

APPLICATION NO:	21/00235/FUL
LOCATION:	33 - 37 Irwell Lane, Runcorn, Cheshire, WA7 1RX
PROPOSAL:	Proposed erection of a three storey 35 no. over-65 retirement living apartments, together with external amenity space and parking facilities.
WARD:	Mersey
PARISH:	None
AGENTS(S)/APPLICANT(S):	SATPLAN Ltd. / DMG (Irwell) Ltd and Housing 21
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:	Five representations have been received from the publicity given to the application.
KEY ISSUES:	Principle of Residential Development, highway impacts, design and character, landscaping, flood risk and drainage, contaminated land, ecology and trees.
RECOMMENDATIONS:	That the application is approved subject to satisfactory receipt of the outstanding Habitat Regulations Assessment subject to conditions and the securing of a commuted sum in lieu of on-site open space provision and affordable housing provision.
SITE MAP:	<p>The site map shows a residential development site outlined in red, located at the intersection of Irwell Lane and Stanley Street. The site is bounded by Stanley Street to the north, Grovenor Street to the east, Parker Street to the west, and Irwell Lane to the south. The map also shows surrounding residential buildings, trees, and a road network including Norfolk Street.</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 busway to the South and existing terrace properties to the West. The site is currently vacant following the demolition of the derelict semi-detached dwellings and outbuildings.

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

1.2 Planning History

20/00219/OUT - 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 – APPROVED 13.05.21

2. THE APPLICATION

2.1 The Proposal

The application seeks permission for the erection of a three storey 35 no. over-65 retirement living apartments, together with external amenity space and parking facilities.

2.2 Documentation

The planning application is supported by the following documents:

- SAT261/Irwell Lane, Runcorn/Application Cover Letter/14/04/2021
- Planning Drawings
- Proposed Landscape Masterplan, Ref 4680-01 Revision D
- Planning Statement
- Preliminary Ecological Appraisal Report Number: 12794_R01d_LCD_HM
- Bat Survey Report 12794_R03e_Bat Survey Report
- Arboricultural Impact Assessment Report Number: 12794_R02b_MB_HM
- Phase 1 Desk Study Report Job No: 10/1578 Rev.00 May 2020
- Geo-Environmental Appraisal Report (including UXO Desk Study & Risk Assessment) Ref. 10/1641/002 Rev. 01
- Drainage Strategy Technical Note OTH_13369-CRH-ZZ-XX-TN-C-0001-P3
- Transport Technical Note J324706
- Preliminary Site Access Plan Ref J32-4706-PS-001
- Swept Path Analysis Plan Ref J32-4706-002

- External Ambient Noise Assessment Ref. J002768/4767/02 April 2021
- Design and Access Statement

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 within a Primarily Residential area 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

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.

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

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

Paragraph 59 states that "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

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

local and inward investment to meet the strategic economic and regenerative requirements of the area.

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 comments to make
- **HBC Lead Local Flood Authority**
Support in principal, subject to conditions
- **HBC Major Projects**
Support in principal
- **Mersey Ward Councillors**
No comments received
- **Merseyside Environmental Advisory Service**
No objection – Updated HRA required
- **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
- **Cheshire Archaeology Planning Advisory Service**
See section below

7. REPRESENTATION

7.1 The application was advertised by a press advert in the Widnes & Runcorn Weekly News on 29.04.21, a site notice posted on 23.04.21 and 87 neighbour notification letters sent on 22.04.21.

Following amendments to the description of the proposed development, neighbouring properties and objectors were re-consulted on 12.05.21

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

- Demolition has already taken place at the site
- Over development of the site
- Not enough car parking spaces
- There is a pet cemetery on site
- Loss of trees and wildlife
- Three storey development is out of character in this location
- Fully support the scheme
- Welcome the re-development of the site
- How will over 65 tenure be enforced

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.

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.

The proposals comprise of 35 no. apartments, 31 no. of which will be one bedroom apartments, and 4 no. of which will be two bedroom apartments. The housing mix has been led by the Housing Association partner for the scheme, Housing 21, as such, the housing mix is aimed at older residents and will therefore be reserved for people aged 65 years old and over and will be available on affordable tenures.

Core Strategy Policy CS12 supports the principle of the development subject to other matters of amenity being met and those are dealt with below.

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. It is stated that all of the dwellings will be made available on

affordable housing tenures. This exceeds the 25% requirement set out in Core Strategy Policy CS13 on all schemes over 10 no. dwellings.

It considered reasonable to secure the submission of a scheme, its subsequent implementation and maintenance thereafter by means of planning condition or legal agreement. Members will be updated with respect the appropriate means.

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 legal agreement.

Subject to such payment of a commuted sum in lieu of on-site provision / securing of such provision by legal 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.

8.4 Layout

The same vehicular access into the Site off Irwell Lane is proposed as that which was approved under planning application 20/00219/OUT, and is considered acceptable in principle.

The proposed apartment building is positioned in a location that respects the existing building line of the terrace properties fronting Parker Street to the west of the site.

The scheme has been designed to ensure suitable interface distances between the proposed building and adjacent existing dwellings. An interface distance of 25.8m is achieved along Irwell Lane, where the scheme fronts existing properties across Irwell Lane. The gable end of the building, adjacent to the existing terraces on Parker Street, does not include any windows. Given there are no habitable room windows on the gable elevation of the last terrace

property on Parker Street, a much reduced interface distance is allowed for which is considered to be acceptable.

With regards to private outdoor space, the Design of Residential Development Supplementary Planning Document states that flats/apartments are required to ensure that there is a private outdoor space appropriate to the size of the development and as a guide, 50sqm per residential unit should be used.

The development proposes a small landscaped amenity and green space to the rear together with private balconies for the first two stories. It is acknowledged that there is a shortfall to this level of on-site provision however there are existing parks in the locality that the residents will be able to enjoy including greenspace directly adjacent to the application site, Runcorn Promenade and Runcorn town hall.

Given the overall size of the site, there is limited scope to provide the required level of amenity space in full on site without either significantly changing the form of the development or reducing its scale. A change in the form of the apartment building and/ or inclusion of roof top gardens and balconies could allow more open space provision. However, this would result in a taller building and potentially greater degrees of overlooking of surrounding existing properties that would have a greater impact on the surrounding residents and be out of character with the surrounding area. It is acknowledged that further reduction in development could affect the viability of the scheme.

It is the opinion of the LPA that an appropriate balance has been struck between selecting the appropriate form of building with an accompanying level of on-site garden space and off site payment contributions.

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

8.5 Scale

Members will note that one of the representations to the scheme raised concerns that the proposed scale of development would be out of character with the area.

The scale of the scheme has been proposed in line with officer advice. The building is three storeys; however with the top floor set back from the main building facades, the final structure would not have the same visual scale as a three storey building but will instead have a more sympathetic massing.

Whilst the application site is located in an area of residential development there are no other apartment buildings in the immediate vicinity, nor are there buildings above a traditional two storey house. There is a three storey

residential building located on the adjacent side of the busway, but this is not visible from the site. However, the site and situation of the proposed apartment building is such that its juxtaposition will be minimalised. A modern apartment building will present a contrast to the surrounding housing stock.

The proposal is considered to be acceptable in terms of scale and is compliant with Policy BE1, BE2 of the Halton Unitary Development Plan and Core Strategy Policy CS18.

8.6 Appearance

The proposed building will be of a modern design constructed predominantly of brick with features incorporated into the proposal through the use of stretcher bond brickwork with some simple detailing. The massing of the elevations would be broken up by the recessed balconies together with recessed brick detailing which will add visual interest to the elevations.

The second floor is stepped back from the main facades across Parker Street and Irwell Lane. This set back lessens the impact of the massing against adjacent properties. Apartments on the 2nd floor are smaller and so would not have integrated balconies and instead have Juliet balconies to all living spaces.

The variation in detail and massing is considered to provide a good balance relating well to the surrounding properties and respecting the amenity of adjoining residents whilst providing a feature building at a prominent junction.

The proposed building is considered to be of a modern design comprised of high quality materials and provides an opportunity to bring a vacant site back into use and providing much needed housing.

The submission of precise external facing materials and their subsequent implementation can be secured by condition. This would ensure compliance with Policies BE1 & BE2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy Local Plan.

A landscaping master plan has been submitted as part of the application which is considered to demonstrate that an acceptable landscaping scheme can be secured. Details of boundary treatments and hard landscaping are noted on the proposed master plan, but specific details and elevations of the boundary treatments will be required. These details can be secured by planning condition.

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 to be secured by planning condition. 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 regards to suggested pruning of these trees which can be attached as an informative.

8.7 Highway Considerations

The Council's Highways Officer has reviewed the application and 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.

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. Access can be secured from the adopted highway although a condition would be required to provide full details of offsite works to form the bell mouth and associated footway works.

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.

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 and other necessary off site highway works.

With regards to bin storage and collection arrangements the scheme is considered to be suitable to allow for kerbside servicing.

Pedestrian access is shown on the plans is largely acceptable although we would point out the lack of footway link between the front and rear pathways. This said, vehicle movements on site are likely to be low and therefore the roadway is acceptable for shared use.

The applicant has shown off site improvements to pedestrian provision adjacent to the Busway to the South which reflects earlier discussion with regards the site and welcomed by the Highway Authority.

The cycle storage shown on the plans is considered to be acceptable, adequate to meet the needs of residents who wish to utilise bicycles as a sustainable mode of active travel. This provision should be secured via condition.

We would request that some short term provision in the form of 2 number Sheffield stands be provided in a convenient, overlooked location to the front of the building.

With regards to car parking provision the scheme currently shows 18 spaces serving the 35 dwellings including 2 number marked as disabled bays. Considering the shared provision for residents within the development and on site manager, the Highway Officer has considered the application as a sheltered housing type scheme.

The maximum car parking standard set out for this type of use is 1 space per 3 dwellings and 2 spaces per warden. Applying this standard would result in a requirement of 13 spaces. The 18 shown on plans is therefore considered to be acceptable and will allow for some flexibility in terms of visitor provision etc.

The use class should be conditioned to only permit C3 Sheltered Housing (or similar approved wording). If a more general C3 use is sought an objection would likely be made on failure to meet the requirements of TP12.

2 number bays are marked as EV bays, details of the equipment to be installed should be submitted for approval (either in advance of any permission or via condition) and we would request that a further 2 bays be first fixed to cater for additional provision in the future and that power demand for the 4 number bays be factored into the scheme design.

Subject to suitable planning conditions the proposal is considered to be acceptable and compliant with Policies BE1, TP6, TP7, TP12 and TP17 of the Halton Unitary Development Plan.

8.8 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

8.9 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 is considered to be 'more vulnerable' development with regard to flood risk by Planning Practice Guidance and would also increase the hardstanding area currently on site.

The application has been supported by the following document:

- Drainage Strategy Technical Note 'OTH_13369-CRH-ZZ-XX-TN-C-0001-P3'

The applicant has a clear strategy for the disposal of surface water from the site through sustainable urban drainage systems (SuDS) and as such the Lead Local Flood Authority have no objection to the proposed development subject to conditions requiring the details of the implementation, maintenance and management of a SuDS scheme to be submitted and a verification report prior to the occupation of the development.

On that basis the proposals are considered capable of demonstrating compliance with the development plan having particular regard to UDP Policy PR16 and Policy CS23 of the Halton Core Strategy Local Plan.

8.10 Ecology

Issues regarding bat roosts had been resolved under the previous outline application 20/00219/OUT. The existing buildings on site were demolished in April 2021 in line with recommendations made in the Bat Survey Report.

The submitted Bat Survey Report categorised buildings on site as containing high suitability for roosting bats and this habitat will be lost to facilitate development. To compensate for this loss, the Merseyside Environmental

Advisory Service advised that bat and bird boxes be erected on the site. Bat and bird boxes are indicated on the submitted plans.

It is anticipated that the same planning conditions will be proposed as those put on the Outline Planning Permission 20/00219/OUT which secure bat and bird boxes, breeding bird protection, reasonable avoidance measures for hedgehogs and an ecologically sensitive lighting scheme. In addition to this, as with the previous scheme an information leaflet should be produced 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.

Due to the development's potential pathways and impact on European Sites, the Council's Ecological Advisor has advised that the proposal requires an updated Habitats Regulations Assessment for likely significant effects. An updated Habitats Regulations Assessment is anticipated from the Council's Ecological Advisor and members will be updated accordingly.

8.11 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.

8.12 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.

It is considered that sufficient scope exists within the scheme 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.

8.13 Designing Out Crime

The Cheshire Constabulary Designing Out Crime Officer has made the following comments on the scheme:

Good points re development:

- The development is in walking distance of local amenities.
- The site has been an anti-social behavior hotspot and so a well-designed building will be an asset to the area and should assist in reducing issues and police demand to the area.

Points to be considered:

- Suggested low level native planting between the public space and footpath at the rear of the apartments for a formal boundary to prevent easy access
- Main entrance could be a potential gathering point
- More natural surveillance for the cycle store
- Access control to apartments

The above can be attached as an informative to any grant of planning permission. Overall detailed security will be led by Housing 21 and the on-site management company and can be discussed and agreed with the relevant police liaison officers.

8.14 Cheshire Archaeology Planning Advisory Service

The following comments have been received from the Cheshire Archaeology PAS:

Having reviewed the supporting documentation along with the information on the Cheshire Historical Environment Record, I note that there are some archaeological considerations which should be addressed prior to the commencement of the proposed development.

The buildings on the footprint of 33-37 Irwell Lane appear on the Lancashire First Edition OS Map of 1893, this footprint remains unaltered throughout the mapping, suggesting that these buildings are likely to contain historical materials. These materials and the current buildings should be subject to a programme of recording prior to demolition. This programme for recording should take the form of a level II building survey, as outlined by Historic England in their guidance note "Understanding Historic Buildings".

It should be noted that planning permission for an earlier scheme 20/00219/OUT originally proposed the demolition of the existing buildings on site and was recommended for approval at the November Development Control Committee meeting in 2020. Due to delays surrounding the Section 106 agreement, planning permission was approved on the 13th May 2021.

No comments or objections were received from the Cheshire Archaeology Planning Advisory Service for the 20/00219/OUT planning application.

The above comments were relayed to the agent for a response. The planning agent advised that the existing buildings on site had been demolished and that this had been undertaken in April. The reasoning for this was due to escalating anti-social behaviour issues at the application site including drug use and arson. A Building Regulations Certificate was provided and whilst not in strict accordance with the planning permission/prior approval required for demolition, there was an urgent need to demolish the building. Given the final stages of agreeing the outline planning permission which included permission to demolish the buildings, the demolition was undertaken in a safe way, approved by Building Control Officers.

In addition to this, the time of the demolition, whilst not ideal in pure planning terms, was in accordance with the ecological requirements, as set out by the Merseyside Environmental Advisory Service, ahead of bat activity seasons.

Given the response from the Cheshire Archaeology Planning Advisory Service above, which was received in May 2021, to confirm, the buildings on site had been vacant for sometime and overtime had been stripped of anything of value, together with being a hotspot for vandalism and anti-social behaviour. In addition the building was subject to a fire in August 2020 as a result, the applicant has confirmed that there were no historical features within the buildings.

On this basis it is not considered that a condition in this regard is justified or reasonable.

Members will note that one of the representations to the scheme raised concerns that there is a pet cemetery located on the site. Officers have taken advice from the Cheshire Archaeology Planning Advisory Service and enquired whether there is any evidence or history of a pet cemetery at the application site. The Cheshire Archaeology PAS have looked into this to the best of their ability using map regression, aerial imaging and historical document analysis and have found no indicators of the pet cemetery in this particular location.

Therefore with regards to the alleged pet cemetery at the site, there is nothing to confirm its existence or its position and there is no evidence on any mapping or aerial photography to support a location for this.

9. CONCLUSIONS

The application proposes residential development on a derelict brown field site that is surrounded by housing stock and is designated as within a primarily residential area in the Halton Unitary Development Plan. The principle of residential development is therefore considered acceptable. It would also

further assist in the redevelopment of a site that is known to the local community as a site of anti-social behaviour with past instances of drug use and arson.

The means of access to the proposed development is acceptable and a sufficient amount of parking would be provided to accord with the parking standards set out within the Halton Unitary Development Plan.

The proposal complies with interface standards and is of good modern design. It is considered the scheme will result in a quality of development which will make a positive addition to the area and secure appropriate levels of amenity for existing residents and future occupiers of the scheme. It is considered that any outstanding issues relating to the awaited updated Habitats Regulations Assessment can be resolved by way of oral update. Subject to this, the application 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 satisfactory receipt of the updated Habitats Regulations Assessment and to the following:

- (a) The entering into a legal or other agreement relating to securing of a commuted sum in lieu of on-site open space provision and affordable housing where required
- (b) Conditions relating to the following:
 - 1. Time Limit – Full Permission
 - 2. Approved Plans
 - 3. Site levels
 - 4. Materials
 - 5. Contaminated Land – Site Investigation
 - 6. Drainage – SuDS
 - 7. Boundary details to be agreed/implemented
 - 8. Waste Audit/Management Plan
 - 9. Highway Works
 - 10. Hours of Construction
 - 11. Breeding Birds Protection
 - 12. Hedgehogs
 - 13. Ecologically Sensitive Lighting Scheme
 - 14. Cycle storage to be agreed/implemented
 - 15. Landscaping to be implemented
 - 16. Replacement tree planting
 - 17. Affordable Housing Scheme (where required)
 - 18. Drainage Verification report

19. Access implementation
20. Electric Vehicle Charging to be agreed/installed
21. Bat Boxes to be agreed/installed
22. Bird Boxes to be agree/installed
23. Information Packs For New Residents
24. Use Restriction

- (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.