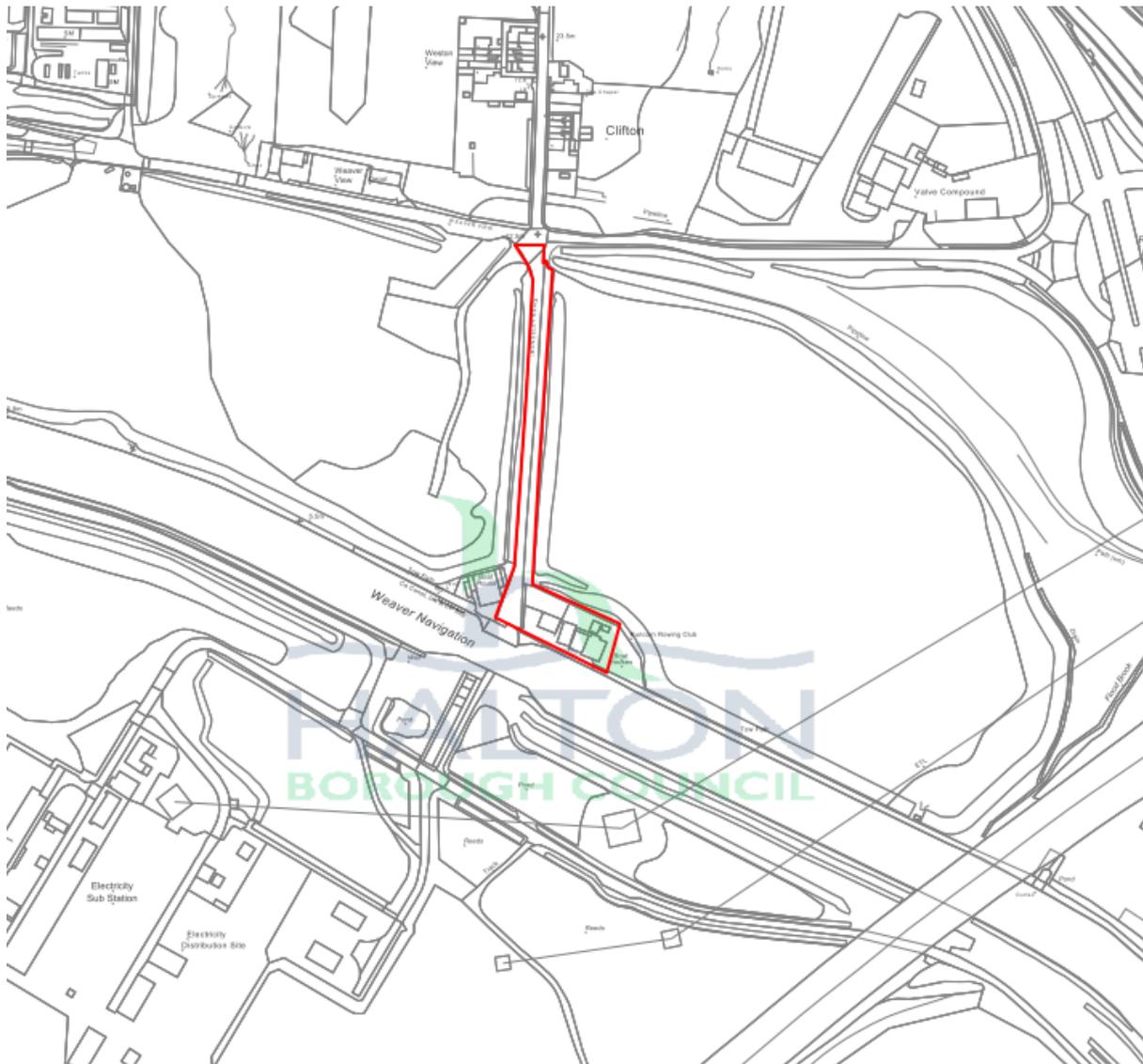


APPLICATION NO:	21/00102/FUL
LOCATION:	Boat House, Cholmondeley Road, Runcorn, Cheshire, WA7 4XT.
PROPOSAL:	Proposed demolition of existing facilities and development of new clubhouse incorporating changing facilities, gym, social areas and ground floor boat and canoe storage.
WARD:	Heath
PARISH:	None
APPLICANT:	Runcorn Rowing Club, Boat House, Cholmondeley Road, Runcorn, WA7 4XT.
AGENT:	Mrs Sue Sljivic, Runcorn Rowing Club, 8 Red Lane, Frodsham, WA6 6RB.
DEVELOPMENT PLAN: Halton Delivery and Allocations Local Plan (2022) Joint Merseyside and Halton Waste Local Plan (2013)	ALLOCATIONS: Unallocated land in the Urban Area.
DEPARTURE	No.
REPRESENTATIONS:	No representations have been received from the publicity given to the application.
KEY ISSUES:	Sport and Recreation, Highways, Flooding and Drainage, Design, Public Safety.
RECOMMENDATION:	Grant planning permission subject to conditions should the proposal not be called in by the Secretary of State following referral to the Health and Safety Executive.
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The site subject of the application is the Boat House located on Cholmondeley Road in Runcorn. The site is unallocated in the Halton Delivery and Allocations Local Plan.

The site encompasses access along Cholmondeley Road from Weaver View to land adjacent to the Weaver Navigation, which is occupied by Runcorn Rowing Club.

1.2 Planning History

The site has some relevant planning history as set out below:

03/00903/FUL – Proposed erection of boat store – Granted 19/12/2003.

11/00002/COU - Change of use of dwelling house to uses ancillary to adjoining rowing club – Granted 01/03/2011.

13/00001/FUL – Proposed demolition of the existing bridge cottage and provision of two temporary buildings to provide meeting room, training room and canteen and changing facilities – Withdrawn 25/02/2013.

13/00432/FUL – Demolition of existing buildings and erection of modular buildings to provide rowing club facilities – Granted 06/01/2014.

2. **THE APPLICATION**

2.1 The Proposal

The application proposes the demolition of existing facilities and development of new clubhouse incorporating changing facilities, gym, social areas and ground floor boat and canoe storage.

2.2 Documentation

The application is accompanied by the associated plans in addition to a Design and Access Statement, Ecological Appraisal, Flood Risk Assessment, Ground Conditions Survey, Utilities Survey, Cadent Gas Main Plan, Topographical Survey and a Water Treatment Tank Manual.

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.

THE DEVELOPMENT PLAN

3.1 Halton Delivery and Allocations Local Plan (2022)

The following policies contained within the Halton Delivery and Allocations Local Plan are of relevance:

- CS(R)18 High Quality Design;
- CS(R)19 Sustainable Development and Climate Change;
- CS(R)20 Natural and Historic Environment;
- CS(R)22 Health and Well-Being;
- CS23 Managing Pollution and Risk;
- CS(N)26 Unallocated Land in Urban Areas;

- C1 Transport Network and Accessibility;
- C2 Parking Standards;
- HE1 Natural Environment and Nature Conservation;
- HE3 Waterways and Waterfronts;
- HE8 Land Contamination;
- HE9 Water Management and Flood Risk;
- GR1 Design of Development.

3.2 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 for New Development.

MATERIAL CONSIDERATIONS

Below are material considerations relevant to the determination of this planning application.

3.3 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in July 2021 to set out the Government's planning policies for England and how these should be applied.

3.4 Equality Duty

Section 149 of the Equality Act 2010 created the public sector equality duty.

Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development that justify the refusal of planning permission.

3.5 Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a persons rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

4. CONSULTATIONS SUMMARY – FULL RESPONSES CAN BE LOCATED AT APPENDIX 1.

4.1 Highways and Transportation Development Control

No objection to the proposed development subject to conditions.

4.2 Lead Local Flood Authority

No objection to the proposed development subject to a condition.

4.3 Contaminated Land Officer

No objection to the proposed development subject to a condition.

4.4 Merseyside Environmental Advisory Service – Ecology and Waste Advisor

No objection to the proposed development subject to conditions.

4.5 Environment Agency

No objection to the proposed development subject to conditions.

4.6 Natural England

No objection to the proposed development.

4.7 Health and Safety Executive

HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.

4.8 Canal and River Trust

No objection to the proposed development subject to conditions and informatives.

4.9 Cadent Gas

They highlight that there is a major accident hazard pipeline in the vicinity of the proposed development.

4.10 Sabic

No observations to make on the proposed development.

5. REPRESENTATIONS

5.1 The application was publicised by twenty four neighbour notification letters sent on 25th February 2021, three site notices posted in the vicinity of the site on 25th February 2021 and a press advert in the Widnes and Runcorn Weekly News on 4th March 2021.

5.2 No representations have been received from the publicity given to the application.

6. ASSESSMENT

6.1 Principle of Development

The site is unallocated land in the urban area and Policy CS(N)26 of the Halton Delivery and Allocations Local Plan is applicable. This policy assumes that present uses will continue and that any changes of use will be judged on the relevant policies in the Plan.

The proposal would result in the redevelopment of the site for the same purpose whilst providing enhanced facilities for Runcorn Rowing Club. The enhanced facilities would enhance the Borough's offer in terms of both sport and recreation whilst having a positive impact on this waterfront location.

The proposed development is considered to be acceptable in principle in compliance with Policies CS(R)22, CS(N)26, HE3 and GR1 of the Halton Delivery and Allocations Local Plan.

6.2 Highways, Transportation and Accessibility

The proposed development would significantly increase the size of Runcorn Rowing Club's facilities.

The Highway Officer notes that the access along Cholmondeley Road is adopted to a Public Right of Way status only and the grass verges are maintained by Halton Borough Councils Landscapes Department. The Public Right of Way (Sutton No.9) is also recorded as a Greenway, which extends eastwards along the canal towpath toward Clifton Road.

It is noted that the current facility has no dedicated parking facility and presently uses the grass verges along Cholmondeley Road. The present parking requirement is for a maximum of ten off road spaces. The increase in the size of the facility would increase this requirement to a maximum parking provision of 50 spaces.

The clubs commitment to sustainable travel is set out in their Design and Access Statement and the Highway Officer has concluded that the proposed provision for parking is acceptable and given the intermittent demand for parking based on events and regular meets it would not be necessary to formally mark out all of the 50 spaces shown on the plans. It is however considered reasonable to attach a condition, which secures the implementation of proposed parking and servicing arrangement and their subsequent maintenance.

There is a requirement for the proposal to make provision for ultra low emission vehicles. It is considered that a condition requiring the submission of an electric vehicle charging point scheme and its subsequent implementation and maintenance can satisfactorily deal with this.

The applicant indicates that the provision of secure indoor cycle storage is to be made as part of their commitment to sustainable travel. Details of an appropriate cycle storage scheme along with its implementation and subsequent maintenance should be secured by condition.

Based on the above, the proposed development is considered to be acceptable from a highways perspective in compliance with Policies C1 and C2 of the Halton Delivery and Allocations Local Plan.

6.3 Flood Risk and Drainage

The site is located in Flood Zone 3, which is an area at risk from flooding.

Noting this fact, the application is now accompanied by a Flood Risk Assessment incorporating a drainage strategy, which has been reviewed by the Lead Local Flood Authority and the Environment Agency.

The Lead Local Flood Authority welcomes the submission of the Flood Risk Assessment however there is still insufficient evidence that the development and its users would be safe from flooding throughout the life of the development and that surface water runoff would be managed in a way that would be sustainable and would avoid an increase in flood risk elsewhere.

The observations of the Lead Local Flood Authority are noted, however they do consider that a satisfactory solution can be reached and that this can be secured by condition as set out in their consultation response.

The Environment Agency do not object to the application, however they do suggest conditions relating to flood resilience and the implementation of flood mitigation measures.

United Utilities have made observations in relation to drainage and have suggested conditions.

In order to avoid any duplication, it is considered that the conditions suggested by the Lead Local Flood Authority would appropriately deal with issues raised by both the Environment Agency and United Utilities.

The attachment of the suggested conditions would ensure that the proposal is acceptable from a flood risk and drainage perspective in compliance with Policies CS23 and HE9 of the Halton Delivery and Allocations Local Plan.

6.4 Ground Contamination

The application is not supported by a detailed preliminary risk assessment, however the applicant acknowledges the requirement for one to be undertaken.

The application site is immediately adjacent a closed waste disposal site formerly operated by ICI (the application site is at the foot of the embankment that enclosed the waste disposal lagoon). The site itself has had some former development from the late 1800s onwards, with a cottage and latter boat house and associated facilities

The proposed use (a continuation of the current use) is of relatively low sensitivity to contamination, however a complete risk assessment based upon desk study and intrusive investigation is required. This along with if necessary, a remediation strategy and verification reporting should be secured by condition.

The attachment of the suggested condition above will ensure compliance with Policies CS23 and HE8 of the Halton Delivery and Allocations Local Plan.

6.5 Ecology

The application is accompanied by an Ecological Assessment Report.

The Ecology and Waste Advisor raises no objection to the proposed development subject to conditions securing a lighting scheme which protects ecology, a construction environmental management plan (CEMP), breeding birds protection and a bird boxes scheme as set out in detail within their consultation response.

Subject to the attachment of the suggested conditions, the proposal is acceptable from an Ecology perspective compliant with Policies CS(R)20 and HE1 of the Halton Delivery and Allocations Local Plan.

6.6 Layout

The proposed site layout is considered to give the site a more uniform, high quality appearance in this waterfront location. An appropriate separation distance from the Weaver Navigation would be provided to accommodate activity to the front of the proposed building including users of the public right of way. The layout of the building ensures active frontages would be provided.

The layout of the proposed development is considered to be acceptable and compliant with Policies CS(R)18, HE3 and GR1 of the Halton Delivery and Allocations Local Plan.

6.7 Scale

The proposed building would be two storey in height and larger than those adjacent, however it is considered acceptable in respect of scale and would provide enhanced facilities to the rowing club whilst having a positive impact on this waterfront location.

The proposal is considered to be acceptable in terms of scale and compliant with Policy GR1 of the Halton Delivery and Allocations Local Plan.

6.8 Appearance

The elevations show that buildings proposed would be of an appropriate appearance with variety in materials to add interest to the overall external appearance. Some detail on the external facing materials to be used is provided which is considered acceptable in principle, however the submission of precise details should be secured by condition along with implementation in accordance with the approved details.

This would ensure compliance with Policies CS(R)18 and GR1 of the Halton Delivery and Allocations Local Plan.

6.9 Sustainable Development and Climate Change

Policy CS(R)19 of the Halton Delivery and Allocations Local Plan requires development to be designed to have regard to the predicted effects of climate change.

The attachment of a condition securing the submission of a scheme detailing such matters along with their subsequent implementation will ensure compliance with Policy CS(R)19 of the Halton Delivery and Allocations Local Plan.

6.10 Waste Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, construction management by the applicant will deal with issues of this nature and based on the development cost, the developer would be required to produce a Site Waste Management Plan. The submission of a waste audit should be secured by condition.

In terms of on-going waste management, there is sufficient space within the development to deal with this as demonstrated by the proposed site layout.

The proposal is considered to be compliant with policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan.

6.11 Public Safety

The proposed development is within a 15.5m building proximity distance to a high pressure gas main which results in the proposed development being within the Consultation Distance of Major Hazard pipeline on which the Health and Safety Executive (HSE) are a statutory consultee.

The HSE's assessment indicates that the risk (societal risk) to harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.

It is for the Council to make decisions on planning applications, giving very careful consideration to the advice of the HSE along with any wider social and economic benefits, which may outweigh any adverse impacts.

This application should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

Policy CS23 of the Halton Delivery and Allocations Local Plan relates to managing pollution and risk and is relevant to the determination of the application.

To prevent and minimise the risk from potential accidents at hazardous installations and facilities, the following relevant principles apply to the consideration of this proposed development:

- Minimisation of risk to public safety and property wherever practicable.
- Controlling inappropriate development within identified areas of risk surrounding existing hazardous installations or facilities, to ensure that the maximum level of acceptable individual risk does not exceed 10

chances per million and that the population exposed to risk is not increased.

The position of the HSE having regard to Building Proximity Distance of Major Hazard Pipelines is noted, however Runcorn Rowing Club have been established in this location for many years and have 10km of rowable river between Weston Marsh Lock and Dutton Locks.

It is also noted that the existing buildings are all within the Building Proximity Distance of the pipeline and this proposal would provide enhanced facilities for the Runcorn Rowing Club. Subject to there being no obstructions within the pipeline's maintenance easement strip, which would limit or inhibit essential maintenance works on the pipeline, risk to public safety for what is an existing operation is considered to be minimised.

Appendix D of the Planning for Risk Supplementary Planning Document includes maps which identify this risk and this site is outside of the area affected by an individual accidental risk of in excess of 10 chances per million in a year.

As stated at section 6.1, the enhanced facilities would enhance the Borough's offer in terms of both sport and recreation whilst having a positive impact on this waterfront location. The proposal is also considered compliant with Policy CS23 of the Halton Delivery and Allocations Local Plan and the Council's Planning for Risk Supplementary Planning Document.

It is not considered that the safety advice of the HSE outweighs the proposals policy compliance and the benefits that would result from the enhanced facility.

Should members be minded to grant permission, the Local Planning Authority is required to give the HSE 21 days' notice to consider whether to request that the Secretary of State for Communities and Local Government call-in the application for their own determination.

6.12 Planning Balance

Based on the above assessment, it is considered that the advice of the HSE that there are sufficient reasons on safety grounds against the granting of planning permission does not outweigh the benefits for both sport and recreation whilst having a positive impact on this waterfront location along with compliance with the Development Plan.

When assessed against the policies in the NPPF taken as a whole, taking into account the details of the scheme and any material planning considerations, the proposal is thus sustainable development for which the NPPF carries a presumption in favour.

As such, the proposal is considered to accord with the Development Plan and national policy in the NPPF.

7. CONCLUSIONS

In conclusion, the proposal would result in the redevelopment of the site for the same purpose whilst providing enhanced facilities for Runcorn Rowing Club. The enhanced facilities would enhance the Borough's offer in terms of both sport and recreation whilst having a positive impact on this waterfront location.

The proposal is considered acceptable from a highway perspective making appropriate provision for parking whilst also showing commitment to sustainable travel noting the site's location on a public right of way.

The proposed site layout is considered to provide active frontages and would result in the delivery of a well-designed attractive building.

The application is recommended for approval subject to conditions should the proposal not be called in by the Secretary of State following referral to the Health and Safety Executive.

8. RECOMMENDATION

Grant planning permission subject to conditions should the proposal not be called in by the Secretary of State following referral to the Health and Safety Executive.

9. CONDITIONS

1. Time Limit – Full Permission.
2. Approved Plans.
3. Submission of Existing and Proposed Site Levels (Policy GR1)
4. Submission of External Facing Materials (Policies CS(R)18 and GR1)
5. Submission of Landscaping Scheme and subsequent maintenance (Policy GR1)
6. Breeding Birds Protection – (Policy CS(R)20)
7. Submission of Bird Boxes Scheme – (Policy CS(R)20)
8. Lighting Scheme to Protect Ecology – (Policy CS(R)20)
9. Construction Environmental Management Plan – (Policy CS(R)20)
10. Electric Vehicle Charging Points Scheme (Policy C2)
11. Ground Contamination - (Policies CS23 and HE8)
12. Parking and Servicing Provision – (Policies C1 and C2)
13. Submission of a Cycle Parking Scheme – (Policy C2)
14. Flood Resilience Measures – (Policies CS23 and HE9)
15. Submission of a Sustainable Urban Drainage Scheme – (Policies CS23 and HE9)
16. Verification of the Sustainable Urban Drainage Scheme – (Policies CS23 and HE9)

17. Submission of a Package Treatment Plant Scheme – (Policy PR16 and Policy CS23)
18. Sustainable Development and Climate Change Scheme – (Policy CS(R)19)
19. Waste Audit (Policy WM8)

Informatives

1. Canal and River Trust Informative.
2. Cadent Gas Informative.
3. United Utilities Informative.
4. CEMP Guidance Informative.

10. 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

11. SUSTAINABILITY STATEMENT

As required by:

- The National Planning Policy Framework (2021);
- 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.

APPENDIX 1 – FULL CONSULTATION RESPONSES

1.1 Highways and Transportation Development Control

The application presented looks to increase the overall size of the club facility from the existing 241sqm by 865sqm to a total of 1106sqm.

The access along Cholmondeley Road is adopted to a Public Right of Way status only and the grass verges are maintained by Halton Borough Councils Landscapes Department. The Public Right of Way (Sutton No.9) is also recorded as a Greenway which extends eastwards along the canal towpath toward Clifton Road.

The current facility has no dedicated parking facility and presently uses the grass verges along Cholmondeley Road. The present parking requirement is for a maximum of ten off road spaces. The increase in the size of the facility would increase this requirement to a maximum parking provision of 50 spaces. The Clubs Design and Access statement states that

'Runcorn Rowing Club are committed to ensuring that members use sustainable transport where possible. The club feel that it is not necessary to provide any additional parking within this application as they encourage walking and cycling to the club for those who live locally. The proposed changing rooms will provide secure storage for items that members bring with them to the club and cycle racks will be provided to allow safe storage of bicycles. For members that live further afield, the rowing club actively encourage car sharing where possible to try and reduce the club's environmental impact and to reduce the need for car parking as the membership base grows in the future.'

The proposed provision for parking is acceptable and given the intermittent demand for parking based on events and regular meets it would not be necessary to formally mark out all of the 50 spaces.

CYCLE PARKING

The application statement provided by the applicant highlights that provision of secure indoor cycle storage is to be provided as part of the application.

SUMMARY

The Highway Authority do not object to the proposed development which appears to bring many benefits to the borough.

1.2 Lead Local Flood Authority

After reviewing the revised 21/00102/FUL planning application the LLFA has found the following:

- The site is 0.2 ha and is a brownfield site currently comprising existing buildings associated with the rowing club.
- The proposed development is for the demolition of existing buildings and re-development with new buildings.
- A Flood Risk Assessment report including a drainage strategy has been added to the information submitted to support the application ref. OTH_660138-R1(02)-FRA.pdf.
- This flood risk assessment identifies fluvial flood levels from Environment Agency Modelling. This includes a predicted flood level for the 1% AEP + 30 % flow increase to account for the impact of climate change.
- Tidal flood levels have been assessed based on EA model data including an uplift for climate change. This analysis confirms that the main risk to the site would be from fluvial flooding.

- The assessment of risk from other sources is based on national datasets and concludes that the risk from these sources would be low.
- Mitigation measures recommended include a finished floor level of 6.62m AOD and flood resilience measures up to a level of 7.72 m AOD (600 mm above the 1% AEP flood event +30% increase for climate change). Resilience measures would be designed to allow flood flows through the building to enable free drainage post flood and to limit the impact on floodplain storage. A flood response plan would also be prepared comprising subscription to the EA flood warning and alert service.

The LLFAs comments on the drainage strategy information provided are:

- The LLFA agrees that as a water-based recreational development, the proposals would classify as water compatible development and would be appropriate within flood zone 3 subject to appropriate mitigation measures.
- Based on the stated 50-year design life, the 30% uplift in fluvial flows is considered to be an appropriate design standard.
- The FRA acknowledges the risk to the wider site during events more frequent than the design (1% AEP + climate change) flood event.
- Additional evidence has been presented to quantify the impact of tidal flooding and the effect of climate change
- The proposed design levels for finished floor levels and resilience measures have been based on the present-day flood level of 6.26 m AOD. However, flood resilience measures are proposed up to a level of 7.72m AOD to ensure that the impacts of flooding would be reduced throughout the proposed development life. Limited details of the specific flood resilience measures have been provided but there is a commitment to ensuring that sensitive equipment such as electrical appliances are installed above 7.72m AOD.
- The flood risk management and flood response measures are limited to a commitment to subscribe to flood warnings. Given the potential for people to be trapped on the first floor during flooding and the potential for deep fast flowing water across the wider site, consideration should be given to the development of plans to safely evacuate and close the site ahead of flood events.
- The surface water drainage strategy identifies that infiltration drainage would not be feasible due to the presence of shallow groundwater. This position is accepted by the LLFA.
- Whilst the drainage strategy identifies runoff rates and the likely volume of attenuation that would be required, it does not present any design to demonstrate that it would be possible to achieve this level of attenuation within the site boundary or what the preferred design option or point of discharge would be. However, it is recognised that discharge into the River Weaver would be feasible.

In summary, whilst the LLFA welcomes the additional detail that has been provided, there is still insufficient evidence that the development and its users would be safe from flooding throughout the life of the development and that surface water runoff would be managed in a way that would be sustainable and would avoid an increase in flood risk elsewhere. Therefore, the LLFA would recommend the following conditions should the planning authority be minded to approve on this basis:

- No development shall take place until details of flood resilience measures have been submitted to and approved by the local planning authority. These measures should be developed following [EA guidance](#) and should consider the loadings of floodwater on the structure of the building, the effect of floodwater on foul drainage systems, details of floor and wall coverings and the location of sensitive equipment. The LLFA would expect the detailed design drawings showing these measures to be accompanied by a design report which details the design principles and any product specifications along with any maintenance requirements.
- No development shall take place until details of the implementation, maintenance and management of a SUDS scheme for the disposal of surface water in accordance with the SUDS hierarchy have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
 - Design of attenuation and flow control structures and calculations to demonstrate a reduction in surface water runoff rate to greenfield rates for new roof/hardstanding areas.
 - A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by, or connection to any system adopted by, any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
 - Confirmation that the Canals and Rivers Trust would accept the discharge of surface water into the canal.
- No development shall be occupied until a verification report confirming that the SUDS system and treatment system has been constructed in accordance with the approved design drawings and in accordance with best practice has been submitted to and approved by the local planning authority. This shall include:
 - Evidence that the treatment plant and SuDS have been signed off by an appropriate, qualified, indemnified engineer and are explained to prospective owners & maintainers plus information that SuDS are entered into the land deeds of the property.
 - An agreement that maintenance is in place over the lifetime of the development in accordance with submitted maintenance plan; and/or evidence that the treatment plant and the SuDS will be adopted by third party.
 - Submission of 'As-built drawings and specification sheets for materials used in the construction, plus a copy of Final Completion Certificate.
- No development shall be occupied until a verification report confirming the details of the flood resilient construction and flood response plan have been submitted and approved by the local planning authority.
- No development shall be occupied until a detailed flood response plan is prepared and submitted to the LLFA for approval. This plan should remain within the Health and Safety file for the development and should include (but not be limited to):

- Specific triggers for preparation for flood events and evacuation for the site. The Environment Agency's Flood Alert and Flood Warning system would be a reasonable basis for this.
- Details of specific actions to prepare for a potential flood event which should be assigned to named individuals.
- Details of how the site would be evacuated and closed in the event of a flood.
- Adequate signage to make users aware of the potential risk of flooding and evacuation routes.

1.3 Contaminated Land Officer

I have considered the land contamination implication for the development and have the following comments.

The application is not supported by a detailed preliminary risk assessment. However, ground conditions are mentioned within the design and access statement; an intrusive site investigation (for the purposes of foundation design) appears to be proposed with the inclusion of some contamination testing. A single trial pit log and photograph is also included.

The application site is immediately adjacent a closed waste disposal site formerly operated by ICI (the application site is at the foot of the embankment that enclosed the waste disposal lagoon). The site itself has had some former development from the late 1800s onwards, with a cottage and latter boat house and associated facilities

The proposed use (a continuation of the current use) is of relatively low sensitivity to contamination, however there a number of potential sources that need to be assessed (not least the waste disposal site adjacent). Therefore a complete risk assessment based upon desk study and intrusive investigation will be required (such an investigation should be designed to collate the appropriate land contamination information, and not just be tagged onto the geo-technical investigation).

Therefore if the application is to be granted it should be conditioned to require the investigation risk assessment, and if necessary, remediation strategy and verification reporting.

Suggested wording is as follows;

No part of the development hereby permitted shall commence until;

a) Prior to the commencement of development an appropriate investigation and assessment of all potential pollutant linkages is submitted to, and approved by, the Planning Authority. The investigation and assessment should be carried out by suitably qualified personnel and carried out in accordance with current Government, Environment Agency and British Standard guidance, and;

b) Should any significant risks be identified by such an investigation a remediation plan, including suitable monitoring and verification methodologies, should also be

agreed in writing by the Planning Authority. A completion statement shall be issued upon completion of any remediation.

1.4 Merseyside Environmental Advisory Service – Ecology and Waste Advisor

MEAS provided a response to this application on 19/03/2021. The applicant had submitted a letter summarising an initial assessment of bat roost potential (Avian Ecology. August 2020. Development at Runcorn Rowing Club) which was considered unacceptable due to:

- The categorisation of suitability of buildings for bats was unclear and there was no assessment of trees is provided.
- No LERC data search was been provided and the impact on the adjacent Local Wildlife Site and Weaver Navigation had not been assessed.

The provision of a PRA of the existing trees, buildings, structures was requested prior to determination. The provision of a PEA was also requested prior to determination to include water vole and otter surveys and an assessment of the site for breeding birds.

Also, it was requested that the PEA included an assessment of the adjacent LWS (Clifton Lagoons.)

The MEAS response dated 19/03/2021 also included a condition for evidence through the provision of a waste audit or similar, in accordance with Policy WM8 which remains valid.

The applicant has since submitted an updated ecology report in accordance with Core Strategy Local Plan policy CS20 s (Avian Ecology. July 2021.Runcorn Rowing Club. Ecological Assessment Report) which meets BS 42020:2013. Bats Reasonable Avoidance Measures (RAMS)

As a precautionary approach, I advise that Building 3 (B3) (refer to Avian Ecology. July 2021.Runcorn Rowing Club. Ecological Assessment Report) is demolished in accordance with the recommendations set out in Section 4.5 of the report, during November and March (inclusive) in order to protect the adjacent bat roost (in Building 4 / B4) from disturbance. This can be secured by a suitably worded planning condition or included within the CEMP.

Bats and lighting

Habitats on site and adjacent to the site may provide roosting, foraging, commuting habitat for bats. Lighting for the development may affect the use of these areas. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the buildings in line with NPPF (paragraph 180). The lighting strategy will also need to take into account This can be secured by a suitably worded planning condition.

It would be helpful for the applicant to refer to Bat Conservation Trust website <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>

Badger

The site provides habitat for Badger which is protected and Local Plan policy CS20 applies. There is the potential for the proposed works to harm this species should it be present. As a precaution, as recommended in Section 4.5 of the report, a precommencement check for Badger is required. This should be included within the Construction Environmental Management Plan (CEMP).

Otter

The site provides habitat for Otter which is protected and Local Plan policy CS20. There is the potential for the proposed works to harm this species, should it be present. As a precaution, as recommended in Section 4.5 of the report, a pre-commencement check for Otter is required. This can be included within the CEMP.

Water vole

The site provides habitat for Water vole which is protected and Local Plan policy CS20 applies. There is the potential for the proposed works to harm this species should it be present. As a precaution, as recommended in Section 4.5 of the report, a precommencement check for Water vole is required. This should be included within the Construction Environmental Management Plan (CEMP).

Reptile Reasonable Avoidance Measures (RAMS)

The proposals have the potential to harm reptiles. Reptiles are protected and Local Plan policy CS20 applies. As a precaution, I advise that the undertaking of the following Reasonable Avoidance Measures (RAMs) during the construction phase are included within the CEMP):

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any reptiles present to move away from the affected areas;
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent reptiles from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to reptiles.

Breeding birds

Built features or vegetation on site may provide nesting opportunities for breeding birds, which are protected and Core Strategy Local Plan policy CS20 applies. The following should be included within the CEMP

CONDITION

No tree felling, scrub clearance, vegetation management, and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If

present, details of how they will be protected are required to be submitted for approval.

Bird nesting boxes

The proposed development will result in the loss of bird breeding habitat and Core Strategy Local Plan policy CS20 applies. To mitigate for this loss, details of bird nesting boxes (e.g. number, type and location on an appropriately scaled plan) that will be erected on the site should be provided to the Local Planning Authority for agreement.

The following planning condition is required.

CONDITION

The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

Construction Environmental Management Plans

I advise that the applicant prepares a Construction Environmental Management Plan (CEMP) document to manage and mitigate the main environmental effects during the construction phases of the proposed development. The CEMP should address and propose measures to minimise the main construction effects of the development and, amongst other things, should include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management.

The CEMP would normally be expected to include the agreed method statements to mitigate or avoid adverse environmental impacts including:

- Reasonable Avoidance Measures to avoid harm to bats;
- Pre-commencement check for Badger;
- Pre-commencement checks for Otter;
- Pre-commencement checks for Water vole;
- Reasonable avoidance measures to avoid harm to reptiles;
- Reasonable avoidance measures to avoid harm to breeding birds; and
- Measures to Prevent Pollution of Control Waters.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures.

I advise that the CEMP can be secured through a suitably worded planning condition or other legal agreement for e.g. S106. The details of the draft CEMP should be submitted to the Council, agreed and implemented prior to the discharge of the planning condition.

Advisory: Key sources of CEMP guidance/standards are:

- http://www.bre.co.uk/filelibrary/rpts/sustainable_construction_simpleways_to_make_it_happen.pdf

- [NHBC Foundation Research Documents](http://www.nhbcfoundation.org/researchpublications) – range of documents on sustainable construction <http://www.nhbcfoundation.org/researchpublications>
- [CIRIA](http://www.ciria.org/ItemDetail?iProductCode=C692&Category=BOOK) – Environmental Good Practice Site Guide (3rd Edition) (C692)
- <http://www.ciria.org/ItemDetail?iProductCode=C692&Category=BOOK>

Please note: Some of these publications may not be free.

1.5 Environment Agency

Environment Agency Position

Further to the email (dated 17/3/21) from David Halliburton at Halton LPA, while the Design & Access statement provides some commentary on the flood risk affecting the site, there is an absence of detail regarding just what methods & materials will be used in the design to increase the flood resilience and resistance on the ground floor area of the boathouse.

Having reviewed the information within the Design and Access statement we are satisfied that it is sufficient to remove our objection on the basis that details regarding flood protection to the building will be submitted for approval later.

The proposed development will only meet the National Planning Policy Framework's (NPPF) requirements in relation to flood risk if the following planning conditions are included on the planning permission:

Condition The development shall be carried out in accordance with the submitted flood risk assessment (ref: January 2021/20031 Rev B Design & Access Statement/Glancy Nicholls Architects) and the following mitigation measures it details:

- Accommodating flood-sensitive facilities at the first floor level.
- Increasing the flood resistance and resilience of the lower boathouse area using suitable construction methods and materials.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons To comply with NPPF and reduce the risk of flooding to the proposed development and future occupants

Condition The development hereby permitted must not be commenced until such time as a scheme to improve the flood resilience and resistance of the lower floor of the boathouse has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any

other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons To comply with NPPF and reduce the risk of flooding to the proposed development and future occupants

1.6 Natural England

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

1.7 Health and Safety Executive

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/pipelines. This consultation, which is for such a development and also within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Halton (B).

HSE's Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that **HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.**

Major hazard sites/pipelines are subject to the requirements of the Health and Safety at Work etc. Act 1974, which specifically includes provisions for the protection of the public. However, the possibility remains that a major accident could occur at an installation and that this could have serious consequences for people in the vicinity. Although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the hazardous installation. Where hazardous substances consent has been granted (by the Hazardous Substances Authority), then the maximum quantity of hazardous substance that is permitted to be on site is used as the basis of HSE's assessment.

If, nevertheless, you are minded to grant permission, your attention is drawn to Section 9, paragraph 072 of the online Planning Practice Guidance on Hazardous Substances - Handling development proposals around hazardous installations, published by the Ministry of Housing, Communities and Local Government, or paragraph A5 of the National Assembly for Wales Circular 20/01. These require a local planning authority to give HSE advance notice when it is minded to grant planning permission against HSE's advice, and allow 21 days from that notice for HSE to consider whether to request that the Secretary of State for Housing, Communities and Local Government, or Welsh Ministers, call-in the application for their own determination. The advance notice to HSE should be sent to CEMHD5, HSE's Major Accidents Risk Assessment Unit, Health and Safety Executive Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS or by email to lup.padhi.ci5@hse.gov.uk. The advance

notice should include full details of the planning application, to allow HSE to further consider its advice in this specific case.

1.8 Canal and River Trust

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The main issues relevant to the Trust as statutory consultee on this application are:

- a) Surface Water Drainage
- b) Construction Management Plan
- c) Design and Layout

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that suitably worded conditions are necessary to address these matters. Our advice and comments follow:

The Trust owned and managed Weaver Navigation passes to the south of the application site. The application site is enclosed by a bund/cutting to the rear of the site. The strip of land between the application site and Navigation, forms the towpath and is a public right of way. The site is next to the Clifton Lagoon County Wildlife Site.

Surface Water Drainage

The application form sets out that surface water drainage (SWD) would be to a combination of SUDs, soakaway and watercourse. No drainage layouts have been provided at this stage. Whilst foul waste would be to a package treatment plant. The plans show that the package treatment plant would be sited in the north-east corner of the site. We note that maintenance documents have been submitted for the treatment plant, but no indication has been given in terms of the capacity or suitability of the package treatment plant and no details on where the treated waste is to be discharged (other than Environment Agency approval would be required). If the discharge would be to the Weaver Navigation, then a discharge permit from the EA will be required and they would also need separate approval from the Trust, where charges will apply.

Furthermore, in terms of surface water drainage, we would advise that the applicant/developer should contact the Trust directly should they wish to consider the feasibility of discharging surface water to the Weaver Navigation. The Trust is not a land drainage authority and such discharges are not granted

as of right, and will usually be subject to completion of a commercial agreement, but we would be happy to consider whether such a discharge might be acceptable to us. The applicant should contact the Trust's Utilities Team for further advice in the first instance.

If the Council are minded to approve the application we would suggest the following conditions

No development shall take place until a scheme for the provision and implementation of a surface water drainage system to serve the development has first been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include full details of the design and operation of any attenuation and flood storage measures and details of the long-term management and maintenance arrangements for these and any other SUDS elements. If surface water is proposed to be discharged to the Weaver Navigation then the details should also include the headwall, discharge rates, flow restrictors and oil interceptors. The development shall thereafter only be carried out in accordance with the approved scheme.

No development shall take place until full details of the package treatment plant have been submitted to and approved in writing by the Local Planning Authority. The details shall include the capacity and suitability of the package treatment plant and details of how the treated waste would be discharged and details of permits/approvals. The development shall thereafter only be carried out in accordance with the approved details.

These details are required prior to commencement of development to ensure that both foul and surface water can be disposed of in a satisfactory manner.

Construction Management Plan

The submitted Design & Access Statement and Ground conditions report, both seem to dismiss the chance of contamination being present on the site. We would ask the Council to satisfy itself that this would be the case and that an asbestos survey of the buildings to be demolished would not be required. If asbestos is present, then the controlled removal of this would be required before demolition takes place.

Given the proximity of the works to the waterway and towpath then protective fencing would be required during the construction phase of the development to contain the site and protect the waterway and its users. Any storage of materials near the boundary with the waterway would need to ensure that there would be no loading imposed on the waterway infrastructure. The waterway would also need to be protected from runoff and other waste both from any storage compounds and during construction. The potential for contamination of the waterway in terms of dust, solid materials and surface runoff during the construction phase would need to be addressed as part of the Construction Environment Management Plan (CEMP) for the site. If the Council is minded to approve the application we would ask that the CEMP condition includes the following criteria:

- A plan showing the areas of storage of plant and materials used in constructing the development;
- Include the steps to be taken to prevent the discharge of silt -laden run-off, materials or dust or any accidental spillages entering the waterway;
- Details specifying how the waterway corridor and its users would be protected during the works and include any details of proposed protective fencing to be erected to safeguard the waterway infrastructure during site clearance/construction

It would also be important that the works are carried out in accordance with the Trusts Third Party Works Code of Practice. If the Council is minded to approve the application then the informative at the end of the letter should be attached to the decision notice.

Design and Layout

The proposed building would be set slightly further from the waters edge than the existing buildings and would therefore be unlikely to impact the structural integrity of the waterway. The proposed design and layout of the building is considered to be appropriate to its waterway context. The viewing platform/balcony and fenestration would create a positive frontage to the waterway.

Comments as Landowner

Boating Business

The Canal & River Trust own and manage the Weaver Navigation here. The existing rental agreement with the Trust for the landing stage and use of the waterspace will be required to be renewed/updated. The applicant is advised to contact the Canal & River Trust Boating Business Team business.boating@canalrivertrust.org.uk to discuss their proposals in more detail and use of the waterspace and associated safety management plans and required agreements.

Former landowner

The application property was sold by British Waterways (predecessor to the Trust). The Transfer dated 16th December 2011 of the property known as Bridge Cottage (formerly known as Canal Cottage), Cholmondeley Road, Runcorn, Cheshire and between Transferor: British Waterways Board and Transferee: Timothy Simon Leach, Eric Ronald Bennett and Edmund Alun Burrows must be complied with in full. We would further advise that the Trust's separate consent may be required, irrespective of the Council's decision on the current application. The applicant should contact the Canal & River Trust Estate Management Team on 0303 040 4040 or email Matthew.Hart@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained.

The Trust own a strip of land between the application site and navigation (towpath) which is a public right of way and cannot be effected/blocked/restricted at any time by the development.

If the Council is minded to approve the application we would request the following informatives are appended to the decision notice:

1) The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 01782 779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust.

2) The applicant/developer is advised to contact the Canal & River Trust Utilities Team. Please contact Philippa Walker Philippa.walker@canalrivertrust.org.uk to discuss the acceptability of discharging surface water from the site to the adjacent canal in order to ensure that any necessary consents are obtained. Please be advised that the Trust is not a land drainage authority, and such discharges are not granted as of right- where they are granted, they will usually be subject to completion of a commercial agreement.

3) The property was previously owned by British Waterways (now the Canal & River Trust). The applicant contact the Canal & River Trust Estate Management Team on 0303 040 4040 or email Matthew.Hart@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained.

4) The Canal & River Trust own and manage the Weaver Navigation here. The existing rental agreement for the landing stage will be required to be renewed as well as the use of the waterspace. The applicant is advised to contact the Canal & River Trust Boating Business Team business.boating@canalrivertrust.org.uk to discuss their proposals in more detail and use of the waterspace and associated safety management plans and required agreements.

1.9 Cadent Gas

Cadent Gas has a **MAJOR ACCIDENT HAZARD PIPELINE** in the vicinity, **LODGE LANE/FRODSHAM.**

This was laid to the appropriate standards and in accordance with the relevant codes of practice. The pipeline is laid in a legally negotiated easement to which certain conditions apply.

The intended work is in the vicinity of our pipeline, which is laid in a legally negotiated easement to which certain conditions apply.

It is essential that access to the pipeline is not restricted, particularly in the event of an emergency. Therefore, there must be no obstructions within the pipeline's maintenance easement strip, which would limit or inhibit essential maintenance works on the pipeline.

The BPD (Building Proximity Distance) for the Pipeline is 15.5 metres.

The BPD is taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission.

This is the standard adopted by Cadent Gas and endorsed by the Health and Safety Executive (HSE).

There are other restraints imposed on high pressure gas pipelines, these are land use planning distances. These are distances defined by the HSE to allow them to advise on the acceptability of new developments next to the pipeline and are controlled through the HSE's Planning Advice for Developments near Hazardous Installations (PADHI) process. Further guidance on how these are applied can be found on the HSE's website <https://www.hse.gov.uk/landuseplanning/index.htm>

Under Land Use Planning the HSE may wish to apply more stringent criteria for Building Proximity. I recommend that you ensure that they are formally consulted.

When working in the vicinity of **ANY** Cadent Gas pipelines, the standards set out in the enclosed copy of the Cadent Gas specification **SSW22** must be strictly adhered to. **PLEASE ENSURE THAT THIS IS HANDED TO THE RESPONSIBLE PERSON ON SITE, TOGETHER WITH COPIES OF THE ENCLOSED PLANS.**

It is the responsibility of the applicant to contact Cadent Gas prior to any works commencing on site. As you will appreciate, we are unable to provide specific guidance based on the information provided. It is therefore essential that the applicant should contact Cadent Gas at the earliest convenience providing detailed site plans, method statements and risk assessments. Correspondence should be forwarded to the above address and marked for the attention of 'The Plant Protection Team'. This will enable us to provide the relevant documentation for safe working in the vicinity of our pipeline, and to arrange appropriate site supervision.

Early Contact at the planning stage is very important to allow full discussion of proposals and to ensure the safety of plant and operators.

**Plant Protection Team, 3rd Party Enquiries, Cadent Gas Block 1 floor 2
Brick Kiln Street Hinckley Leicestershire LE10 0NA.
.box.sitevisits@cadentgas.com**

Please note that a minimum 7 days notice, or shorter if agreed with Cadent Gas, is required before any work may commence within the easement.

SABIC would have no observations to make in this instance, as the proposed works are outside of the current LUP Land Use Planning Consultation Zones and would therefore not affect SABIC pipeline apparatus.

1.11 United Utilities

With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/builders-developers.aspx>

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead

Local Flood Authority and / or the Environment Agency if the watercourse is classified as main river.

As the applicant intends utilising a package treatment plant, we would advise that the LPA and/or applicant contacts the Environment Agency who may have an input in the regulation of this method of drainage disposal.

Water supply

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' property, assets and infrastructure

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities' assets, the applicant should contact the teams as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our

plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

For any further information regarding Developer Services and Planning, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>