

## **Highway Officer – Response 1**

### **Highway Holding Objection.**

Additional information and/or modification is required for full highway support to be offered.

In highway terms, when reviewing such a submission, consideration is given, but not limited to, the following: **traffic generation; access to the site for all modes; parking, turning and servicing facilities; and the impact on highway safety.**

### **Site and Situation**

Egerton Street is one-way in operation, with parking restrictions – no waiting at any time - on both sides of the carriageway.

Houses on this street have no front boundary, with residents exiting houses directly onto the footpath.

Waterloo Road has parking restrictions only on the opposite side of the carriageway to the site and the houses have small private areas to the front of the properties. Resident parking is therefore on-street and site visits have shown that there is limited capacity for additional vehicles with the potential for potential inconvenience and safety issues to both local residents and highway users about the site due to increased on street parking pressures attributable to the development and traffic generation/attraction associated.

The proposed site access is opposite a priority junction with Speakman Street, a residential street. It appears this was some form of previous access though it is not understood if it was historically for vehicles and/or pedestrians.

### **Traffic Generation**

With no Transport Assessment or Statement offered there was no traffic generation or associated information supplied.

It is considered, in accordance with Policy C1 Transport Assessments and Travel Plans, Point 16 that such a submission is required given the above mentioned location specific issues.

The level and content of the supporting TA/TS should be scoped with the Highway Authority in advice, as per afore, mentioned policy point 16.

TRICS database with comparative sites is generally utilised, where direct comparison of similar sites, in sufficient numbers, is not available, to provide trip generation/attraction information and also can be utilised for parking accumulation assessment.

For 85<sup>th</sup> Percentile Trip Generation, requested, a minimum of 20 sites will be required. If any reduction from the 85<sup>th</sup> Percentile rate is proposed then robust justification is required and sensitivity analysis using both average (50<sup>th</sup> percentile) and 85<sup>th</sup> percentile trip rates should be presented.

Whilst it is not anticipated that there will be a detrimental impact on the highway network, in terms of traffic generation, robust information, in the form of analysis and assessment, is required to be presented and from this the adequacy of parking provision can be supported, or otherwise.

A questionable (see 10.1 of the D&A) beat survey was not considered robust, nor was the raw data/results found, and was not undertaken in a neutral period as per guidance.

### **Access to the site for all modes**

The proposed access to the car park area off Waterloo Road is unsatisfactory in terms of accessibility for vehicles and pedestrians.

However, it is noted that a previous query as to whether this is intended for pedestrian access has not been satisfactorily answered.

Given the Fire Escape egress point, and the secure gate to the communal garden form the parking area (see query below) at the top of the ramp is it is presumed that this is.

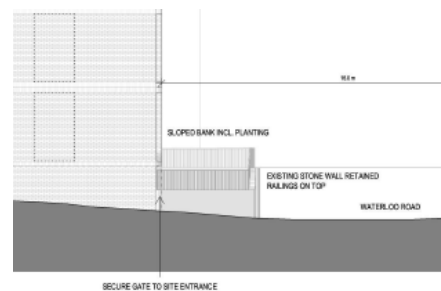
The ramp, with a 1:14 gradient, is not compliant for vehicles or pedestrians and there is no footpath or protected walkway for pedestrian/vulnerable users.

The gate detail in terms of effective width of the access opening is not forthcoming and therefore the ability of vehicles to pass on the ramp has not been demonstrated.

If only one vehicle is able to utilise the ramp at a same time there are safety concerns should accessing and egressing vehicles coincide; with either an excessively long reverse up a steep slope or backing out to Waterloo Road with the Speakman Rd junction opposite required.

Tracking for the largest vehicle likely to utilise this access is required, as well as tracking of the above mentioned manoeuvres i.e. passing on the ramp or otherwise.

Gate detail to understand effective width is also required.



Whilst historic (2009) the snippet above also demonstrated that the visibility splay information is not accurate.

The pillar to the existing house about the access will be within the 0.6m to 2m visibility envelope and, although described as a low wall and railing, as can be seen from the second snippet from DWG No. 1351 Rev B, Proposed Elevations this side of the access would have obstructed sightlines.

Moreover, the visibility splay “y” distance is required to be 25m, not 20m, for a 20mph street, see MfS Table 7.1. However, this street is subject to a 30mph speed limit and therefore 43m is the required distance.

Further, as can be seen from the Streetview snippet that cars parked adjacent to the entrance will further undermine visibility and therefore parking restriction, i.e. a TRO and signing/lining would be required to be sought (with public consultation part of the process), at the applicant's expense, to protect highway users' safety.

However, it should be noted that whilst the other side of the junction has double yellow lines there are cars parked indiscriminately underlining the local issues, as aforementioned.

See MfS 7.8.5 Obstacles to visibility for further consideration.

Another query that remains unresolved regards pedestrian access to the site, from the rear parking court, and the "Secure Gate". How is access acquired i.e. intercom and remote operation, passcode or suchlike?

Regardless the position is not acceptable, discharging into the turning area of the car park and a dedicate/protected walkway should be offered to all parking spaces. The disabled space would require a user to wheel through the centre of the turning aisle and then negotiate the non DDA compliant slope

With regards to cycle accessibility, again the ramp is not acceptable in terms of gradient and again the secure gate, with the cycle storage being on the other side of the secure gate in the communal garden, or access is via a secure gate at the Egerton street entrance and through the courtyard to the furthest point of the communal garden.

Please see LCR CA Cycle Parking Guidance (2022), MfS and LTN 1/20 for guidance on secure, convenient and accessible cycle parking provision that will encourage and enable alternative journeys to vehicles.

The entrance lobby on Egerton Street does not have connection to Community Hub 1 or elsewhere – it is assumed this is a drawing error.

Access and manoeuvring for a fire appliance should be demonstrated; they should be able to get to within 45 metres of a dwelling, with a maximum reversing distance of 20 metres (MfS 6.7.2).

## **Parking, turning and servicing facilities**

As well as the access to the rear parking court being unacceptable, the overall provision in terms of amount and location have significant shortcomings.

The information offered in the D&A Section 4.2 Care Needs and Staffing in the D&A is considered conflicting, and not robust or clear.

The notional split of occupants care needs does not consider the worsening condition that the residents will experience at differing rates, though a higher level of staffing for end of life care is mentioned, as well as overnight care for high care needs, it is stated that two carers per resident may be required.

However, only a single overnight staff member is suggested which is incongruous. 4 staff for 36 residents in the daytime also seems underprovision. Also, is there a staff member at the front entrance?

The information presented only pertains to the C2 Use, not the Community Centre(s), for which no information or insight has been offered in terms of staffing, visitor numbers, traffic generation or indeed general operational use or detail.

As aforementioned TRICS can be utilised to provide parking accumulation information, alternatively similar actual such facilities could be surveyed to offer operational insight into traffic generation and parking use of such establishments.

See section above re cycle parking shortcomings that need addressing.

No motorcycle parking has been offered and is required.

Scooter storage is offered. The location, central in the building with several door to navigate is not considered an accessible position given the nature of users.

No EV charging infrastructure was offered and is required.

No ambulance parking is offered and this is required to be considered given the nature of the residents' needs and the care given - to end of life.

The visitor restrictions are not clearly understood, or agreed with. Do the numbers refer to parking spaces or all visitors?

How would access be controlled, see above re secure gate access/front entrance staffing? Given the number of residents (36 No), their condition, which only deteriorates to end of life, the number of visitors is not considered realistic.

Shift times, visitor times and other operational information was not forthcoming and is required to understand the functioning building and therefore review and assess the proposal comprehensively..

The levels about the car park given the apparent difference about the Fire Escape need clarification - see snippet below from DWG No. 1351 Rev B, Proposed Elevations. It should be noted this is adjacent to the disabled parking space



Road marking detail, nor signage, for deliveries and drop/off and a disabled parking bay were not presented, only annotated on a plan.

The distance from the bin store to the kerbside collection point appears in excess of prescribed distance for the dragging of bins, see MfS 6.8.9, Bldg Regs H, and BS5906. The route also does not appear level given the levels presented.

It should be noted that Halton Planning Applications 10/00500/FUL, Naughton Fields, and 13/00112/FUL, Ashley Green, both for extra care provision, offered 30 and 27 spaces, for 47 and 50 units, respectively, a significantly higher number of

parking spaces, proportionally (0.64 and 0.54) , than this proposal, with 11 for 36 (0.3). The latter application explicitly references minimising potential on-street parking with sufficiency of on-site provision.#'

### **Impact on highway safety**

Notwithstanding the lack of required intervisibility about the access junction and further compromised safety of all highway and site users given the excessive slope the Waterloo Road access to the car park is not clearly apparent, being a narrow opening between buildings (existing and proposed).

The inconspicuousness of the access/parking is another outstanding matter, see 10.1 Vehicle and Car Parking Strategy.

Further, positioned at the rear of the building, with undetermined access to the building, i.e. via secure gate or long walk down an excessively steep slope and round to the principal entrance(s) on Egerton Street, as well as the considered underprovision of spaces the parking provision is not considered conducive to use of this allocated off-street rear parking court and more convenient, closer and accessible on-street parking will ensue.

The Egerton Street Car Park, offered as able to accommodate any shortfall in parking is before the building, on a one way street/circuit, and similarly requires a walk, where the propensity to park as close to an entrance/destination as possible is well documented

It is considered that whilst a limited shortfall in on-site parking would not be significant the insufficiencies of the access and parking will create on-street parking pressures in the vicinity of the site with inconvenience and potential danger to local residents and highway users.

As well as indiscriminate parking, manoeuvres associated with the lack of adequate on-site provision manoeuvres associated with the inadequacies of the access also present potential hazard to highway users.

### **Highway Officer – Response 2**

**No Highway Objection, with suggested conditions.**

Following the submission of additional information, and amendments, the holding objection is removed.

It is considered that the development as proposed and any shortfall in on-site parking would not be significant to the local network nor create undue on-street parking pressures to the inconvenience of local residents in the vicinity of the site, nor severe highway safety for highway users.

Additional cycle parking provision for visitors/short-term, suggested to be in the courtyard, separate from the staff/long-term cycle parking is required. A suitable condition should therefore be applied. This condition should include details of the CCTV mentioned and the cycle storage facility in the rear parking area.

LCR CA Cycle Parking Guidance (2022), MfS and LTN 1/20 offer guidance on secure, convenient and accessible cycle parking provision that will encourage and enable alternative journeys to vehicles.

Short-term (visitor) cycle parking does not need to be covered, like the staff cycle parking store, but must be secure, overlooked and accessible as well as adequate in quantity; a provision for a minimum of four bikes is required.

### **Highway Officer – Response 3.**

#### **No Highway Objection, with suggested conditions.**

Following the submission of additional information, and amendments, including changes to the description of development, to more accurately reflect the proposal in hand, the holding objection is removed.

The application was offered, in the D&A, to be considered neither as C2, nor C3, but as Sui Generis; a pragmatic approach was therefore undertaken by Highways to ensure all potential uses, and impacts, were satisfactorily covered in terms of review and assessment of Highway considerations.

The scheme is for 29 Apartments which, according to the DALP Policy C2, Appendix D Parking Standards, viewed as being a Town Centre location, though technically just outside the recognised boundary, requires (assessed as C3 domestic dwellings) between 0.5 and 1 space per apartment i.e., between 15 and 29 spaces.

Twenty car parking spaces are offered in compliance with policy, as above assessed, though this could be increased by reconfiguring the overprovision of disabled spaces: this overprovision being reflective of the proposed actual use as



supported living/extra care apartments, for adults with early onset dementia and/or other special needs, as per the D&A.

Extra-care housing offers more support than [sheltered housing](#) but still allows independently living, in this instance in a self-contained flats, with staff available up to 24 hours per day to provide personal care and support services. Against such residential institution (C2) use proposed there is a satisfactory amount of car parking offered in excess of standards.

The applicant has worked collaboratively to improve and increase parking provision, for all modes, and other scheme improvements, such that the offering is on balance deemed supportable in highway terms.

Any considered shortfall in on-site parking would not be significant to the local network, nor create undue on-street parking pressures to the inconvenience of local residents, nor severe highway safety for highway users in the vicinity of the accessibly located site. Further, should an appeal be lodged against a refusal based on parking grounds it would be unlikely to be upheld. It should be noted the adjacent and surrounding homes are not afforded in-curtilage parking.

A Car Park Management Plan (CPMP) can be utilised as a tool to manage parking demand by identifying the users of a parking area (residents, staff, visitors, deliveries etc.) and planning for their respective needs, with the practical measures enabling the building management organisation to control who parks in the available spaces, with supporting monitoring and enforcement measures, sometimes as an integral part of a Residential Travel Plan which should serve to demonstrate the developer's commitment to controlling residents', and other site users, future parking habits, long after initial occupation, through ongoing and dynamic measures.

A CPMP, nor Travel Plan condition are considered necessary conditions given the special needs of the proposed residents.

Additional cycle parking provision for visitors/short-term, suggested to be in the courtyard, separate from the staff/long-term cycle parking, is required through suitably worded condition, which should include details of CCTV mentioned by the applicant, for additional surveillance/security, for the cycle storage facility in the rear parking area.

The LCR CA Cycle Parking Guidance (2022), MfS and LTN 1/20 offer guidance on secure, convenient, and accessible cycle parking provision that will encourage and enable alternative journeys to vehicles. Short-term (visitor) cycle parking does not need to be covered, like the staff cycle parking store, but must be secure, overlooked, and accessible as well as adequate in quantity; a provision for a minimum of four bikes is required, again to be covered in the suitably worded condition.

A Construction Management Plan (CMP) will be required pre-commencement which will cover, but not be limited to; the management of vehicle movement associated with the site on the public highway, parking for site associated vehicles, time of working and the management of debris on the highway.

## Suggested Conditions

Should permission be granted the following conditions are suggested:

- **Car Parking Details:** Notwithstanding the submitted plans, development shall not take place until a scheme identifying areas of parking; including disabled, EV spaces and charging infrastructure, motorcycle and cycle parking, servicing, vehicular manoeuvring (including provision for pedestrians) has been submitted to and approved in writing by the Council as Local Planning Authority. The development shall not be brought into use until the areas identified have been hard surfaced, drained within the site and permanently marked out or demarcated in accordance with the details agreed. These areas shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be convenient, covered and offer a means to secure the cycles. Motorcycle parking should offer an anchor point securely attached to the ground, or similar.
- **Off Site Highway Improvements:** No development shall take place until a scheme for the design and layout of improvement works on the public highway about the site has been submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt, the works shall include, but not be limited to:
  - Formation of the new vehicular access to the site from, including pedestrian crossing facilities, and,
  - Resurfacing of the footpath about the entire frontage of the development and any applicable kerbing, drainage, lining and signing modifications (parking bays on Egerton St.).

The approved scheme shall be implemented before the development is brought into use.

- **Demolition and Construction Management Plan(s)**

A Demolition/Construction Management Plan will have to be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall detail, but not be limited to, the following:

- Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles [for each phase as necessary].
- Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction.
- Note - reversing on the highway is not permitted without a Banksman.
- Construction staff parking arrangements - on site with sufficiency to accommodate all.
- Control of transfer of mud out of the site - details of wheel washing facilities including location and type.

- Note – Road sweeping at the request of HBC, about the access(es) and vicinity of the site is required to be referenced in the D/CMP document(s),
- Methods for the mitigation of noise and vibration from building works also from the operation of any temporary power generation or pumping plant which will operate overnight, if applicable.
- Methods for dust control and suppression.
- Measures to protect highway users when demolition/construction work is carried out adjacent to the highway.
- A programme of works including phasing, if applicable.
- Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.

Note: Pre- and post-inspection visits will be required to ascertain if any damage has occurred, to be rectified at the developer's expense.

All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

### **Informatives**

Notwithstanding LLFA comments, provision shall be made within the site for the disposal of surface water such that none runs onto the highway. The applicant should ensure they have met their obligations under NPPF particularly regarding discharge rates.

The developer will be responsible for paying for the installation of new and/or relocation of any existing signs/columns which must be agreed in advance.

A S278 highway agreement will be required prior to the commencement of any construction work to undertake works on the existing adopted highway about the site frontage and the signing and lining of the parking bays on Egerton Street.

### **Council's Ecological and Waste Advisor – Response 1.**

Habitats Regulations Assessment

3. The development site is located in close proximity to the following European designated sites and Core Strategy Local Plan policy CS20 applies:

- Mersey Estuary SPA (400m)
- Mersey Estuary Ramsar (400m)

4. I have considered the proposals and the possibility of likely significant effects on European sites using the source-pathway-receptor model. I advise that there is no pathway that could result in likely significant effects on the European sites and the proposals do not warrant a detailed Habitats Regulations Assessment for the following reasons:

- Limited direct accessibility to European sites due to the Manchester Ship Canal,
- Low recreational pressure impacts from the additional care nature of this residential development, as it is unlikely that new homeowners will travel to European sites; and,
- Provision of SANGs within development i.e. courtyard garden.
- Nearest 'gateway access' point is Wigg Island which has moderate access to the European Sites,

### Bats Roosting

5. The applicant has submitted a Bat Activity Surveys Report (Jeff Clarke Ecology, 30/09/2019) in accordance with Core Strategy Local Plan policy CS20. The report is not acceptable because of significant limitations. An updated bat survey report is required, in line with Recommendations of the Bat Activity Surveys Report commissioned by the applicant. See Part Two for justification.

6. An updated emergence and re-entry or activity bat survey is required prior to determination. Bats are protected species and Core Strategy Local Plan policy CS20 applies. Protected Species are a material consideration.

The survey and report are essential to determine if bats are present. If present the Local Planning Authority is required to assess the proposals against the three tests (Habitats Regulations) and determine whether an EPS licence is likely to be granted. Surveys must follow Standing Advice and best practice guidance (Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust ISBN-13: 978-1-872745-96-1). Any deviation from these guidelines must be fully justified. The applicant should note that timing for this survey is May to September inclusive.

### Foraging and Commuting

7. Habitats adjacent to the site provides foraging and 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 habitats in line with NPPF (paragraph 180). 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>

### Breeding birds

8. 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 planning condition is required and included within a CEMP.

CONDITION No tree felling, scrub clearance 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 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.

9. The proposed development will result in the loss of bird breeding habitat and UDP policy OE5 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 for agreement with the Council are required. This can be secured by a suitably worded planning condition.

CONDITION The development hereby permitted shall not be occupied until details of bird boxes (e.g. number, type and location on an appropriately scaled plan) and timing, has been provided for approval and implemented in accordance with those details.

## Waste Local Plan

### Policy WM8

10. The proposal is major development involves demolition and construction activities which are likely to generate significant volumes of waste. Policy WM8 of the Merseyside and Halton Waste Joint Local Plan (WLP), the National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49) apply. These policies require the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal.

In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. a site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition. The details required within the waste audit or similar mechanism is provided in Part Two. Policy WM9 11. The applicant has provided sufficient information in Proposed site plan (Pozzoni, 08/18) to comply with policy WM9 (Sustainable Waste Management Design and Layout for New Development) of the Merseyside and Halton Joint Waste Local Plan (WLP) and the National Planning Policy for Waste (paragraph 8). The Proposed site plan can be secured as an Approved Drawing by a suitably worded planning condition.

### Part Two 12.

The Bat Activity Surveys Report (Jeff Clarke Ecology, 30/09/2019) is not acceptable because of the following limitations:

- Age of survey – over 12 months old,
- High level of bat activity recorded during all three surveys,
- Numerous bat records in the area,
- Possible emergence from the north side of the building; and,
- Good foraging habitat on and adjacent to the site.

## Waste Local Plan – WM8

13. A waste audit or similar mechanism provides a mechanism for managing and monitoring construction, demolition and excavation waste. This is a requirement of WLP policy WM8 and the National Planning Policy for Waste (paragraph 8); and is advised for projects that are likely to produce significant volumes of waste (nPPG, paragraph 49). Implementation of such mechanisms may also deliver cost savings and efficiencies for the applicant. The following information could be included within the waste audit (or similar mechanism) as stated in the Planning Practice Guidance:

- the anticipated nature and volumes of waste that the development will generate;
- where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
- the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

Information to comply with policy WM8 could be integrated into a Construction Environment Management Plan (CEMP) if one is to be produced for the development. This would have the benefit of ensuring that the principles of sustainable waste management are integrated into the management of construction on-site to improve resource efficiency and minimise environmental impacts.

Guidance and templates are available at:

- <http://www.meas.org.uk/1090>
- <https://www.gov.uk/guidance/waste>
- <http://www.wrap.org.uk>
- [http://ec.europa.eu/growth/tools-databases/newsroom/cf/itemdetail.cfm?item\\_id=8983](http://ec.europa.eu/growth/tools-databases/newsroom/cf/itemdetail.cfm?item_id=8983)

## **Council's Ecological and Waste Advisor – Response 2.**

### Bats

1. The applicant has submitted an Ecological Statement Update (*Jeff Clarke Ecology, 11/12/2020*) in accordance with Core Strategy Local Plan policy CS20. The Ecological Statement does not address the issues raised by MEAS previously (07/10/2020 and 30/11/2020) regarding bats.
2. The Ecological Statement Update concludes that there is 'no material change' in deterioration of the existing building and demolition can proceed on the basis of the Reasonable Avoidance Measures (RAMs) outlined in the 2019 Bat Activity Surveys Report (*Jeff Clarke Ecology, 30/09/2019*),

3. In section 3.19 of the Bat Activity Surveys Report it is stated that possible bat emergence was observed from the north side of the existing building during emergence survey, the validity of which is still to be fully evaluated by the consultant. This is a significant limitation of the report as it is also stated that the building has potential as a maternity roost of high conservation value (Table in 3.5 of the report).
4. As the consultant has not adequately responded to previous attempts to address these issues, including direct contact by myself (29/09/2020), I advise the conclusions of the 2019 survey effort are not accepted due to a possible emergence event, the high bat roost potential and possible high conservation potential of the building. In addition, paragraph 5.4 of the Bat Activity Surveys Report states survey effort should be updated if works had not begun by 1<sup>st</sup> June 2020. Further information is provided in Part Two of this response.
5. Updated emergence and re-entry bat survey effort, in line with Collins<sup>1</sup> (2016) guidelines for buildings of high bat roost potential, is required **prior to determination**. Bats are protected species and Core Strategy Local Plan policy CS20 applies. Protected Species are a material consideration.

The survey and report are essential to determine if bats are present. If present the Local Planning Authority is required to assess the proposals against the three tests (Habitats Regulations) and determine whether an EPS licence is likely to be granted. Surveys must follow Standing Advice and best practice guidance<sup>2</sup>. Any deviation from these guidelines must be fully justified. The applicant should note that timing for this survey is May to September inclusive.

#### Breeding birds

6. 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 planning condition is required and included within a CEMP.

#### CONDITION

No tree felling, scrub clearance 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 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.

---

<sup>1</sup> Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust ISBN-13: 978-1-872745-96-1

<sup>2</sup> Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust ISBN-13: 978-1-872745-96-1

7. The proposed development will result in the loss of bird breeding habitat and 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 for agreement with the Council are required. This can be secured by a suitably worded planning condition.

#### CONDITION

The development hereby permitted shall not be occupied until details of bird boxes (e.g. number, type and location on an appropriately scaled plan) and timing, has been provided for approval and implemented in accordance with those details.

#### Part 2

8. MEAS have stated updated emergence and re-entry bat survey is required due to the following:
  - Several potential roost features identified, including features of high bat roost potential and possible high conservation value (*Jeff Clarke Ecology, 11/12/2020*);
  - High level of bat activity recorded during all three surveys;
  - Numerous bat records in the area;
  - Bats are highly transient species;
  - Possible emergence from the north side of the building (*section 3.19 of the Bat Activity Surveys Report, Jeff Clarke Ecology, 30/09/2019*); and,
  - Good foraging habitat on and adjacent to the site.
9. Due to the ongoing situation with Covid-19, we understand that ecological survey work may need to be postponed or undertaken using a risk-based approach. The Government has released [guidance](#) for ecologists carrying out field survey or mitigation works during the coronavirus pandemic. CIEEM has also published [Guidance on Ecological Survey and Assessment in the UK During the Covid-19 Outbreak](#). This is a tool which is intended to help ecologists undertake ecological survey and assessments during the restrictions necessitated by the Covid-19 outbreak.

#### Council's Ecological and Waste Advisor – Response 3.

3. The ecological consultant has provided additional information to clarify the possible bat emergence from the north side of the building as part of Bat Activity Surveys Report (*Jeff Clarke Ecology, email to A. Coffey (MEAS)- RE: Re ecology conditions for Waterloo Centre & Carnegie Library, Egerton Street Waterloo Road Runcorn WA7 1JN, 30/09/2019*).
4. The additional information provided by the ecologist in relation to possible bat emergence is accepted and can be discounted as a reason for resurvey.
5. However, previous comments made by MEAS (27/05/2021) remain valid and further bat surveys are required.



6. Updated emergence and re-entry bat survey effort, in line with Collins<sup>3</sup> (2016) guidelines for buildings of high bat roost potential, is required **prior to determination**. Bats are protected species and Core Strategy Local Plan policy CS20 applies. Protected Species are a material consideration.

The survey and report are essential to determine if bats are present. If present the Local Planning Authority is required to assess the proposals against the three tests (Habitats Regulations) and determine whether an EPS licence is likely to be granted. Surveys must follow Standing Advice and best practice guidance<sup>4</sup>. Any deviation from these guidelines must be fully justified. The applicant should note that timing for this survey is May to September inclusive.

#### Part 2

7. MEAS have asked for an updated emergence and re-entry bat survey due to the following:
  - a. High level of bat activity recorded during all three surveys,
  - b. Numerous bat records in the area,
  - c. Bats are highly transient species,
  - d. Uncertainties over the bat roost potential categorisation in the Bat Activity Surveys Report (as the table in paragraph 3.5 states conclusions of high bat roost potential for day/transient roosts and moderate maternity potential but fails to elaborate)
  - e. Paragraph 5.4 of the Bat Activity Surveys Report states survey effort should be updated if works had not begun by 1<sup>st</sup> June 2020; and,
  - f. Good foraging habitat on and adjacent to the site.
8. Due to the ongoing situation with Covid-19, we understand that ecological survey work may need to be postponed or undertaken using a risk-based approach. The Government has released [guidance](#) for ecologists carrying out field survey or mitigation works during the coronavirus pandemic. CIEEM has also published [Guidance on Ecological Survey and Assessment in the UK During the Covid-19 Outbreak](#). This is a tool which is intended to help ecologists undertake ecological survey and assessments during the restrictions necessitated by the Covid-19 outbreak.

#### **Council's Ecological and Waste Advisor – Response 4.**

The applicant has submitted additional information, Bat Survey Report (*Anser Ecology, 23/08/2021*) in accordance with Core Strategy Local Plan policy CS20. I advise that the survey is acceptable.

---

<sup>3</sup> Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust ISBN-13: 978-1-872745-96-1

<sup>4</sup> Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust ISBN-13: 978-1-872745-96-1

## Bats

### *Roosting*

The updated emergence and re-entry survey were conducted by suitably qualified ecologists on 18<sup>th</sup> July and 5<sup>th</sup> August respectively (*Anser Ecology, 23/08/2021*). The report states that no bats were recorded emerging from, or re-entering, the building during the updated surveys. The Council **does not** need to consider the proposals against the three tests (Habitats Regulations). See comments below and Part Two.

As a precautionary approach, I advise that the building is demolished removed during the November and February. If this is not possible a licensed bat ecologist is required to directly supervise the removal of the roof as set out within the Recommendations section of the survey report (*Anser Ecology, 23/08/2021*). This can be secured by a suitably worded planning condition.

The report categorises the building as having high suitability for roosting bats and this habitat will be lost to facilitate development. To compensate for this loss, I advise that bat box provision recommended in section 5.6 of the survey report (*Anser Ecology, 23/08/2021* is secured by a suitably worded planning condition.

### *Foraging*

Habitats adjacent to the site provide foraging habitat for bats. Lighting for the development may affect the use of this area. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the area in line with NPPF (paragraph 180). 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>

## Part Two

**The applicant, their advisers and contractors should be made aware that if any bat species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.**

Any landscaping on site should be with native tree and shrub species. These include:

- Willow (*Salix* spp.);
- Rowan (*Sorbus aucuparia*);
- Birch (*Betula pendula* or *B. pubescens*);
- Hawthorn (*Crataegus monogyna*);
- Blackthorn (*Prunus spinosa*);
- Alder (*Alnus glutinosa*); and
- Holly (*Ilex aquifolium*).

## Lead Local Flood Authority – Response 1

After reviewing 20/00477/LBC planning application, the LLFA has found the following:

- The site is approximately 0.22ha in size and is a brownfield site comprising the Carnegie Library and Waterloo Centre.
- The proposed development for refurbishment of the existing library building to provide a new Community Hub, and erection of 36 one bedroom apartments, with associated access, parking and landscaping.
- The proposed development site is classed as 'More vulnerable', according to the Table 2 of the *Planning Practice Guidance: Flood Risk and Coastal Change* (paragraph 66).
- The applicant has provided the following relevant documents:
  - o *Design Access Statement*, prepared by Pozzoni Architecture, revision A, dated 09.06.2020;
  - o *Site Investigation* report, prepared by Earth Environmental & Geotechnical, reference number A3501/20, dated August 2020;
  - o *Drawing Planning – Existing Site*, number 1100, prepared by Pozzoni Architecture, dated 14/05/20;
  - o *Drawing Planning – Proposed Site Plan*, number 1102, prepared by Pozzoni Architecture, dated 14/05/20;
  - o *Drawing Occupancy Floor Plan*, number 1103, prepared by Pozzoni Architecture, dated 14/05/20;
  - o *Drawing Planning – Proposed Elevations*, number 1350, prepared by Pozzoni Architecture, dated 14/05/20;
- No information on proposed management of surface water management has been provided.
- Records show this site is located within Flood Zone 1 (according to Environment Agency's *Flood Map for Planning*) and within very low surface water flood risk according to the Environment Agency's *Long Term Flood Risk Map*.
- Records show that the closest watercourse is Bridgewater Canal, located approximately 145m south of the site, and the Manchester Ship Canal, located 195m north of the site.
- The Halton Borough Council Strategic Flood Risk Assessment shows the site is located outside of a Critical Drainage Area.

Based on the above, the LLFA considers the applicant has not adequately assessed the site with regards to the drainage hierarchy.

The LLFA would require the following information to be provided, in a form of a drainage strategy:

- Proposed surface water discharge point, following the hierarchy of preference (as per the *Planning Practice Guidance*):
  - Infiltration – based on the *Site Investigation* report, it is unlikely that infiltration is viable on site;
  - Watercourse – as stated before, the closest watercourse is Bridgewater Canal. However, considering the distance to the site and presence of existing infrastructure, it's unlikely that this discharge point will be feasible;
  - Surface water sewer – records show there are no surface water sewers in the area;
  - Combined sewer – records show there is a combined sewer running along Waterloo Road (adjacent to western site boundary).
- Proposed discharge rate - appropriate discharge rates should be calculated for 1, 30 and 100yr flood events for use in drainage design. In line with NPPF this should be attenuated to Greenfield rates for greenfield sites/site area, and as close as possible to greenfield rates for brownfield areas. Climate change should be considered appropriately.
- Proposed drainage layout, indicating runoff areas and calculations provided including attenuation. Interceptors/filtration may also be deemed appropriate in accordance with SUDS hierarchy/guidance.
- Details of the implementation, maintenance and management of the sustainable drainage (SuDS) scheme for the disposal of surface water in accordance with the SuDS hierarchy. This should be reported within the Drainage Strategy, this should include the following details:
  - A management and maintenance plan for the lifetime of the development which shall include the arrangements for i) drainage to soakaway, including calculations and arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime or ii) if i) not feasible connection to any system adopted by, any public body or statutory undertaker.
  - Interceptors, attenuation structures and calculations to demonstrate a reduction in surface water runoff rate to greenfield runoff rates for the new hardstanding areas as a minimum, with additional improvements for existing runoff where practical. Calculation should demonstrate no flooding to buildings in the NPPF design event (1 in 100 year + 40% climate change allowance).
  - Consultation with the Environment Agency and assessment of safe access and egress to the site.

The applicant has not provided sufficient details for the LLFA to make an informed decision on this planning application. The LLFA would therefore object to the application as proposed and would recommend the applicant provides the information and documents detailed above.

### **Lead Local Flood Authority – Response 2**

Following my response regarding 20/00476/FUL, I've nothing to add to 20/00477/LBC.

### **Conservation Advisor – Response 1.**

I have dealt with the 3 elements of the proposal sequentially below.

#### Demolition of the Waterloo Building

As previously advised there needs to be a robust justification to remove the Waterloo Building. It is noted that the listing description for the Carnegie Library explicitly excludes Waterloo, however this is in the national context. Locally, it is part of the evolution of Runcorn and has, during its lifetime, served as the civic core. Waterloo House, therefore, is of local significance and is worthy of local listing.

The significance of Waterloo house is derived from the following heritage values:

#### Historic value - HIGH

Association with the industrial development of Runcorn – it was constructed for Charles Hazelhurst of Hazelhurst and Sons, a prominent manufacturing family in the town.

Use as Town Hall following creation of the Improvement Commissioners in 1852

Housing of first Public Library in Runcorn.

Clear historic connection with Carnegie Library both physically and in terms of historic uses.

#### Evidential value – HIGH

Evidence of the development of the immediate area as a civic centre

Map evidence shows Waterloo House in use as a library, then Town Hall, and a Technical Institute to the north of Waterloo House(now lost)

Purposeful design of Carnegie Library to abut Waterloo house – then in use as Town Hall (circa 1907).

Aesthetic value – MEDIUM

Early Victorian building constructed of red brick with detailed stone coursing and parapet.

The house is of five bays and takes on elements of the Georgian order and symmetry in its fenestration.

Although pre-dating the library Waterloo house makes a positive contribution to the setting of the Grade II listed library.

As such, there are reasonable grounds to consider it is a non-designated heritage asset.

It is noted that the Amenity Societies (SAVE and AMS) clearly consider the building to be of local importance within their earlier comments.

Halton does not have local list or a current policy in relation to non-designated heritage assets. I note one is proposed within the emerging local plan. As such, the NPPF must be followed. Paragraph 197 of the Framework states;

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’

The heritage statement submitted with the application focuses heavily on the Grade II listed Carnegie Library, and the impact of the proposal on the setting of this heritage asset but fails to consider the local significance of Waterloo House. The report concludes that the proposed development, as a result of the demolition of Waterloo House, would have a slight beneficial impact on the setting of the Carnegie Library. I would disagree with this conclusion (detailed further below) and further state that as the significance of Waterloo house has not been duly considered and therefore not justified.

Furthermore, the application documents state that the building has been declared unsafe by the Council however this in itself does not justify the demolition of the building.

As such it is considered there would be substantial harm to this non-designated heritage asset by virtue of its demolition, as well as less than substantial harm to the setting of the Carnegie Library.

### Proposed Development

The application proposes the construction of a large building and associated access, landscaping to form a 36 bed care facility. There is some inference within the heritage statement that the proposed development should be considered as enabling development to facilitate the renovation and re-opening of the Library building as a community hub.

The renovation and re-use of the Grade II Library building is welcomed and will bring with it a number of positive benefits both to the historic building and the community in continuing the philanthropic work its original benefactor, Andrew Carnegie.

However, the suggestion of enabling development is questioned here. Policy BE11 and of the HBC Local Plan and Para 202 of the NPPF deal with enabling development and place great emphasis on ensuring that the proposed enabling development would secure the conservation of the development and outweigh any harm or departure from development plan policies.

Policy BE 11 states that enabling development will only be permitted where it meets a number of criteria including

- A. The enabling development will not materially detract from the archaeological, architectural, historic or landscape interest of the asset, or materially harm its setting.
- F. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises disbenefits.

1, It is considered that proposal would materially harm the setting of the adjacent listed building for the following reasons:

- The Design and Access statement submitted with the proposal makes very little reference to the character of the area or the consideration of the setting of the Grade II listed Library as described in the Kathryn Sather and Associates Heritage Statement. A number of design precedence images are provided at pg 63 of the DAS but, again, there is no narrative demonstrating how the design evolution has considered the setting of the heritage asset.
- The proposal presents a large linear block which dwarfs the library building through its scale and massing. This may be trying to emulate the surrounding terrace housing form but results in the building dominating the street scene and failing to integrate itself into its setting.
- A mansard style roof with dormer windows is being utilised to create additional floor space within the roof – these features are uncharacteristic of the simple roof forms of the surrounding built environment.
- The east/west elevational treatments present a broad flat elevation increasing the building's visual scale – these elevations could benefit from being broken up to better fit the context and create interest.
- The Egerton Street elevation is poorly considered. Although an entrance is proposed to this elevation the solid to void ratio within the fenestration creates a discordant and in-active frontage. This combines with the setting of this elevation to the back of pavement creates a poor relationship with the adjacent library building, with the proposal dominating the form of the library and detrimentally impacting how the library is experienced.
- The proposed building seems confused at this corner as a change in design is introduced to include a square tower-like feature within dappled brickwork creating a discord within the building. This does not allow the building to turn the corner in an appropriate or sympathetic manner, producing a very hard edge to the building. This not only changes the spatial relationship of the proposed building to the street, but also intensifies its visual dominance to the detriment of the library's setting. It is considered that this section could benefit from being pulled back from the pavement edge, softening the corner and better revealing and framing the library.

2, It has not been demonstrated that the proposal is the minimum necessary to secure the future of the Library.

As such, the proposal does not meet the criteria of policy BE11 of the HBC Local Plan and would cause harm to the setting of the heritage asset for the reasons set out above and cannot be considered as enabling development.

The proposal fails to respond positively to its context – the predominant built form and the setting of the heritage asset – due to its scale, form, massing, and design treatment.

Works to Carnegie Library



The below comments are based on the description of works set out at para 6.2 of the Heritage Statement.

#### Roof

- Once survey completed a repair schedule should be submitted for review.

#### Walls (exterior)

- Again, following survey completion a repair schedule and method statement for the stone and brick work should be provided.
- If demolition is permitted then details of the proposed works to make good/resolve the loss of the junction between the buildings will need to be provided for consideration.
- Ground floor west wall – details of treatment should be provided.

#### RWG

- Acceptable.

#### Windows and doors

- Bespoke methodology should be provided as set out in the HS.
- Front door design will require elevation and section plans
- Details of additional windows and doors will also need to be submitted

#### Interior

- A room by room schedule of works to include photographs and methodology should be submitted.

### **Position**

It is not considered that the local significance of Waterloo House and its status as non-designated heritage asset has been fully addressed within the application. Therefore, a robust case for its demolition has not been made. Its demolition cannot be supported.

(Should the Council consider the demolition to be acceptable then a programme of building recording should be required at Level 2 as set out in the Historic England Guidance – Understanding Historic Buildings: A guide to Good Recording Practice)

The proposed building is inferred as enabling development to facilitate the renovation and re-opening of the Carnegie Library as a community hub. Whilst the re-use of the currently vacant library is supported and welcomed, the proposal has not demonstrated it meets the requirements of enabling development. Furthermore, the proposed building is considered to be detrimental the setting of the Grade II

listed library by virtue of its scale, mass, siting, and design treatment and cannot be supported in its current form.

The works to the Grade II Library are supported subject to the submission of additional details as set out above.

As such it is recommended that the application be refused.

### **Conservation Advisor – Response 3**

I have discussed the additional documentation with the team. The team have concluded that although it goes some way to addressing the justification for the demolition of Waterloo House, as discussed at the meeting last year, it is not complete in demonstrating that all the options have been explored.

The additional document looks at the inclusion of Waterloo House into the proposed scheme by considering the approach to achieving the floor to ceiling heights and the level floor plates required for the type and use of the proposed building. One of the main arguments they present is that floors would cross over existing windows. Deeming this to be unacceptable. We would not consider this to be an immediate dismissal as there are ways to treat floor edgings as they cross windows for example. They also refer to the internal layout of Waterloo House being unsuitable for their proposed use, but this could be completely stripped out.

Furthermore, they have not demonstrated anything other than the current design in terms of layout on the site. I recall discussing at the meeting that splitting the buildings was not an ideal solution but this was not articulated in the options appraisal.

We have acknowledged previously that the likely outcome due to a combination of the degradation of the building and the associated costs to retain and repair the building in its full form would be to support demolition, based on the structural reports undertaken by both parties and the viability information supplied by the applicant. However, at present I am not aware that the Council has undertaken their own assessments in terms of costs to retain the building in whole or part. Is there any update on this?

The conclusion remains that, the total loss of Waterloo House would result in substantial harm. I do not consider that, despite the conclusions of the current surveys and the additional information submitted, that the requirements of Policy HE2 Part 12 have been satisfied. But this is for you to balance out!

### **Conservation Advisor – Response 4**

The application has been assessed and the following comments are made.

The proposal is acceptable in principle and will bring the long terms vacancy of the building to an end and create a vibrant community hub. However, limited information

is provided with the application to fully assess the impact of the proposals. The building will need to be re-surveyed, due to the passage of time, to accurately assess its current condition. This should be undertaken prior to the start of any demolition work.

- The following information is required prior to decision:
- Existing and proposed floor plans of the library
- Existing and proposed elevation drawings to show areas of repair and change. Including elevation drawing of the infill section where link removed
- Updated and detailed schedule of works for each area of work to include photographs and methodology

The following information is required but could be conditioned:

- Elevation and section of no more than 1:20 of proposed new window to infilled section.
- Details and drawing of new gate to top of spiral stair and fencing to Egerton St elevation
- Details of secondary glazing to all windows
- Details of any new doors to be added (internal or external)
- Methodology for vegetation removal

### **Conservation Advisor – Response 5**

Yes, happy for these details to be pre-commencement.

(The details in question are those previously requested prior to decision in Response 4 above)

### **Environmental Protection**

No comments.

### **Environment Protection – Response 2**

#### **Comments**

As these four applications concern the same development site, please accept this response for all the above listed applications. Although there are different applicants, the proposed construction and demolition phase conditions will apply equally to them.

The proposed operational phase conditions will apply only to 20/00476/FUL.

## **Noise**

This development is situated in a predominantly residential area, on the edge of Runcorn town centre. The west boundary of the site is located approximately 70m from the Queensway (A533) flyover leading from the Silver Jubilee Bridge.

The proximity to the Queensway flyover could give rise to unacceptably high noise levels within the development properties, particularly to those on the 2<sup>nd</sup> floor and towards the north of the proposed development, who may have an unobstructed line of sight to the flyover given their elevated position.

It is noted that 20/00476/FUL does not include an operational phase acoustic report. At the time of the submission of this application the Silver Jubilee Bridge was closed to traffic, and so an acoustic report submitted at this time would have had little relevance to the future noise levels that the occupants would be exposed to.

Given that the Silver Jubilee Bridge is now fully reopen however it would now be possible to conduct an acoustic risk assessment as described in ProPG: Planning & Noise (May 2017). This will advise the applicant that if a full acoustic report and subsequent scheme of mitigation is required to ensure that noise levels inside the development properties do not exceed those specified in BS 2823:2014.

In addition to the above, we would also seek to ensure that for all applicants, construction and demolition activity is carried out at appropriate times

## **Air Quality**

No applicant has submitted an air quality assessment with their application. Whilst we would not require an operational phase report for a development of this size, appropriate consideration must be given to dust management during the construction and demolition phase of the development, particularly given the scale of demolition works taking place and built up nature of the area immediately surrounding the development site. This dust management plan should adhere to the principles set out in 'Guidance on the Assessment of Dust from Demolition and Construction' published by the Institute of Air Quality Management.

## **Conclusion**

Environmental Health has no objection to the applications, subject to the following conditions being applied, in accordance with Policy GR2 of the Halton Delivery and Allocations Plan, paragraph 185 of the National Planning Policy Framework 2021 plan and in the interests of residential amenity;

### **Construction and demolition phase – All applications;**

- All construction & demolition activity should be restricted to the following hours;
- Monday – Friday 07:30 to 19:00 hrs
- Saturday 07:30 to 13:00 hrs
- Sundays and Public Holidays Nil
- Prior to the commencement of the construction and demolition phase, the applicant shall produce a Dust Management Plan, adhering to the principles set out in ‘Guidance on the Assessment of Dust from Demolition and Construction’ published by the Institute of Air Quality Management.

### **Operational Phase - 20/00476/FUL only**

- Prior to first occupation, an acoustic risk assessment as described in ProPG: Planning & Noise (May 2017) Shall be undertaken and if deemed necessary an acoustic report shall be produced which demonstrates noise levels within the new residential units do not exceed the limits specified in BS 2823:2014, namely;

Area	07:00-23:00	23:00-07:00
Living Rooms	35 dBLAEQ,16-Hour	--
Dining Rooms	40 dBLAEQ,16-Hour	--
Bedrooms	35 dBLAEQ,16-Hour	30 dBLAEQ,16-Hour

And if this acoustic report recommends a scheme of mitigation to ensure these levels are achieved, it shall be implemented in full

## **Ancient Monuments Society**

The Ancient Monuments Society (AMS) objects to the application.

The AMS objected in November 2019 to application ref. 19/00502/HBCLBC for the demolition of the Waterloo Centre (which did not propose a replacement building) specifically noting that the significance of the Waterloo Centre had not yet been fully established and that its loss has not been justified. We note that application has been subsequently withdrawn.

We have reviewed the documents available on your website for the current application and find that our concerns have not been addressed. Section 7.1 of the Heritage Statement even clearly states that the impact of the demolition of the Waterloo Centre has not been assessed as part of this heritage assessment.

This building was once a substantial villa constructed for a leading local industrialist, and later the Town Hall, and is consequently of considerable local historic interest. We must therefore again recommend a detailed and illustrated analysis of the Waterloo Centre is carried out by an accredited historic buildings expert to establish its heritage significance.

Following Halton Borough Council's to declare a Climate Emergency in October 2019, the AMS believes Council should be actively encouraging the retention and reuse of historic buildings and structures which can be readily adapted and incorporated into new developments, to help meet climate change targets.

## **Natural England – Response 1**

### Habitat Regulations Assessment (HRA) Screening required

For residential development in this area, proportionate assessment of recreational disturbance impacts on the coastal designated sites resulting from the development is required via the Screening stage of the Habitats Regulations Assessment, as required under the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations').

Under Regulation 63 of the Habitat Regulations the determination of likely significant effect is for the competent authority, in this case the Local Planning Authority. If your authority can be satisfied that the proposal can conclude no likely significant effects there is no further need to consult Natural England.

Where the HRA Screening cannot rule out a likely significant effect on the coastal designated sites then an Appropriate Assessment is required, of which Natural England is a statutory consultee, please consult us again at this stage.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of further comment from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

## **Natural England – Response 2**

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 16 September 2020 – ref. 327518 which I have attached for your reference.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

### **Natural England – Response 3**

#### Habitat Regulations Assessment (HRA) Screening required

For residential development in this area, proportionate assessment of recreational disturbance impacts on the coastal designated sites resulting from the development is required via the Screening stage of the Habitats Regulations Assessment, [as](#) required under the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations').

Under Regulation 63 of the Habitat Regulations the determination of likely significant effect is for the competent authority, in this case the Local Planning Authority. If your authority can be satisfied that the proposal can [conclude](#) no likely significant effects there is no further need to consult Natural England.

Where the HRA Screening cannot rule out a likely significant effect on the coastal designated sites then an Appropriate Assessment is required, of which Natural England is a statutory consultee, please consult us again at this stage.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of further comment from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the



proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

## **Historic England**

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

## **Cadent**

**\*\*PLEASE NOTE – the below information is related to High and Intermediate Pressure Assets. You may be contacted separately by our engineers regarding Medium/Low Pressure Assets.\*\***

Thank you for your recent communication regarding the above, I return a copy of drawings, which show the approximate position/s of all known Cadent Gas mains and pipelines in the area of this enquiry. Service Pipes, valves, syphons, stub connections, etc. are not necessarily shown but their presence should be anticipated.

Cadent Gas has a MAJOR ACCIDENT HAZARD PIPELINE in the vicinity, WIDNES/RUNCORN (indicated in orange).

The BPD (Building Proximity Distance) for this Pipeline is 8 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 <http://www.hse.gov.uk/landuseplanning/padhi.pdf>

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 APPLICANT/RESPONSIBLE PERSON ON SITE, TOGETHER WITH COPIES OF THE ENCLOSED PLANS.

From the information provided, it does NOT appear the proposed works will directly affect the above pipeline. However, should you/the applicant require the pipeline locating 'on Site', or wish to discuss technical information regarding Cadent Gas apparatus at this location, please telephone me on 07870856098, and arrangements will be made for a Cadent Gas representative to attend site.

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.

For ALL other works/enquiries it is essential that you contact our Plant Protection Team on 0800 688 588 at the earliest available opportunity prior to ANY work commencing on site. This will ensure that the Operations Engineer responsible for this area is informed of your potential works and is able to make the necessary arrangements to provide appropriate supervision.

Plant Protection Team, 3rd Party Enquiries, Cadent Gas Block 1 floor 2 Brick Kiln Street Hinckley Leicestershire LE10 0NA.