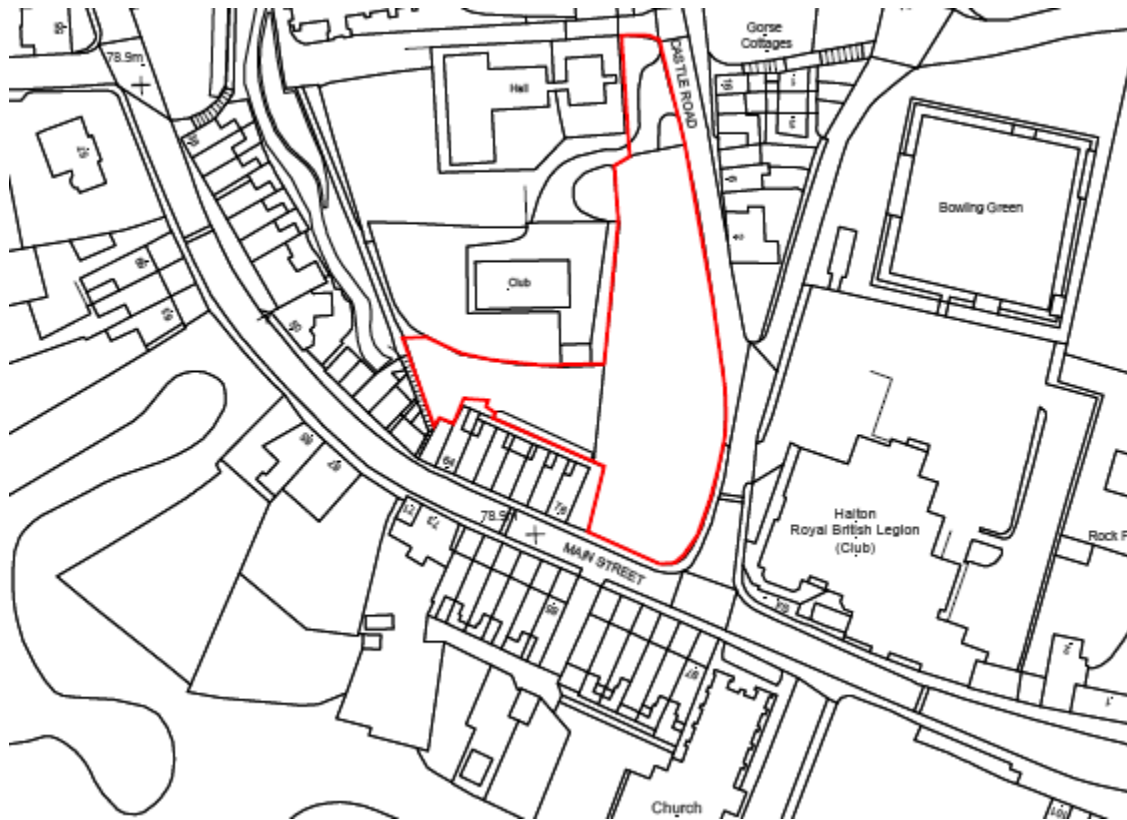


APPLICATION NO:	22/00015/FUL
LOCATION:	Site Of Former Panorama Hotel Castle Road, Runcorn.
PROPOSAL:	Proposed residential development of 20 apartments, with associated public open space, landscaping and access
WARD:	Halton Castle
PARISH:	None
APPLICANT:	Premier Builders Ltd. Suites 7 - 10 Prudential Buildings, 61 St Petersgate, Stockport. SK1 1DH.
AGENT:	N/A.
DEVELOPMENT PLAN ALLOCATION:	National Planning Policy Framework (2021) Delivery and Allocations Local Plan ('DALP') (March 2022). Allocated Residential Site Ref:R45.
DEPARTURE	No
REPRESENTATIONS:	Local resident objections received, summary of which is presented in the report.
KEY ISSUES:	Principle of development, regeneration of brownfield land; residential privacy and overlooking, parking provision, access onto Highway, drainage, Heritage and conservation area impacts.
RECOMMENDATION:	Approve Subject to Conditions

Plan showing extent of application boundary



APPLICATION SITE

The Site

The application boundary covers an area of 0.159 hectares of previously developed land. The site is known locally as the Panorama site after the Hotel that once occupied the site. The Hotel was demolished in 2009.

The site occupies an elevated position above Main St. due to a difference in land levels between the application site and Main St. Access is currently taken off Castle Rd. at the most Northerly point of the application site boundary.

The perimeter of the site is bound along Main St. and Castle Rd. by a sandstone wall. The wall has suffered as a result of subsidence on site collapsing in two places.

The plan above provides an understanding of the locality of Halton Village in which the application site is situated. With regard to the nearest buildings to the application site, the following points of interest are of note.

Located to the west of the application site are numbers 64-76 Main St. This row of terraced properties are situated at a ground level approximately one storey lower than the proposed development site. The rear of these properties are bound by the steep rise in land level that is a natural area of topography that rises toward Halton Castle.

A further run of two storey terraced properties are located south of the application site boundary. Like those previously discussed they occupy a land level that is approximately one storey lower than that of the application site.

The Halton Royal British Legion is located to the east of the application site across from Castle Rd.

A row of terraced properties lie to the north east of the application site that are located along Castle Rd. This terrace are a series of Grade 2 listed buildings.

A scout hut is located to the North West that is still used by a local scout group. Beyond that is the Library building which is a Grade 2* listed building.

Planning History

08/00272/CAC- (PER) -Application for Conservation Area Consent for proposed demolition of four storey hotel (to be replaced with 15 No. apartments)

08/00273/FUL- (PER) -Proposed demolition of three storey hotel and erection of 15 No. self contained flats in a three storey block

11/00290/FUL- (PER) -Application for a new planning permission to replace extant planning permission in order to extend the time limit for implementation on 08/00273/FUL, for the proposed demolition of three storey hotel and erection of 15 no. self contained flats in a three storey block

15/00437/S73- (PER) -Application under Section 73 of the Town and Country Planning Act 1990 to amend condition 2 of planning permission 11/00290/FUL to substitute approved plan 208-PC.203-B for A04 Rev C to facilitate amendments to comply with disabled access requirements, site levels and new parking and bin storage requirements

15/00564/PLD- (PER) -Application for a Certificate of Proposed Lawful Development for 15 apartments in accordance with Planning Permission 11/00290/FUL

16/00286/S73- (PER) -Application under Section 73 of the Town and Country Planning Act to amend condition 2 of permission 15/00437/S73 to substitute approved plans 2008-PC-200B, 201B and A04C for 1316-001, 002, 003 to reduce the number of flats from 15 to 13, introduction of 3 no. light wells, amend access ramp and car park layout and introduce mezzanine level to flat 13

18/00096/TCA- (NOBJ) -Retrospective application to document previously approved tree removal to facilitate clearance of collapsed wall adjacent to Castle Road

21/00284/TPO- (PER) -Proposed removal of all trees within group G9 of TPO 016 to facilitate repair/replacement of wall

THE APPLICATION

The Proposal

The planning application was submitted with the following description of development:

Proposed residential development of 21 apartments, with associated public open space, landscaping and access

Through the course of the applications consideration the proposal has been reduced to 20 apartments. For the avoidance of doubt the development proposed is split as follows, 13 No. units are proposed to be single bed roomed and 7 No. are proposed to be double.

Documentation

The application was submitted with the following supporting documentation:

- Application form
- Set of existing and proposed drawings
- Archaeology report
- Design and access statement
- Engineering desk study
- Heritage Statement
- Planning statement
- Preliminary ecological appraisal
- Statement of community involvement
- Transport statement

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.

Delivery and Allocations Local Plan ('DALP') (adopted March 2022)

CS(R)1	Halton's Spatial Strategy
CS(R)3	Housing Supply and Locational Priorities
CS(R)12	Housing Mix and Specialist Housing
CS(R)13	Affordable Homes

CS(R)15	Sustainable Transport
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
CS(R)23	Managing Pollution and Risk
CS(R)24	Waste
RD1	Residential Development Allocations
C1	Transport Network and Accessibility
C2	Parking standards
HE1	Natural Environment and Nature Conservation
HE2	Heritage Assets and the Historic Environment
HE5	Trees and Landscape
HE7	Pollution and Nuisance
HE8	Land Contamination
HE9	Water Management and Flood Risk
GR1	Design of Development
GR2	Amenity
GR3	Boundary Fences and Walls

Supplementary Planning Documents ('SPD')

- Design of Residential Development SPD
- Draft Open Spaces Supplementary Planning Document

National Planning Policy Framework ('NPPF')

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

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

Paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight

should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

National Planning Practice Guidance (NPPG)

Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities. The overall aim is to ensure the planning system allows land to be used for new homes and jobs, while protecting valuable natural and historic environments.

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 person's 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.

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.

CONSULTATIONS

The application was advertised via the following methods: site notice posted near to the site, press notice, and Council website. Surrounding properties were

notified by letter.

Following the Applicant's modification of the scheme a follow up 14-day consultation exercise was issued to neighbouring properties.

The following organisations have been consulted and any comments received have been summarised below and in the assessment section of the report where appropriate:

United Utilities

Drainage

No objection subject to recommended conditions.

Council Services

Archaeology

The Council's retained advisor has reviewed the archaeology submission and confirms the following:

The evaluation states that the underground disturbance will be limited to the area of the public house. This has already undergone a programme of archaeological recording and are preserved by record on the Cheshire Historical Environment Records. An identified rock cut feature is of archaeological interest, however, no other features of this type were uncovered during the evaluation and the area of the feature (the entrance to the site) is to be landscaped into a garden/ car park entrance. It is unlikely that the development of the garden/car park entrance will significantly impact any further rock cut features.

If the council are minded to grant permission to this proposed development it is unlikely that the development will impact below ground remains which have not previously been identified and recorded and therefore there are no further archaeological requirements for this proposed development.

Conservation Advisor

The Council's retained advisor has reviewed the development proposal and is of the opinion that the proposed scheme will result in only a low degree of less than substantial harm to Halton Conservation Area and to the settings of nearby listed buildings.

Discussion with the Applicant has resulted in a redesign of the proposed main building. The original design was deemed to be too tall, and to appear too imposing from the Main Street and Castle Road junction, failing to address that corner appropriately.

The revised design has seen the roof height lowered and the roof redesigned,

both of which lessen any adverse impact that this new, larger building on the site would have. The floorspace lost through lowering the height of the building has been partially regained with the addition of a smaller extension to the south of the main building, which has the effect of breaking up the formerly imposing proposed south elevation, and stepping the building up from street level, addressing Main Street and the corner better. The application demonstrates well that visibility from the north is low and the building will therefore not impact on the setting of buildings in that direction.

The proposed creation of an entrance gate on the Castle Road frontage is acceptable. The section of wall proposed for removal appears not to be of the same phase of building as the parts that will remain, and the impact of its removal will be lessened by the alignment of Castle Road as it bends away from Main Street.

It is recommended that upon the grant of planning permission, a condition be added to that permission that details of external materials and finishes, spec for conservation rooflights, and design of the railing around part of the site be agreed prior to the commencement of work.

HBC Contaminated Land

The Council's retained advisor recommends that, if approved, the permission is conditioned to require the further investigation, risk assessment and development of a remediation strategy (with appropriate verification reporting).

HBC Highways

Vehicle Parking - The application proposes 23 car parking spaces for the development (the planning statement included indicates the provision of 24 spaces). This is sufficient in regard to DALP policy which requires a maximum of 2 spaces for 2 bed apartments and 1 space per 1 bed apartment. Whilst this amounts to 25 spaces this is a maximum requirement.

This proposal for 23 spaces falls marginally below the threshold for parking standards by just over 10%. However, given its close proximity to shops and services by sustainable modes of transport, the Highway Authority would be satisfied with the proposed parking provision. The Highway Authority would condition this provision in line with the application. Additionally it would be necessary for this to include 10% disabled parking provision closest to the building entrance and 2 EV charging spaces.

Cycle Parking Provision - It is noted that the planning statement submitted states that there will be dedicated, secure cycle storage on the ground floor. I was unable to find further details as to this provision and we would condition that this was covered to protect bicycles and located in a visible and convenient location to encourage use.

Visibility Requirements - Independent speed surveys undertaken on Castle Road and The Underway indicate that the 85% speeds are low and below 20mph.

The visibility splays demonstrated appear to be sufficient given the lightly trafficked and low speed roads. They meet with MfS requirements in terms of distance and would appear to be acceptable. The one concern here is the visibility to the south which appears to be addressed by a lower wall which allows the visibility to be achieved. This low height of the boundary wall would be required to be maintained and the vegetation here should be of low growing varieties to prevent any future obstruction of this visibility splay.

Boundary Treatments - Whilst the design drawings provide only a visual representation of the proposed appearance, we would require details of all of the boundary treatments.

Site Access - It will be necessary for the amended footway bounding the site to be constructed under suitable legal agreement as well as the newly proposed site access and the re-aligned road markings on Castle Road to be subject to a 278 agreement with the Councils Highway Maintenance department prior to works commencing. The proposal to upgrade the footway is welcomed and improves the links to and from the site for pedestrians by comparison to the present unsatisfactory arrangement.

Retaining Walls And Structures - Full structural drawings and details of retaining walls shall be submitted prior to approval.

Precautions should be taken to avoid any highway damage during the course of construction. Any damage sustained would be subject to reinstatement by the Highway Authority at the applicant's expense.

Conditions - The Highways officer recommends the following conditions

- Structural details of all retaining walls within 4m of a highway boundary.
- Details of disabled and EV charge parking spaces to be detailed
- Cycle parking details to be supplied including location.
- Boundary treatment detail.
- Formal agreement entered with the Highway Authority in regard to the site access and re-positioned footway.
- Construction management plan including details of site deliveries and contractor parking to be located off highway.

Lead Local Flood Authority

The Council's retained advisor has confirmed that as the development would be located within flood zone 1 the proposed development would be appropriate in terms of flood risk. However, planning policy requires that applications are

supported by a drainage strategy that demonstrates how surface water and foul drainage would be managed in order to ensure that the proposed development is safe from flooding and would not increase the risk of flooding elsewhere. Further to this Sustainable drainage (SuDS) should be used unless it would not be feasible.

Therefore, it is recommended that conditions be attached to any approval to secure a drainage system in line with the sustainable drainage hierarchy and a condition that secures a verification strategy post installation to demonstrate compliance with the aforementioned scheme design details.

MEAS – Ecology and Waste Advisor

The Council's retained ecology advisor is considering the application documentation. An update will be reported to Committee by way of an entry on the update list or orally on the night of Committee.

REPRESENTATIONS

A total of 9 No representations have been received as a result of the publicity undertaken. All but one were objections to the scheme, the details of which are summarised below.

- I welcome the changes in height and colour of the proposed development
- I am concerned about the appropriateness of the number of apartments.
- Who will occupy the flats,
- There is a long-term legacy of problematic flats in this area
- It's too big, it's out of character to the village conservation area
- It is foreboding and overbearing to neighbouring properties and pedestrians.
- It will result in a loss of natural sunlight due to the building blocking the sun to the south. This will have a detrimental effect on people's wellbeing.
- There is a risk it will overlook the scout hut, which is a child safeguarding issue.
- Risk of overlooking the backs of houses.
- The proposed apartment block is 8.5 metres taller at the ridgeline than the houses below.
- The designs look like the wall will need to be partially demolished this is at odds with it being in a conservation area.
- The development will create a five-way junction of Castle Road. It's already a troublesome spot for turns and jams.
- Flats will definitely have more vehicle movements than the previous Hotel.
- The area already has lots of flats - at Castle View House, Avalon Court.
- The Panorama flats design could be worse, it looks alright in a cosmetic way

- The site could quite easily accommodate terraced starter homes.
- It's too big - it's out of character to have a block of flats that big in the village.
- Main street is extremely busy with traffic and vehicles struggle to pass and give way due to residents parked cars. We struggle for parking on main street.
- We are victims of anti social behaviour. Youths and young children throw stones at our tiled roofs causing thousands of pounds worth of damage. The last thing we need is more kids up the castle throwing missiles.
- The corner of that site is already difficult to drive around.
- Due to the sandstone wall, any noise made around that area carries across main street.
- This is a conservation area that needs to be sensitively preserved.
- The roads are already a nightmare as are youths hanging around the Castle.
- When I last checked the Land Registry it was apparent that the boundary of the Panorama site was in line with the gated wall. I now see that the amended plan boundary crosses the access track up into the scout huts and also includes the area in front of the Library Wall.
- We have little enough parking bays for the residents of Gorse Cottages.
- There is insufficient width of the Castle Rd. Highway to accommodate a pedestrian pavement.

As noted above, the Applicant undertook modifications to the development proposal following receipt of feedback from the consultees that have commented on the application. No new issues were raised during the second consultation window.

ASSESSMENT

Principle of Development

The planning application proposes the development of a residential apartment scheme upon a vacant brownfield site located within the Halton Village Conservation Area.

The scheme will consist of 13 No. 1 bed units and 7 No. 2 bed residential apartment units.

The site is identified as Site R45 by the DALP Proposals Map and is allocated for residential development. The proposals are considered acceptable in principle..

Highways Considerations - Access and Highway Impact.

The Council's highway engineer has reviewed the development proposal and raised no objections.

The Highway engineer has highlighted a potential conflict concerning the future development of a boundary treatments to the front elevation of the development. There are no boundary details in submission. Inappropriate boundary treatments have the potential to inhibit visibility when exiting the development onto the Highway. A boundary treatment condition can be applied to any permission granted that will necessitate the submission of a boundary development scheme, the details of which can be considered by the Council's Highway engineer.

The highway engineer has set out a minimum standard for cycle storage provision. This has been agreed by the Applicant. An appropriately worded condition will ensure such provision is delivered on site.

The Highways officer has recommended a number of planning conditions for a planning approval. These are detailed in his advice as set out earlier in this report. This includes a condition securing electric vehicle parking charge points. The Applicant has considered all conditions and has raised no objection to their use.

Greenspace Provision.

Policy RD4 'Greenspace provision for residential development' sets a requirement that development proposals of 10 or more dwellings are expected to make appropriate provision for the needs arising from the development. The Council has determined that the on-site landscaping is insufficient to fulfill policy requirements. In order to comply with planning policy, the Council has undertaken a calculation for off-site open space provision. The Applicant has agreed this sum and confirmed that they will make this payment upfront at the point of determination rather than sign a S106 agreement.

Ecology

As noted above, the Council is awaiting the comments of its ecology advisor. Members will be updated orally.

Drainage And Flood Risk

The development proposal has been assessed by the Lead Local Flood Authority (LLFA). The LLFA have determined that the site as the development would be located within flood zone 1 the proposed development would be appropriate in terms of flood risk.

Planning policy requires that applications are supported by a drainage strategy that demonstrates how surface water and foul drainage would be managed in order to ensure that the proposed development is safe from flooding and would not increase the risk of flooding elsewhere. Further to this Sustainable drainage (SuDS) should be used unless it would not be feasible.

To ensure the Applicant follows the drainage hierarchy the LLFA have

recommended a set of drainage conditions to satisfy the requirements of planning policy. The Applicant has reviewed the suggested conditions and has not raised an objection.

Design and Character

The scheme proposes an apartment building that is comprised broadly of two main sections; two and three and a half storey elements on an elevated platform above Main St. Halton Village. Both elements feature a dual pitched roof design that is consistent with the existing housing stock within the vicinity of the application site boundary.

When viewed from Main St. the apartment building will present a two storey element nearest the application sites southern boundary. The height of the building increases to three and half stories further north into the site. This design approach reduces the impact of the building upon the streetscene of Main St.

With regard to design, the mass of the building is broken up with design cues such as gable returns, off set symmetrical positioning of apertures, deep set pitched roof arrangements, mixed materials between ground and upper floor levels and the use of replica stone quoins which were a feature of the now demolished Panorama Hotel building.

The choice of building materials will have a significant impact on the final appearance of the building and its surroundings, particularly given its location in a conservation area. A materials condition will ensure that the development is built using a pallet of materials agreed in consultation with the Council's retained heritage advisor.

Given the difference in land levels between the development site and the properties along Main St. there will be an exaggerated juxtaposition between any existing and proposed development at this location. This was evident in the occupation of the site by the former Panorama Hotel and the previously approved schemes for the application site.

The Applicant has designed a scheme that is sensitive to the land levels of the application site and those of the properties that surround it. Specific regard has been had toward designing the apartment building in such a way that it makes a positive contribution to the street scene. As such the scale and massing is considered appropriate.

Residential Amenity and landscaping

The Applicant has followed the advice of the Council's retained heritage advisors and planning officers to reduce the scale and massing of the building at its nearest point of interface with existing residential properties. In addition the proposal now incorporates the use of externally projected angled windows to prevent direct overlooking of terraced properties along Main St. This will limit the views out of apartment windows to a north west direction and minimise potential

overlooking of the rear of properties 64-76 Main St.

It is considered that such measures in combination with the site and situation of the proposed apartment building, would not cause overlooking, loss of privacy, loss of light or over shadowing to justify refusal of planning permission.

As noted in the planning history section of the report, the application site has over recent years lost a number of mature trees. A standard landscaping scheme condition is recommended to compensate for this historic loss and to ensure an appropriate landscaping scheme is incorporated into the final design that specifies the planting of appropriate species.

Whilst an area of land is incorporated into the scheme, there is no landscaping scheme that sets out how this use of land will be given over the enjoyment of future site residents. This can be addressed by the requirements of a landscape condition. An off site contribution in lieu of on-site open space provision has been agreed with the Applicant. The Applicant has agreed to an up front undertaking in place of a S.106 agreement.

Site Layout

The application site is broadly divided into three parts, the residential apartment building, landscape open space and the car park.

The building is serviced via an undercroft arrangement that will provide access for utilities and bin storage and a degree of parking.

Two separate access points are proposed. The undercroft will be accessed off the highway known as the Underway. The main car park will be accessed off Castle Rd. Due to the site levels it is not possible for these two access points to be linked.

The layout and parking arrangements have been assessed by the Council's Highways Officer who has raised no objection.

Site Boundary

The site is currently bound by a sandstone wall that runs from the boundary on Main St. to Castle Rd. This is a substantial wall that acts as a retaining wall at certain points along its length. To the west the site is bound by a cliff top edge.

It is recommended that two conditions be attached to any approval. A standard boundary treatment condition will ensure any additional boundary treatment is satisfactory in terms of quality, Highway Safety and avoid the potential overshadowing of neighbouring properties. A second condition to secure an assessment of this wall and a program of restoration.

Ownership

The Council has received an email from a member of public that states part of

the application site boundary is not in the ownership of the Applicant and raised concern with regard to the maintained access to the Scout Hut. The Applicant has provided land registry documentation that demonstrates that they do own the land shown in the proposed red edge plan. The Council is satisfied that the Applicant has signed the correct ownership certificate.

The Applicant has confirmed that they have discussed the proposal with the local Scout group and that access to the Scout Hut will remain in perpetuity.

Safeguarding

A representation made by a member of the public raises concern that the proposed development will overlook the local Scout Hut. The Scout Hut was included in the public consultation exercise. No response was received.

Scout groups typically operate in residential areas due to their community nature and like schools have a chachmenet of youth population. This development proposal is a residential development in an existing residential area. There is no identifiable safeguarding risk as a result of this development to justify refusal of planning permission.

Heritage and Archaeology

The Council's retained advisors in these fields have considered the application and raised no objection.

Concerns have been raised in response to the public consultation exercise that comment upon the proposed building being too large and out of keeping with the conservation area. These comments were made in response to the first consultation exercise and considered the development proposal as first submitted. Since that time the Applicant has amended the scheme following consultation with the Council's retained heritage advisor. This has resulted in the modification of the two and three storey arrangement to break up the overall appearance of the buildings mass and an overall reduction in the height of the building. Such efforts were undertaken to better integrate the proposed apartment building into the existing street scene.

An additional heritage concern raised in response the consultation exercise concerned the lack of repair to the stone wall along Castle Rd. The wall has failed at two separate points. In response the Council has discussed the need for an assessment of the stone wall and a program of repair with the Applicant. The Applicant has agreed to the use of a suitably worded planning condition to secure this work.

Traffic and Highways

The scheme has been considered by a highways officer on behalf of the Local Highway Authority. Following a review of the proposed scheme and the results

from an independent traffic review, the Highways officer considers that the scheme is compliant with the advice set out in the manual for streets.

The Highways officer notes a shortfall in parking standards that marginally exceeds the 10% watershed consideration set by DALP planning policy C2 para 3 that states:

3. The Council will require parking provision according to the standards set out in Appendix D. Any significant variation (+/- 10%) from these standards must be justified on a case-by-case basis, and would need to demonstrate there are no harmful impacts on the street scene or the availability of on-street parking.

As noted in the Highway's officer advice, the parking standards set out at Appendix D of the DALP are maximums not minimums. The combination of on-site parking provision and the proposed development's close proximity to bus stops and local services is sufficient for the development site to be considered a sustainable location. The development is considered to comply with policy C2.

Planning conditions have been suggested as noted in the advice of the Highways officer set out in full earlier in this report. These will secure; appropriate visibility splays at the developments access points, structural details of all retaining walls, a construction and access management plan, appropriate levels of disabled parking spaces, electric vehicle charging, cycle storage, and arrangements concerning a re-positioned footway. The Applicant has been made aware of the need for such conditions and raises no objection.

A number of representations have raised concerns with the increase in traffic, access to the development site and safety. As noted above, matters of highway safety have been considered by a Highway officer using data from an independent traffic review and using the standards and methodologies of assessment as set out in the manual for streets. Provided the above conditions are attached to a planning permission, the Highways officer offers no objection.

Construction vehicle traffic will cause a temporary burden to the locality including an impact on the immediate highway network. A construction and management plan will ensure such level of impact is kept to a minimum. An additional standard condition is recommended for the final surfacing and lining of car park layout to be completed prior to occupation of the building.

Affordable Housing

DALP planning policy CS(R)13 'Affordable Homes' states that developments located on brownfield land are exempt from providing affordable homes. Given the brownfield nature of the application site, the Applicant is not required to provide an element of affordable housing provision as part of this development proposal.

Waste Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application.

In terms of the proposed residential use of the site, there is sufficient space within the development to deal with this and the necessary detail can be secured by condition.

Sustainable Development & 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.

Conclusion

The application site is allocated for residential development in the newly adopted DALP. Development of the site will contribute toward the Council's housing targets.

The design and appearance of the two and three and half storey apartment building is considered to be of a high quality that will contribute to the character and appearance of the Conservation Area and nearby listed buildings. The precedent of a three storey apartment building has been established by the historic planning permissions set out in the planning history section of the report. The scheme has been amended to address impacts on adjoining properties.

Development of this scheme will utilise a brownfield site that has been vacant for over ten years. The site has become overgrown and the retaining wall has suffered two instances of subsidence and partial collapse along Castle Rd. The removal of a derelict site from within the boundary of the Conservation Area and a program of restoration for the boundary wall are further considerations that weigh in favour of the development proposal.

The proposed development provides sufficient parking and servicing arrangements. Matters of access and visibility have been assessed by the Council's Highways officer who raises no objection.

The proposal would not adversely affect amenity of local residents. The historic loss of trees will be compensated by a future landscaping scheme that can be secured by a suitably worded planning condition.

In conclusion the submitted proposals are considered to offer a high quality development that is well suited the character of the Conservation Area and the

properties along Main St. The proposal is therefore considered to comply with the planning policies identified in the policy section of this report.

RECOMMENDATION

The application be approved subject to the following:

- a) Financial payment (or a legal or other appropriate agreement) relating to securing financial contributions to open space.

- b) Conditions relating to the following:
 1. Time Limit – Full Permission.
 2. Approved Plans (GR1).
 3. External Facing Materials (Policy GR1)
 4. SUDS (Policies CS7, CS23)
 5. SUDS verification and validation (Policies CS7, CS23)
 6. Structural details of all retaining walls within 4m of a highway Boundary (GR1).
 7. Details of disabled and EV charge parking spaces to be detailed (Policy C2)
 8. Cycle parking details to be supplied including location.
 9. Boundary treatment details.
 10. Program of restoration for the sandstone wall adjacent to Main St. and Castle Rd. including an assessment of its current condition.

 11. Formal agreement entered with the Highway Authority in regard to the site access and re-positioned footway.

 12. Construction management plan including details of site deliveries, contractor parking to be located off highway and reasonable avoidance measures for nesting birds, amphibians, hedgehogs (Policies GR1, GR2, CS20).

 13. Car park to be surfaced and set out prior to occupation (GR1)

 14. Foul and surface water shall be drained on separate systems (Policy CS23)

 15. Phase 2 ground investigation study/ remediation (Policy CS23)
 16. Bird and bat boxes details (Policy CS(R)20)
 17. Car park lighting scheme (Policies GR1, GR2, CS20)

18. Specification of conservation area roof lights (GR1, HE1)
19. Soft landscaping (Policies GR1, HE5)
20. Sustainable Development and Climate Change Scheme – (Policy CS(R)19)

c) That if payment is not made (or the S106 Agreement or alternative arrangement is not executed) within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and Transportation in consultation with the Chairman or Vice Chairman of the Committee to refuse the application.

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

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.