

REPORT TO: Development Control Committee

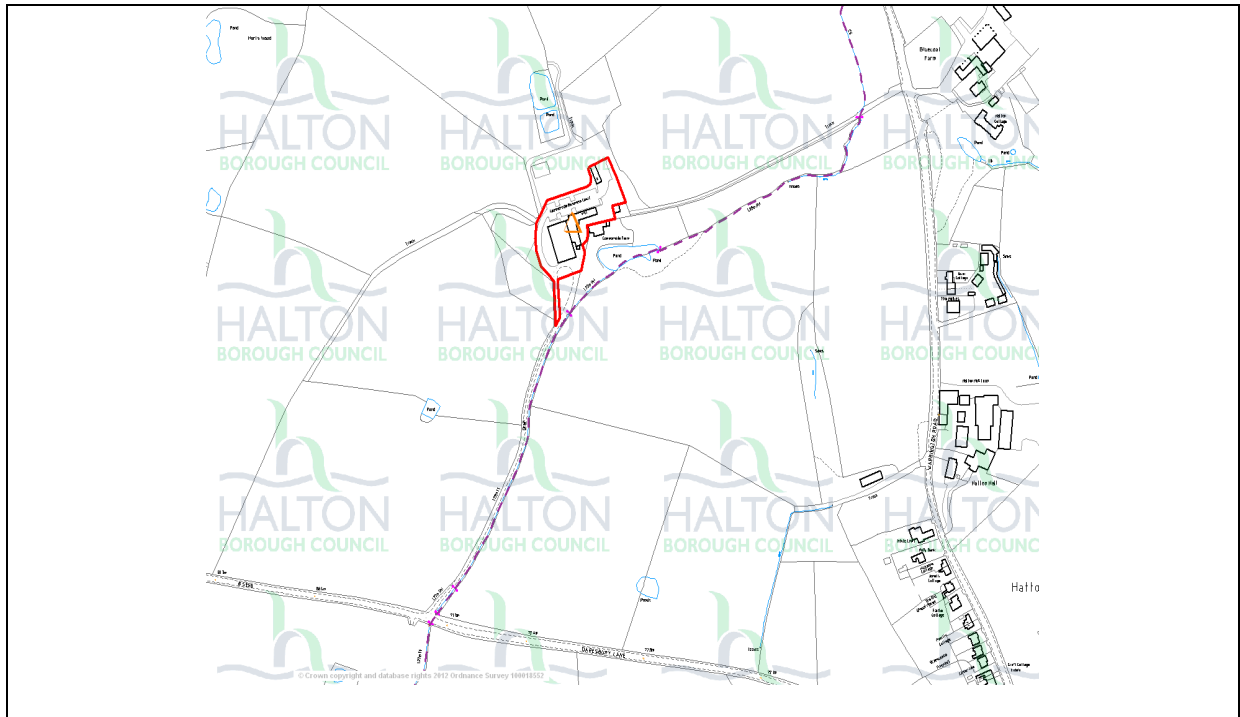
DATE: 10 February 2014

REPORTING OFFICER: Strategic Director, Policy & Resources

SUBJECT: Planning Applications to be determined by the Committee

WARD(S): Boroughwide

APPLICATION NO:	13/00356/FUL
LOCATION:	Commonside Farm, Daresbury Lane, Daresbury.
PROPOSAL:	Proposed demolition of indoor tennis building and erection of 5no. dwellings and conversion of existing offices to 5no. dwellings.
WARD:	Daresbury
PARISH:	Daresbury
CASE OFFICER:	Jeff Eaton
AGENT(S) / APPLICANT(S):	Atrium-Daresbury Properties Ltd, C/O Suite 8, 10 Duke Street, Liverpool, Merseyside, L1 5AS.
DEVELOPMENT PLAN ALLOCATION: National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013)	Green Belt, Area of Special Landscape Value.
DEPARTURE	No
REPRESENTATIONS:	One representation received from the publicity given to the application.
RECOMMENDATION:	Grant planning permission.
SITE MAP	



1. APPLICATION SITE

1.1 The Site and Surroundings

The site covers an area of 0.94 hectares, and is known as Commonsides Farm or Commonsides Business Court, with access off Daresbury Lane (B5356) in Daresbury. It is located between the villages of Daresbury and Hatton (Warrington Council's administrative boundary), and currently consists of building (former grain store), which houses an indoor tennis centre, an L-shaped block of office buildings (5 no. former barns), and a stand-alone new build office building, with associated parking.

The nearest adjacent property is Commonsides Farmhouse, which has recently been sold off and is in separate ownership. This does not form part of this planning application.

The surrounding area comprises of countryside, and woodland areas, and the site and surrounding area is within Green Belt as designated by the Halton Unitary Development Plan.

1.2 Planning History

There is extensive planning history attached to the site, which includes:

- 94/00641/FUL - Demolition of redundant grain drying shed and extension of grain storage shed to provide covered tennis court for use by owner and family (Refused 31/01/95).

- 95/00133/FUL - Proposed extension and alteration to grain drying store to provide an indoor tennis court (Approved with conditions 27/04/95).
- 99/00057/FUL - Proposed steel framed agricultural building (Approved with conditions 20/04/99).
- 04/00621/COU - Proposed conversion of 2 no. existing barns into office units (Approved with conditions 14/10/04).
- 05/00433/COU - Proposed conversion of existing farm house into office accommodation (Approved with conditions 21/10/05).
- 06/00932/COU - Proposed raising of part of roof to former milk shed and installation of external fire escape (Approved with conditions 02/02/07).
- 07/00172/ADV - Proposed display of illuminated entrance signs (Approved with conditions 25/05/07).
- 08/00354/ELC - Notification under S37 of the Electricity Act 1989 & Section 90(2) of the Town & Country Planning Act 1990 to the Secretary of State for the installation of 11kV overhead line over Chester Road & adjacent to Keckwick Lane & at the entrance to Commonside Farm (No objection 12/08/08).
- 10/00440/S73 - Application to vary condition no.1 of extant permission 05/00433/COU to allow extension of time limit for a further 3 years (Approve with conditions 12/05/11).
- 11/00288/FUL - Proposed change of use of office and erection of indoor and outdoor tennis courts with associated lighting to form tennis facility (Withdrawn 21/02/12).
- 12/00427/FUL - Proposed demolition of indoor tennis building and erection of 5no. dwellings and conversion of existing offices to 8no. dwellings (Approve with conditions 02/09/13).

1.3 Background

Planning permission was granted for the change of use of the agricultural buildings to offices in 2004, and the marketing of these commenced in 2007. The owners have subsequently had difficulty in fully letting the offices, with only three lettings, and the remaining office units which have never been let. There are currently two of the units let, with one being vacated soon.

Commonside Farmhouse has recently been sold off, and is continuing to be used for residential use, and is not within the application site.

The indoor tennis centre building has a personal condition, which linked it to the farmhouse. It is assumed that this was not included in the sale of the farmhouse mentioned in the condition. The tennis centre building is not being used.

This application has previously appeared on the Development Control Agenda in December. The item was recommended for Refusal and as the applicant had submitted amended plans the report was pulled from consideration by the Committee. This report relates to the same application but to the amended plans that have been submitted.

2. THE APPLICATION

2.1 Proposal Description

The application proposes the demolition of the existing indoor tennis centre, and the replacement of this with five dwellings and the conversion of the existing office units to residential use (four dwellings), which will form a u-shaped courtyard. The existing stand-alone office building, in the north-west corner, is also to be converted to one dwelling.

The breakdown of residential dwellings includes, 6 no. 3-bed units and 4 no. 4-bed units.

The access arrangements are as existing. The site plan indicates that nine of the ten units would have two allocated parking spaces with an additional 3 visitor parking spaces also being available. The stand-alone office building to be converted to one dwelling would have a detached garage which would provide car parking for two cars as well as space for homeworking in the roofspace.

2.2 Documentation

The planning application is supported by a Design and Access Statement; Ecology Survey (Extended Phase 1 Habitat Survey), and a Bat Survey.

3. POLICY CONTEXT

3.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining

development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

Paragraphs 89 and 90 of the NPPF list the exceptions to national Green Belt policy for new buildings within the Green Belt.

3.2 Halton Unitary Development Plan (UDP) (2005)

The site is located within Green Belt, where Policy GE1: Control of the Development in the Green Belt in the Halton Unitary Development Plan, is of relevance. The site has been previously used for office use and as an indoor tennis centre, and is therefore considered as previously developed land. The following Unitary Development Plan policies are also of relevance to this application;

- BE1 General Requirements for Development
- BE2 Quality of Design
- H3 Provision of Recreational Greenspace
- TP6 Cycling Provision as part of New Development
- TP7 Pedestrian Provision as Part of New Development
- TP12 Car Parking.
- GE21 Species Protection
- GE23 Protection of Areas of Special Landscape Value

3.3 Halton Core Strategy (2013)

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

- CS1 Halton's Spatial Strategy
- CS2 Presumption in Favour of Sustainable Development
- CS3 Housing Supply and Locational Priorities
- CS6 Green Belt
- CS7 Infrastructure Provision
- CS12 Housing Mix
- CS13 Affordable Housing
- CS18 High Quality Design
- CS19 Sustainable Development and Climate Change

3.4 Relevant SPDs

New Residential Development SPD; Draft Open Space Provision SPD and the Affordable Housing SPD are of particular relevance.

4. CONSULTATIONS

4.1 HBC Highways– Following the receipt of amended plans, no objection to the proposed development has been raised subject to the attachment of a number of conditions.

4.2 HBC Open Spaces – No objections to the proposed development. There is no on-site open space provision; therefore a contribution is requested, for off-site provision, which would be allocated within the Parish of Daresbury.

4.3 Daresbury Parish Council – No objection to the proposed development.

4.4 Hatton Parish Council – No observations received at the time of writing this report.

4.5 Cheshire Wildlife Trust – They acknowledge that, in the context of the results of 2011 and 2012 surveys, the current proposal with regard to the demolition of the indoor tennis building is acceptable and impact mitigation is not required. Opportunities for biodiversity enhancement, such as the provision of bat and bird boxes, should be taken up and enforced via suitable conditions to cover:

- Retention of any existing trees and shrubs within site landscape works, or if not possible, replanting with native species
- Maintenance of habitat links
- Provision of bat boxes, nest boxes and artificial swallows' nests.
- No tree, shrub or hedgerow management and/or cutting operation should take place during 1st March to 31st August inclusive. Reason: protection of breeding birds and active nests.

In terms of the conversion of existing offices to dwellings, we note that the updated bat survey did not include these buildings either as part of its survey or in its assessment of impact. We understand that the conversions do not require changes to the roof structure and space. However, in view of the results of earlier surveys carried out in 2008 (quoted in our letter of September 2011), which found that Commonsides Farm provided a resource of local significance for bats, including roosting (in the main buildings), foraging and sheltering; we recommend that prior to any work being carried out on the existing office building roofs, they should be comprehensively checked for the presence of bats. Should a bat or bats be encountered during precautionary surveys and/or subsequent work on the conversions, work must be halted and advice sought from a suitably qualified bat specialist.

5. REPRESENTATIONS

5.1 The application has been advertised by a press advert in the Widnes & Runcorn World on 25/09/2013, a site notice posted on Daresbury Lane on 01/10/2013 and 120 neighbour notification letters sent on 19/09/2013. Following the receipt of amended plans on 14/01/2014, 120 further neighbour notification letters were sent on 15/01/2014. One representation has been received from the publicity given to the application. This stated that they had no objection in principle to the development, however raised concerns regarding the safe passage of user of the existing Public Right of Way given the likely increased traffic.

6. ASSESSMENT

6.1 Assessment against Planning Policy

The site is located within Green Belt, where Policy GE1 'Control of Development in the Green Belt' in the Halton Unitary Development Plan and Policy CS6 'Green Belt' in the Halton Core Strategy Local Plan are of relevance.

The main purpose of Halton's Green Belt designation, as outlined in the Core Strategy is *'to keep land open and generally free from development, maintaining strategic gaps between Runcorn and Widnes and surrounding settlements. It protects against unwanted urban sprawl, and directs development to built-up areas where it can assist in urban regeneration and be of benefit to existing communities.'*

The construction of new development within Green Belt is considered inappropriate. However, there are exceptions which include;

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The above is outlined on page 21 (paragraph 89) of NPPF, which provides the policy framework for the Core Strategy, and Policy GE1 of the Halton Unitary Development Plan broadly complies with paragraph 89 of NPPF.

The proposal is for the demolition of the existing indoor tennis centre, and the replacement of this with five dwellings, and the conversion of the existing offices to five dwellings. Bullet points 3, 4 and 6 of paragraph 89, in the NPPF, are of relevance to this application.

Green Belt policy allows for the alteration of a building provided that it does not result in disproportionate additions. It is proposed to turn the existing offices into residential use, with limited alteration to the elevations, and there are no extensions, to the buildings, proposed. This element of the policy does not refer to a change in the use of the building, but only relates to the structure itself. There is another part of NPPF, that is also of relevance to this part of the proposal, which is paragraph 90 (bullet point 4) which states; *'Certain other forms of development are also not inappropriate development in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt....'*

- *the re-use of buildings provided that the buildings are of permanent and substantial construction...*

The buildings, that are proposed to be converted, were only marketed in 2007, therefore it was assumed that they were only finished being built around that time. The buildings are of permanent and a substantial construction. Therefore this element of the proposal (conversion of offices to residential use) complies with Green Belt Policy.

There are also five new dwellings proposed, which are on the site of the existing indoor tennis centre. Bullet point 4 of paragraph 89 is of relevance to this part of the proposal, where the replacement of any building, is not necessarily inappropriate development, providing that the new building is the same use and not materially larger than the one it replaces. Whilst the new residential development is not materially larger in terms of both floorspace and volume, the proposed use will be different to the existing one. However, when looking at bullet point 6 of paragraph 89, new buildings are considered appropriate if they relate to limited infilling or the partial or complete redevelopment of previous development sites (brownfield land), as long as they do not have a greater impact on the openness of the Green Belt. This is where NPPF differs from previous national planning policy guidance relating to Green Belts (Planning Policy Guidance Note 2) where the scope for previously developing sites in the Green Belt only applied to major existing developed sites as identified in adopted local plans.

This site can be considered to be previously development land, as per the definition in NPPF (Annex: Glossary pg 55).

The existing indoor tennis centre is 10.6m in height, to the apex, and it is proposed to replace the building with 5 no dwellings, which would be 8.1m in

height to the apex predominantly within the footprint of the indoor tennis centre. The reduction in height, coupled with the decrease in volume would reduce the impact on the existing area, and surrounding Green Belt, therefore reducing the overall harm on the Green Belt.

Within the NPPF there is presumption in favour of sustainable development. Whilst this proposal is not directly adjacent to any facilities, nor are the existing offices. It is noted that the shift in emphasis has changed towards providing sustainable development, however, there is also the requirement to provide a choice of housing and economic development etc. and provide a balance. This proposal is not wholly sustainable but there are public footpath links to be provided, across the fields, to Daresbury Village, which is discussed later on within the report. This development does provide a choice of housing, both in terms of the sizes of the properties and for people who do not wish to live within built-up areas but equally do not want to live in an isolated property within the countryside. It also brings back what would otherwise be empty buildings back into use, which have been marketed for a number of years for office use, which can also be considered sustainable.

As concluded with the previous application (12/00427/FUL), the principle of demolishing the existing indoor tennis building and replacing it with 5 no dwellinghouses on the same footprint which would result in a reduction in height, floorspace and volume is considered to not have a greater impact on the openness of the Green Belt and therefore not inappropriate development and is acceptable in principle.

6.2 One detached outbuilding and timber storage sheds

The proposed development would result in the creation of one large stand-alone property and the application proposes that this property would have a detached outbuilding which would form a garage to accommodate two cars with room in the roofspace for a loft room.

This outbuilding would be sited directly adjacent to an existing outbuilding which is within the ownership of the farmhouse at Commonsides Farm.

The application also proposes that each property would have a timber storage shed which would be 3m in length and 2m in width. This would provide some essential storage for cycles and gardening equipment etc. for each property in a uniform manner. Each storage shed would be sited in close proximity to the dwellings in question.

In considering whether this element of the proposal is inappropriate development in the Green Belt, it is noted that the application site is a previously developed site in the Green Belt and the proposal constitutes a partial redevelopment. It is considered that the proposed outbuilding and timber storage sheds would not have a significant impact on the openness of the Green Belt by virtue of their siting and are therefore not inappropriate development in the Green Belt.

This element of the proposal is considered to be in compliance with paragraph 89 of the National Planning Policy Framework.

The application site is also located within an Area of Special Landscape Value. It is not considered that the introduction of one detached outbuilding and timber storage sheds would have an unacceptable effect on the visual and physical characteristics of this area of special landscape value. This element of the proposal is considered to be compliant with Policy GE23 of the Halton Unitary Development Plan.

6.3 Design Character and Amenity

The existing office buildings, which are to be proposed to be converted to residential use, would require internal alterations to adapt them to residential use. Predominantly, the existing windows and doors would be used, and the internal layout adapted accordingly, however a number of small sensitive additions are proposed which would predominantly form entrance porches. This detailing is also picked up in the design of the new build dwellings.

There are existing windows, which overlook the farmhouse and due to the sensitivity of this elevation a habitable room window has been removed from the first floor of Plot 9. This removes any potential for overlooking into the existing farmhouse.

In relation to the proposed new build element of the proposal (5 no dwellings), the scheme now comprises of a linked development which seeks to form the other side of the courtyard in a similar way to the previously granted application (12/00427/FUL). It is considered that the indicative elevational treatment for the proposed dwellings would complement the adjacent building which would be converted to dwellings which forms part of the proposal. A condition can also be added to ensure that good quality material samples are provided prior to the commencement of development.

The privacy distances between the existing building and the proposed new dwellings is 17m, which does not meet the 21m requirement, as outlined in the Council's Design of Residential Development Supplementary Planning Document (SPD). However, it is acknowledged within the SPD that privacy can be achieved in other ways and if adequate distances are not met then it is the responsibility of the applicant to demonstrate how they have achieved the privacy and outlook for residents.

The design and access statement which accompanies the application sets out the design emphasis for the development to embrace a principal frontal aspect arrangement for the main habitable rooms, overlooking their own private front gardens with sensitively resolved rear elevations respecting privacy within the rear courtyard area especially. The separation distance with this proposal is identical to the scheme previously approved (12/00427/FUL) and coupled with the design approach taken is considered to be acceptable in terms of privacy and outlook.

Given the overall reduction in density of the scheme from the previous approval, the garden areas and the communal space shown on the drawings generally accord with the standards set out in the Residential Development SPD. The application attempts to retain the courtyard feel of the previous scheme by providing a communal area in between the proposed dwellings and the building to be converted, which would be accessible to 7 of the 10 dwellings within the proposed development. This proposal would continue the courtyard setting created by the previously approved scheme albeit with a 2.5m gap between the existing building and the new building. It is considered that the proposal would respect its rural setting.

There is no public open space included within the scheme. Whilst the courtyard areas will provide some communal space, the provision of public open space should still be designed as an integral part of the development, and the Council's Open Space Supplementary Planning Document (SPD) reiterates this. Due to the design constraints, within the site, it is considered that providing a financial contribution for an off-site open space provision for spending, within the Parish of Daresbury is appropriate.

It is considered that in terms of the built form and design of the dwellings, the scheme as amended is of a good quality and in keeping with its rural setting. To ensure that the development retains its good quality design and character, conditions can be added to remove permitted development rights for extensions, outbuildings and boundary treatments. This would ensure that the Council retains control on how the development looks aesthetically in urban design terms. It is considered that appropriate separation and privacy is provided within the site and is in keeping with its rural character. The proposal is considered to accord with Policy BE1 and BE2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy Local Plan.

6.4 Highways, Parking and Servicing

The access to the development is by way of the existing access off Daresbury Lane. It is proposed to add in passing places, along the access road, to reduce the pedestrian/vehicular conflict, due to the access road doubling up as a Public Right of Way. There is not enough space to provide a dedicated footpath along this access road without encroaching onto the adjacent fields, which would entail the removal of some hedging, which would have a detrimental impact to the character of the area. It is considered that by retaining the access road, as existing and the provision of additional passing places, would provide an acceptable solution both in design terms and highway/pedestrian safety terms.

To deter people from parking adjacent to the Public Right of Way, it is recommended that signage is provided to ensure the Public Right of Way is kept clear, and to ensure that parking is not ad-hoc. This would be a management issue to be looked at within the site and is not a planning issue, however an informative should be provided on the decision notice.

In relation to the details for parking, each plot would have two allocated parking spaces and additional visitor parking spaces. They would be sited in relative close proximity to the proposed dwellings whilst not having a detrimental impact on the overall appearance of the scheme. The conclusion is that there is adequate car parking provided within the scheme for both residents and visitors.

Each property would have a timber storage shed positioned within its private garden area. This would provide some space for cycle parking and some general household storage (garden tools etc).

To increase the links to Daresbury Village, a footpath is proposed across the fields from the proposal into the village itself. This would be a permissive footpath, 2.0m wide, which would link the development site, with Hall Lane, and Millennium Way in Daresbury. The exact details are still to be agreed. It would be required to be closed for the Creamfields Festival which is held over the August Bank Holiday Weekend. This could be conditioned if the proposal were found to be acceptable in all other regards.

To conclude from a highway perspective, the proposal is considered to be compliant with policies BE1 and BE2 of the Halton Unitary Development Plan.

6.5 Ecology and Trees

A Phase 1 Habitat Survey and a Bat Survey has been provided as part of the application. The officer from Cheshire Wildlife Trust has raised concerns in relation to the survey only taking into account the indoor tennis centre and no other buildings. The reason for this is that the other buildings, whilst some of them are currently vacant, are being used as offices, and as part of the mitigation for that development a bat roost was provided off-site.

In the context of the results of 2011 and 2012 surveys, the current proposal with regard to the demolition of the indoor tennis building is acceptable and impact mitigation is not required. Opportunities for biodiversity enhancement, such as the provision of bat and bird boxes, could be achieved by conditions relating to the following and would ensure compliance with Policy GE21 of the Halton Unitary Development Plan:

- Retention of any existing trees and shrubs within site landscape works, or if not possible, replanting with native species
- Maintenance of habitat links
- Provision of bat boxes, nest boxes and artificial swallows' nests.
- No tree, shrub or hedgerow management and/or cutting operation should take place during 1st March to 31st August inclusive. Reason: protection of breeding birds and active nests.

In terms of the conversion of existing offices to dwellings, it is noted that the updated bat survey did not include these buildings either as part of its survey or in its assessment of impact. However, the conversions do not require changes to the roof structure and space. In view of the results of earlier surveys carried out in 2008 (quoted in our letter of September 2011), which

found that Commonside Farm provided a resource of local significance for bats, including roosting (in the main buildings), foraging and sheltering, it is recommended that prior to any work being carried out on the existing office building roofs, they should be comprehensively checked for the presence of bats. Should a bat or bats be encountered during precautionary surveys and/or subsequent work on the conversions, work must be halted and advice sought from a suitably qualified bat specialist.

6.6 Affordable Housing

Policy CS13 'Affordable Housing' of the Halton Core Strategy Local Plan and the recently adopted Affordable Housing Supplementary Planning Document state that affordable housing provision will be sought at 25% of the total residential units proposed on schemes including 10 or more dwellings.

As noted with the previous application, the General Permitted Development Order has been amended, which has made changes to the Use Classes Order enabling changes from B1(a) Offices to Class C3 (dwelling houses), subject to a number of conditions, without having to apply for planning permission. This would allow the existing offices to be converted to 5 no dwellings.

The second element would require a full planning application for the demolition of the indoor tennis building and the erection of 5 no dwellings.

Given the position explained above, it is recommended that Policy CS13 is not applied to this application as the applicant could change the application so that it relates to the erection of 5no dwellings only and convert the existing offices to 5no residential units using permitted development rights. It is considered that the proposals are therefore considered to accord with the aspirations of Policy CS13.

7. CONCLUSIONS

The application proposes a modest sized development on a previously developed site in the Green Belt comprising the conversion of existing buildings and an element of new build, which would replace an existing larger building. Given the site constraints the proposed scheme is considered to offer a good quality in terms of design and layout and is in keeping with the character and quality of the wider area. It is considered that acceptable provision can be made for highways and servicing and securing the amenity of potential residents. The proposals are considered to not cause any harm to the Green Belt and are in accordance with policies of the National Planning Policy Framework, Halton Unitary Development Plan, Halton Core Strategy, New Residential Development SPD, Open Space SPD and Affordable Housing SPD.

8. RECOMMENDATIONS

Grant planning permission subject to the following conditions:-

9. CONDITIONS

1. Time Limit – Full Permission.
2. Site Levels (Policy BE1)
3. Facing Materials to be Agreed (Policies BE1 and BE2)
4. Removal of Permitted Development – Extensions & Outbuildings (Policies BE1 and BE2)
5. Landscaping & Boundary Treatments Scheme (Scheme to be Agreed) (Policies BE1 and BE2)
6. Removal of Permitted Development – Boundary Treatments (Policies BE1 and BE2)
7. Construction Management Plan including Wheel Cleansing Facilities (Policy BE1)
8. Hours of Delivery & Construction – (Policy BE1)
9. Implementation of Bin Storage and Recycling Facilities – (Policies BE1 and BE2)
10. Implementation of Timber Storage Sheds – (Policy BE1)
11. Permissive Path linking the development with Daresbury Village – (Policy TP7)
12. Provision of Bat Boxes and Bird Nesting Boxes – (Policy GE21)
13. Maintenance of Habitat Links – (Policy GE21)
14. Breeding Birds Protection – (Policy GE21)
15. Provision of Parking (Details Submitted) – (Policy BE1)
16. Ground Contamination – (Policy PR14)

Informatives

1. Signage should be provided to deter people from parking adjacent to the Public Right of Way.
2. Prior to any works being carried out, the buildings should be comprehensively checked for the presence of bats. Should a bat or bats be encountered during precautionary surveys and/or subsequent work on the conversions, work must be halted and advice sought from a suitably qualified bat specialist.

10. SUSTAINABILITY STATEMENT

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

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.