

To

Date 18/04/2023

Dept. Planning

Ref 23/00018/FUL

From Open Space Services

### Planning Consultation Response

*'Proposed filling station with ancillary convenience store (325 sq m GIA), forecourt with 4, 2 sided, pump islands, canopy, electric vehicle charging points and associated car parking, a drive thru fast food restaurant (349sq m GIA) (Use Class E(b)/sui generis hot food takeaway use) with associated car parking, new site access road, new electricity substation, firewall to valve compound and associated works at The Woodyard Weaver View Clifton Runcorn WA7 4XU'*

Further to your consultation I have considered the open space implications and would make the following comments;

The land proposed for development is not HBC owned or managed green space.

The proposed development is not within a conservation area and both the internal and boundary trees are not subject to tree preservation orders. Clifton Cloughs (nature conservation site) runs parallel to the western part of the site – north to south.

The removal of 3 sycamore trees at the site entrance and hedge to the east of the valve compound are acceptable, but would need to be replaced elsewhere on the development in order to enhance and maintain the local ecology.

All works should be carried out following the guidance from the Ecological Assessment Survey.

Should the application receive consent, permitted work shall be carried out strictly in accordance with British Standard 3998:2010 "Recommendations for Tree Work" to safeguard the health and visual amenity of the tree.

Arb Impact Assessment (AIA) recommendations should be strictly adhered to during the construction process.

Work shall not be carried out between April and July if it would result in disturbance to nesting birds to ensure no damage to wildlife.

Wildlife and Countryside Act 1981 Part 1 Section 1 (1)

Consult W&C Act 1981 (with amendments) for full details of protection afforded to wildlife



## MEMORANDUM

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Rosie Conder  
Open Space Officer