a suitably worded condition. On that basis it is considered that compliance with policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan can be demonstrated.

9. CONCLUSIONS

In conclusion, the proposal would bring forward residential development in designated housing allocation, the proposed development is appropriate for the application site.

The Council's Highway Officer has commented that the means of access to the proposed development is acceptable. Sufficient parking would be provided to accord with the Transport Parking Standards set out within the Halton Unitary Development Plan.

A reserved matters application which provides detail relating to layout, scale, appearance and landscaping would be required.

The proposal is considered to accord with the Development Plan and would contribute to the achievement of sustainable development in Halton.

10. RECOMMENDATION

That the application is approved subject to the following:

- a) **The entering into a Legal or other agreement relating to securing financial contributions to Open Space and highway dedication.**

- b) **Conditions relating to the following:**
 1. Time Limit – Outline Permission
 2. Submission of Reserved Matters
 3. Approved Plans
 4. Site Level details
 5. Affordable Housing Scheme
 6. Contaminated Land – Site Investigation
 7. Contaminated Land – Locate and decommission well
 8. Drainage Strategy
 9. Access implementation
 10. EV Charging
 11. Ecologically Sensitive Lighting Scheme
 12. Bat Boxes
 13. Breeding Birds Protection
 14. Bird Boxes
 15. Hedgehogs
 16. Information Packs For New Residents
 17. MEAS CEMP
 18. Waste Audit/Management Plan
 19. Hours of Construction

- 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.

11. 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

12. 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.