

**REPORT TO:** Development Management Committee

**DATE:** 9th August 2021

**REPORTING OFFICER:** Strategic Director – Enterprise, Community and Resources

**SUBJECT:** Planning Applications to be Determined by the Committee – AB Update List

**WARD(S):** Boroughwide

PAGE NO.	LIST A*	LIST B**	Updated Information
8	20/00479/FUL		<i>Update provided below</i>
32		20/00573/FUL	<i>Update provided below</i>
48		20/00594/FUL	<i>Update provided below</i>
62	21/00235/FUL		<i>Update provided below</i>
79		21/00278/FUL	<i>Update provided below</i>
92		TPO 126	

\* LIST A items are those items that are not considered to raise significant issues that require further explanation. Members have a full report and these items are not anticipated to initiate further discussion. List 'A' items are considered at the start of the meeting unless a Member specifically requests that an item be moved to List 'B'.

\*\* LIST B items are those items which are considered to raise more potentially significant issues, that may warrant further update, explanation, discussion or other announcement. List 'B' items may also have speakers registered who wish to address the Committee.

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**20/00479/FUL - Proposed extension to existing warehouse, small two storey office extension for warehouse and canopy extension above loading doors at Brenntag UK Limited, Pickerings Road, Widnes, Cheshire, WA8 8XW.**

The Committee Report states the following:

*The development site is near to the following European sites. These sites are protected under the Conservation of Habitats & Species Regulations 2017:*

- Mersey Estuary SPA; and
- Mersey Estuary Ramsar site.

*Due to the development's potential pathways and impacts on the above sites, this proposal requires Habitats Regulations Assessment for likely significant effects. The Council's Ecological Advisor has produced a Habitats Regulations Assessment report (set out in APPENDIX 1 - Full Consultation Responses) which concludes that there are no likely significant effects. Natural England have been consulted on the Habitats Regulations Assessment and observations are awaited. The Habitats*

*Regulations Assessment will be adopted at the point that Natural England confirm their acceptance to the assessment. Members will be updated on this.*

Members should note that further information is still being sought by Natural England and the Council are not in a position currently to adopt the Habitats Regulations Assessment.

The recommendation as set out in the Committee Report remains unaltered.

**20/00573/FUL - Proposed erection of 48 dwellings together with car parking, landscaping, roads, footways, drainage infrastructure (including attenuation pond) and associated works at land opposite Stalbridge Drive, Runcorn, Cheshire, WA7 1LY.**

Since the committee report was written the applicant has made some minor amendments to the proposed layout to address the Highway Authorities' reservations regarding the adoptability of certain sections of road, and to improve pedestrian access on the shared private drives, amongst other minor changes. The applicant has provided a set of updated layout plans which in summary include the following minor changes:

- The turning head at the end of Road 2 has been changed from a 'Y' shape to a 'T'. This has resulted in the loss of one further tree, however this does form part of a larger group which would be retained, and its loss can be adequately compensated for within the proposed landscaping scheme;
- They have realigned the boundary treatment at plot 847 which has afforded more space for a pedestrian route on the shared private drive serving plots 842 – 846;
- Acute turns in the proposed bridleway have been smoothed out;
- Visibility splays provided for driveways of plots 809 and 810;
- The indicative trees have been removed from the route of the proposed bridleway;
- Car parking for plot 827 has been relocated to the rear for safety away from the corner; and
- Pedestrian linkages to the proposed bridleway

These are considered to be minor changes that would not have a significantly different effect on any surrounding occupiers, therefore further re-consultation is not necessary.

In respect of climate change the applicant has advised that they use 'Be Lean - Energy efficient design measures' that concentrate on enhancing the thermal performance of the building which deliver improvements over current building regulations. This includes increased insulation and more energy efficient windows and doors. An example of the increased thermal efficiency has been provided in the table below:

Element	Building Regulations	Proposed
Ground Floor	0.25 W/m <sup>2</sup> k	0.11 W/m <sup>2</sup> k
External Wall	0.30 W/m <sup>2</sup> k	0.24 W/m <sup>2</sup> k
Insulation at Joists	0.20 W/m <sup>2</sup> k	0.11 W/m <sup>2</sup> k
Insulation at Rafters	0.20 W/m <sup>2</sup> k	0.18 W/m <sup>2</sup> k
Windows	2.00 W/m <sup>2</sup> k	1.3W/m <sup>2</sup> k
Doors	2.00 W/m <sup>2</sup> k	1.2 W/m <sup>2</sup> k
Air Perm	10.00 m <sup>3</sup> /hm <sup>2</sup> (@50 Pa)	5.01 m <sup>3</sup> /hm <sup>2</sup> (@50 Pa)
Thermal Bridges	0.15 ≤ Y	Calculated Constructive Details

The following additional condition is also recommended:

22. Approval of construction details for the proposed roads, footways, emergency access on Keckwick Lane and the proposed bridleway, and securing their implementation.

**20/00594/FUL - Proposed demolition of existing pharmacy and construction of residential development comprising 12no. two bedroom apartments; cycle and bin storage at ground floor and commercial unit (Use Class E) at ground floor, with associated parking, landscaping and ancillary works at Appleton Village Widnes**

Since the report was the applicant has provided the following statement in respect of Climate Change:

*The goal of this climate change statement is to outline the design approach to mitigating the effects of the development on climate change. The report outlines the impact of 8 categories of measures including energy, carbon, delivery and in-use management.*

**Energy & CO2**

*Constructive Thinking are specialists in sustainable design and are currently leading several BEIS funded demonstrator projects. Their approach to low energy and low carbon design for this project exceeds the requirements of Building Regulations Part L (conservation of fuel and power). The compact massing (3 storey rectilinear) and Fabric First approach, with high quality Insulation and elimination of cold-bridging, coupled with attention to Air Tightness will help to realise a target of 30KWh/M2/annum. This means that SAP Ratings of A for EER (Energy Performance) and EIR (CO2 environmental Impact) are possible. The aim of the design is to ensure that, with the addition of renewable energy technology and a move away from gas, the properties can achieve net carbon zero. Smart Controls & Metering will ensure maximum energy efficiency control for the occupants. The scheme will include interior, Low Energy exterior and security Lighting (LED). The project will offer Cycle Storage and Electric Vehicle Charging in excess of Local Authority standards.*

**Water Use**

*Internal Water Use will meet targets of 105l/pp/day through careful choice of fittings. External Water Use will be assisted by water butts to provide rainwater storage.*

## *Materials*

*Materials will be Locally Sourced where possible, from natural and renewable sources with low embodied energy and a clear chain of custody.*

## *Surface Water Run off*

*A SUDS scheme has been implemented as part of phase 1 of the project. Attention has been paid to design of permeable hard landscaping to mitigate additional stress on the drainage system. The site is in a flood risk zone 1 (minimal risk of flooding).*

## *Waste*

*Materials – The project has been designed using Building Information Modelling techniques that reduce construction waste by up to 80%. Recycling facilities are provided within the curtilage of the building.*

## *Pollution*

*Reduced emission insulation has been specified for the project.*

## *Health and Well-being*

*A carefully designed daylighting scheme means that good natural lighting and appropriate daylight factors on the working planes minimise the need for artificial lighting.*

*Sound Insulation within and between apartments exceeds Building Regulations Part E.*

## *Ecology*

*The Ecological Value of the site has been increased by virtue of the scheme. Detailing has been optimised to encourage wildlife and the planting scheme will provide habitat for bees. A bat survey has been completed and whilst no evidence of roosting has been found, detailing of the building will provide appropriate habitat.*

An updated bat survey has been received and reviewed by the Council's retained adviser (MEAS). The survey found no material changes to the buildings or bat roosting potential. The survey concludes that the buildings are not likely to provide roosting habitat for bats. On that basis MEAS advise that the Council does not need to consider the proposals against the three tests (Habitats Regulations).

As a precautionary measure it is advised that ecological supervision is required during removal of roost features and that this can be secured by planning condition to include written confirmation of ecological supervision to discharge the condition. To compensate for potential habitat loss it is advised that details of bat boxes for installation on the proposed building can be secured by the planning condition.

## **21/00235/FUL – Proposed erection of a three storey 35 no. over-65 retirement living apartments, together with external amenity space and parking facilities at 33 - 37 Irwell Lane, Runcorn, Cheshire, WA7 1RX**

Since writing the committee report, the Local Planning Authority have received formal comments from the Merseyside Environmental Advisory Service:

The development site is near a number of European sites which are protected under the Conservation of Habitats & Species Regulations 2017 and Core Strategy Local Plan Policy CS20 applies. The Council's Ecological Advisor has considered the proposals and the possibility of likely significant effects on the European sites using the source-pathway-receptor model. They have advised that there is no pathway that could result in likely significant effects alone or in-combination on the European sites and the proposals do not warrant a Habitats Regulations Assessment for the following reasons:

- The proposal is for the erection of a three storey 35no. Over-65 retirement living apartments. Residents are unlikely to contribute to significant uplift in recreation activity e.g. dog walking, cycling, running; and
- The proposals are situated approximately 1km southwest of the Mersey Estuary SPA and Ramsar sites and accessibility is limited. Remaining European sites are more than 20km from the development site.

As anticipated, the Council's Ecological Advisor has recommended attaching planning conditions to secure the provision of bat boxes, breeding bird protection, bird nesting boxes, reasonable avoidance measures for hedgehogs and an ecologically sensitive lighting scheme, in addition to a habitat compensation package. An information leaflet for new residents has not been requested by the Merseyside Environmental Advisory Service, therefore a condition securing this is no longer required.

The applicant has also submitted a briefing note on lower energy usage and carbon reduction as required by Core Strategy Local Plan Policy CS19. This includes a "fabric first" approach including non-fossil fuel heating and hot water systems and a move away from gas central heating systems. The briefing note states that improvements to the fabric of the development will significantly reduce the energy demands of space heating requirements for residents.

The following specific parameters mentioned in the briefing note will result in a significant reduction in energy usage and will reduce carbon emissions/usage:

- Thermal Bridging
- Air permeability testing
- Heat recovery
- Heating strategy
- Hot water strategy
- Thermal modelling
- Electric vehicle charging points

The submitted briefing note regarding the "Housing 21 Specification" will have a significant impact on reducing the energy and operational carbon emissions. This therefore demonstrates compliance with Core Strategy Local Plan Policy CS20.

In line with the highways officer's comments, additional cycle storage consisting of two Sheffield stands have been provided to the front of the building, the layout of the disabled parking bays has also been amended to comply with current standards.

A statement is being prepared by the applicant prior to the committee meeting, it is expected that this will justify securing the affordable housing by condition. If this changes, members will be updated orally.

**21/00278/FUL – Proposed demolition of existing store and replacement by new food store with associated car parking, access, external plant and landscaping at Aldi Foodstore Ltd, Green Oaks Way, Widnes, Cheshire, WA8 6UF.**

The following documents have been received from the applicant to prevent the need for pre-commencement conditions:

- CEMP ecology addendum (CES, Construction Environmental Management Plan (CEMP) Ecology Addendum, June 2021);
- Invasive species method statement (CES, Invasive species walkover survey & method statement, June 2021);
- Lighting strategy (SC-C, Site layout including external lighting and CCTV, June 2021); and
- Bat and bird scheme (CES Ecology, Bat and bird box scheme, June 2021).

Merseyside Environmental Advisory Service have reviewed the above documents and have confirmed find they are acceptable. The relevant proposed conditions listed in the committee report can therefore now refer to the development being carried out accordance with the above documents.

United Utilities have confirmed that they are satisfied with the submitted Drainage Philosophy Report.

The Environment Agency have confirmed that in their view an updated SI can be submitted after demolition.

An updated Flood Risk Assessment has been received, this has been sent to the Lead Local Flood Authority and The Environment Agency to review, and officers are still awaiting confirmation of its acceptability.

The applicant has provided an amended red line boundary to include the unregistered strip of landscaping required for the footway widening along Green Oaks Way. They have also carried out the necessary press advertisement (The Echo July 12) and have provided an updated ownership certificate C.

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**Note:- Background Papers**

With respect to all applications to be determined by the Committee, the submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection by contacting [Dev.control@halton.gov.uk](mailto:Dev.control@halton.gov.uk) in accordance with Section 100D of the Local Government Act 1972.