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12 December 2016

to Mr Barrie Rea
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The Old Post Office
34 Wellington Road
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my ref PRE/16/00372/ENQ

tel direct 0151 691 8104

your ref

please ask for Mr N Williams

Dear Sir/Madam

Proposal **Social housing development**
Location **Paulsfield Drive Woodland, MORETON ROAD, UPTON**

Thank you for enquiry relating to the above proposals received on 20 October 2016.

Following our meeting your proposals have been assessed under the provisions of the Town & Country Planning Act, 1990 and associated planning policies and other material planning considerations and I would respond as follows:

Planning History

- Location: Land fronting,Moreton Road,Adjacent Paulsfield Drive,Moreton,L46 0UA
Application Type: Full Planning Permission
Proposal: Residential development.
Application No: APP/80/14823
Decision Date: 03/11/1980
Decision Type: Refuse
- Location: Land to the south of Scout Hut
Application Type: Full Planning Permission
Proposal: Residential development
Application No: APP/80/17094
Decision Date: 14/05/1981
Decision Type: Refuse - Appeal Dismissed
- Location: Land South of Scout Hut extending,Overchurch Road,Upton
Application Type: Full Planning Permission
Proposal: Residential development
Application No: APP/80/17096
Decision Date: 25/03/1981
Decision Type: Refuse - Appeal Dismissed
- Location: Former Scout Hut, Upton Road, Moreton, Wirral, CH46 0SF
Application Type: Outline Planning Permission
Proposal: Erection of new scout hut building, car parking and new access onto Upton Road (outline)
Application No: OUT/00/06966
Decision Date: 16/11/2001
Decision Type: Approve

Location: Former Scout Hut, Upton Road, Moreton, Wirral, CH46 0SF
Application Type: Outline Planning Permission
Proposal: Extension of outline planning permission for the erection of new scout hut building, car parking and new access onto Upton Road
Application No: OUT/04/07428
Decision Date: 10/12/2004
Decision Type: Approve

Key Material Planning Considerations

There are a number of issues which would likely result in the development of this site for a new residential scheme being considered unacceptable.

Urban Greenspace

The site is designated as Urban Greenspace, and therefore subject to Wirral Unitary Development Plan (UDP) Policy GR1: The Protection of Urban Greenspace. This policy states:

"On land designated as Urban Greenspace, facilities for visitors, sport or play will be permitted where it can be demonstrated that the proposals would not:

- (i) prejudice the continued use of the site for open air recreation; or*
- (ii) prejudice the visual amenity, landscape character or nature conservation value of the site.*

Development for other purposes on land designated as Urban Greenspace, other than for the re-use of existing buildings, will not be permitted unless alternative provision of equivalent community benefit is made available."

The proposed development of this site for residential purposes is therefore contrary to this and could not be supported.

Site of Local Biological Importance

The site is designated as a Site of Local Biological Importance and as such, Wirral Unitary Development Plan Policy NC5: The Protection of Site of Local Importance for Nature Conservation and Policy NC7: Species Protection would be relevant. Policy NC5 states that *"the Local Planning Authority will protect habitats of special local importance for nature conservation, where they represent scarce, rare or threatened habitat, good examples of habitats typical to Wirral, diverse or rich habitats which actively support a wide range of important species, or areas known to provide for the shelter, breeding or foraging of legally protected species.*

Development affecting such habitats will only be permitted where the Local Planning Authority is satisfied that the continued ecological viability of the habitat or wildlife interest of the site can be adequately safeguarded."

Given the number trees and extent of the land identified for development there is a likelihood that protected wildlife species would be significantly affected. Should you decide to proceed with a future planning application, a full Ecological Survey by a qualified ecologist would be required in order for the Local Planning Authority to fully assess the impact of any development upon the ecological value of this Site of Local Biological Importance.

Tree Preservation Order

The site is covered by a Tree Preservation Order and the removal of any trees on the site would therefore require permission. Wirral Unitary Development Plan Policy GR7: Trees and New Development states that *"the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to substantially preserve the wooded character of the site or of the surrounding area, and provide for the protection of trees of greatest visual or wildlife value and other vigorous healthy trees."*

Given that the site is covered by a Tree Preservation Order and is extensively covered by trees, a full Arboricultural Survey would be required to allow the Local Planning Authority to fully assess the impact such a development would have on these trees. It is likely that the loss of a significant number of trees would adversely change the character of the site and would not be acceptable.

Highways

There are some concerns about the location of the proposed access, given its proximity to the motorway slip road and given that the number of lanes on the main road changes around this point, leading to merging manoeuvres taking place where the new access would be. In order to fully assess the speed and volume of traffic on the road in front of the development site, an Automatic Traffic Count (ATC) survey would be required.

It is likely that yellow lines would be required around the new junction and a pedestrian refuge to assist residents when going to the bus stop on the other side of the main road. The potential cost for these would be approximately £10,000.

In terms of the layout of the proposal, a turning head would be required. In addition, there is considered to be an over-provision of parking within the site.

In addition, the potential reduction in the stone wall to create satisfactory visibility splays and sight lines along the main road frontage is highly likely to have an adverse impact on the character of the area.

Other Matters

Required separation distances are met, and it is unlikely that the proposed dwellings would have an unacceptable adverse impact upon the amenities of nearby dwellings. However, the high level of frontage parking leaves little space for front gardens and is likely to result in a sterile featureless street scene. This along with the significant number of established trees, that are likely to be affected, could result in a detrimental change in the character of this particular area. This would be contrary to the criteria for new housing development in UDP Policy HS4: Criteria for New Housing Development, which will be relevant if a formal planning application was made.

A Drainage Strategy would be required for the development as proposed. This would need to include full details on how a Sustainable Urban Drainage System (SUDS) would be incorporated and maintained for the lifetime of the development.

In conclusion, given the above restrictions on the site, it is highly likely that the proposed development of the site for residential purposes would not be supported.

In responding to your enquiry, the Council has made every effort to ensure that the advice given is as accurate as possible having regard to the details that you have provided. However, this advice is given by an officer of the Council and does not constitute a formal response or decision of the Council with regards to any future planning application(s). Whilst it may be a material consideration, this response cannot be held to bind the Council in its validation or formal determination of any subsequent application. Please be advised that if an application is subsequently submitted which fails to take on board advice given by officers, then the Council may refuse it without further discussion with the applicant or their agent.

Please also be advised that when determining any subsequent planning application, the Council will give only limited weight to pre-application advice that is more than one year old, or no weight where there has been significant change in policy or circumstances since the advice was given.

Building Regulations: A separate submission under the Building Regulations 2010 (as amended) may be required before you commence this development. You are therefore advised to consult the Building Control Section at this office. Tel: 0151 691 8454.

Yours faithfully,

Mr N Williams
Senior Planning Officer