

To Dev.control@halton.co.uk

Date 10/11/2023

Dept. Planning

Ref 23/00452/FUL

From Open Space Services

Planning Consultation Response

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land The Ridgeway Runcorn Cheshire

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

Following a review of the application and supporting documents for the proposed work, It is in my opinion that further arboricultural documentation needs to be submitted along with this application. The applicant has failed to provide an AIA (Arboricultural Impact Assessment) along with any Tree protection and methodology. The Tree constraints report does not include the details that are needed to express the impact that the proposed development will have on the trees on site or in close proximity of the site. Nor does it state what trees will be removed or retained.

Further to my comments I would like to suggest a request for more documentation such as an AIA that would include tree protection methodology for the retained trees, for example details on fencing to secure the RPA (Root protection Areas) which would fall under BS:5837 (2012) Trees in Relation to Design, Demolition and Construction to Construction – Recommendations. Furthermore, a clear understanding of what tree's will be retained or removed is also needed.

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

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.

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

¹Consult W&C Act 1981 (with amendments) for full details of protection afforded to wildlife.

Luke Dineley
Trees and Woodland Officer

Halton Borough Council
By email

Your ref 23/00452/FUL
Our ref DC/23/3826
Date 14-NOV-23

Dear Planning Team

Location : Vacant Land The Ridgeway Runcorn Cheshire
Proposal : Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION:

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 32001, Rev P03 - Dated 29/09/2023 which was prepared by GDP. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'Contacts'.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances.

Please note United Utilities cannot provide comment on an asset that is owned by a third party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides

information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

Public sewer

A public sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our **free pre-development enquiry service**, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: www.unitedutilities.com/builders-developers/

1.0 DRAINAGE DESIGN

1.1 The importance of sustainable drainage systems

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. **We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.**

2.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>

2.2 Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see Section 4.0 'Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 4.0. 'Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and

subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>.

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 4.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20232024/> and go to Section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when

considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>
Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 4.0 'Contacts' (below).

4.0 CONTACTS

For advice on your development contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): <http://www.unitedutilities.com/builders-developers.aspx>

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk
WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

PROPERTY SEARCHES (FOR ASSET MAPS):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

To **Leanne Crampton**

Date 14-11-2023

Dept. Planning

Ref **23/00452/FUL**

From Highway Authority

23/00452/FUL The Ridgeway Runcorn WA7 6ER

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land The Ridgeway Runcorn Cheshire WA7 6ER.

Note: Pre-Application advice was offered: 23/08009/PREAPP - Construction of No. 8 3B5P houses & associated landscaping at vacant Land Along The Ridgeway Runcorn WA7 6ER.

Whilst Highway has no objection in principle to the proposed development additional information and/or amendment, to satisfactorily address the considerations below, is required for full support to be given.

There is a shortfall of car parking, to DALP standards, therefore mitigation, amendment and/or information about parking space allocation and the dynamic and ongoing management of the site's private parking court is required.

The footpath behind the parking spaces is deemed superfluous and a third space could be accommodated in the aisle of two with the row of 4 moving back in line with the last space.

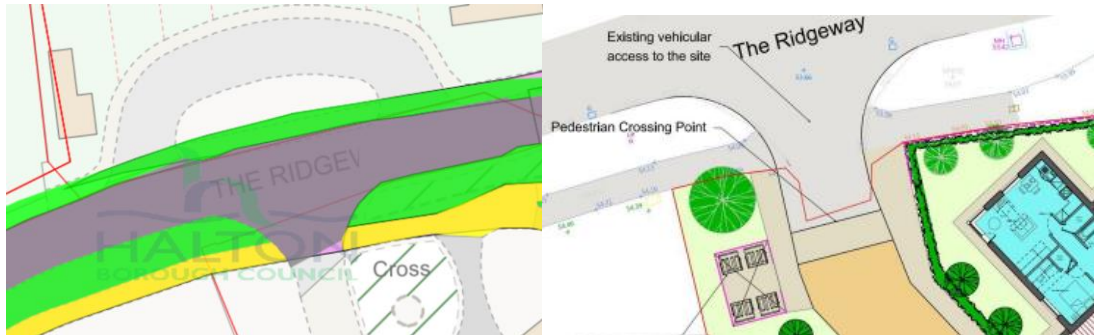
Separating two spaces about the access is considered more appropriate for ped access than a boundary footpath to the parked cars.

No detail for the EV charging infrastructure is offered and detail is required, presumably one stanchion supplying two spaces – positioned where? Protection from vehicle strike? Space for manoeuvring and plugging in, which can be front side or rear of car?

Cycle and disabled parking are further requirement of Policy C2.

Cycle parking is required, for both residents and visitors, to promote and enable sustainable alternatives to car journeys. This is required to be overlooked, secure, accessible, and (for residents' provision) covered. A minimum of 4 visitor spaces and 1 space per 1 bed and 2 spaces per 2 bed apartments are to be offered. An internal area may be acceptable for the residents' provision.

2 No disabled spaces should be provided, see note above re dynamic management, allocation and control.



As can be seen in the snippets above the pedestrian crossing facility lies within the access to the private parking, crossing facilities should be offered within the adopted highway.

No vertical detail or otherwise was offered to understand what was being offered in terms of dropped crossing, tactiles etc.

Traffic calming feature(s) about the access should be offered, horizontal and/or vertical, the width of the access aisle is likely to attract parking about the entrance (see above re shortfall) of residents and/or visitors, which is possibly acceptable, even welcomed as long as this does not cause obstruction and/or backing up onto the highway and/or indiscriminate displaced parking.

Is gating proposed? Boundary treatment(s)?

Signing and lining should also be considered, and detail offered.

Lighting plans for the parking courtyard should be presented.

An on-site gas box is annotated; detail regarding access for maintenance and/or emergency (including servicing vehicle position) is required to be understood, more so as this will be within a private parking court.

Ownership and management of the green spaces adjacent to the adopted highway would be required to be understood.

Drainage and levels information will be required given the differences of the site and surrounding areas.

Given the constraints and situation of the site a Construction Management Plan (CMP) detailing, but not limited to: access, delivery and manoeuvring of vehicles associated with the proposed works would be required pre-commencement. The CMP should also detail how safe passage, for all users, will be maintained during the construction phase.

The walkway/bridge connection is considered outdated and a potential ASB issue.

A level/DDA compliant route to the site, local shop, and bus interchange, across the busway (with recent active travel route improvement) should be presented i.e., removal of the bridge and an at level connection offered.

This can be undertaken with s106 contributions or an off-site highway condition to improve access and accessibility to the site for all users.

Informatives:

- A Construction Management Plan will be required that will cover, but not be limited to, the management of vehicle movement on the public highway, time of working and the management and cleaning of debris on the highway.
- A S278/184 or similar highway agreement would be required prior to the commencement of any construction work to undertake works on the existing adopted highway to reinstate the kerbing and remove the vehicle crossover about the existing access and create a new access/vehicle crossover as proposed.
- Both pedestrian and vehicle visibility splays will be required to demonstrate (in both the horizontal and vertical planes) that emerging drivers can see both pedestrians and cyclists on the footpath and vehicles on the highway for safe access and egress to the site. The recommend distances will depend on the speed of traffic, see Manual for Streets Chapter 7.
- Notwithstanding any LFFA response, provision shall be made within the site for the disposal of surface water such that none runs onto the adopted highway. The applicant should ensure they have met their obligations under NPPF particularly regarding discharge rates.

Any new or extended areas of hardstanding are required to be constructed of porous materials or provision made to allow for direct run-off water from a hard surface to a permeable or porous area or surface within the curtilage of the dwelling to prevent surface water runoff onto the highway.

- The developer will be responsible for paying for the installation and/or relocation of any existing signs/columns, which must be agreed in advance. Similarly statutory undertakers' equipment.

Our ref: AG6674

Your ref: 23/00452/FUL

Date: 23rd November 2023



In reply address correspondence to:

Alison Gabbott

Telephone: 07816 115995

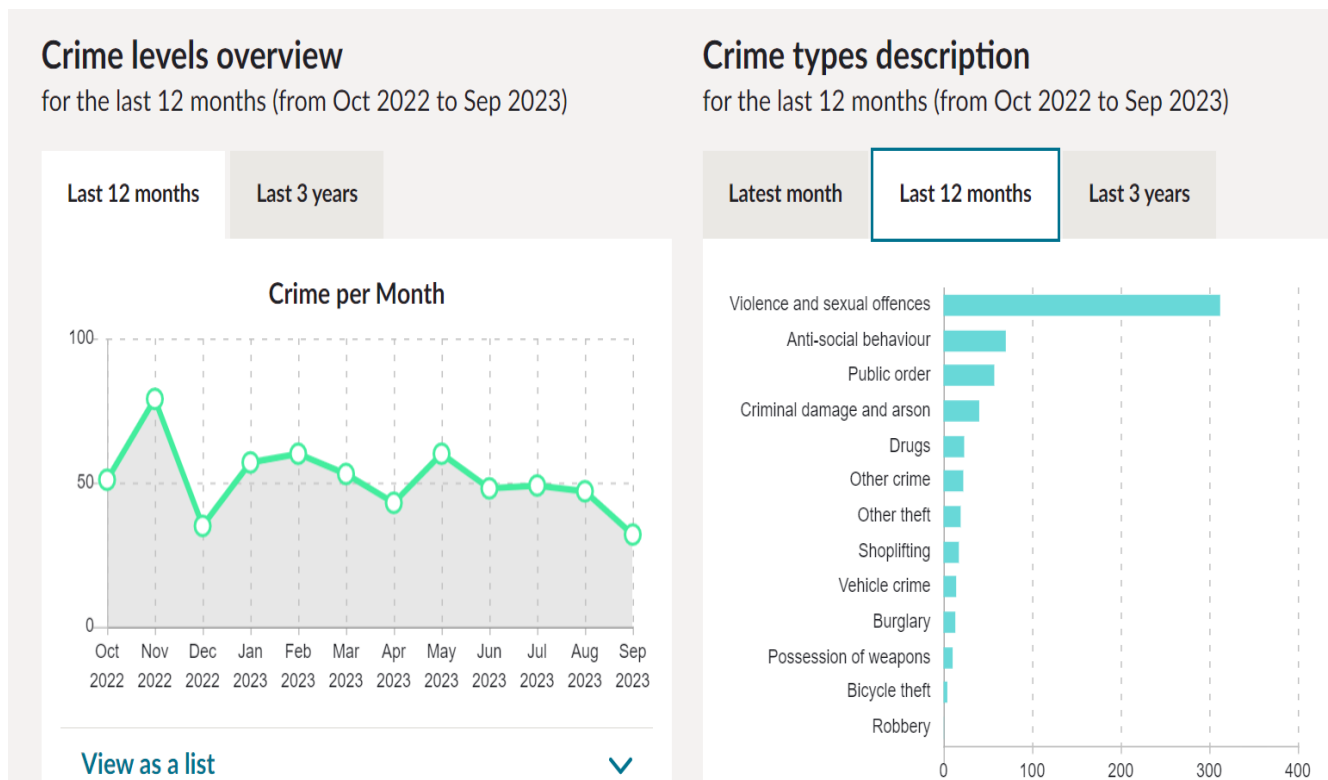
Email: alison.gabbott@cheshire.pnn.police.uk

Dear Sir/Madam

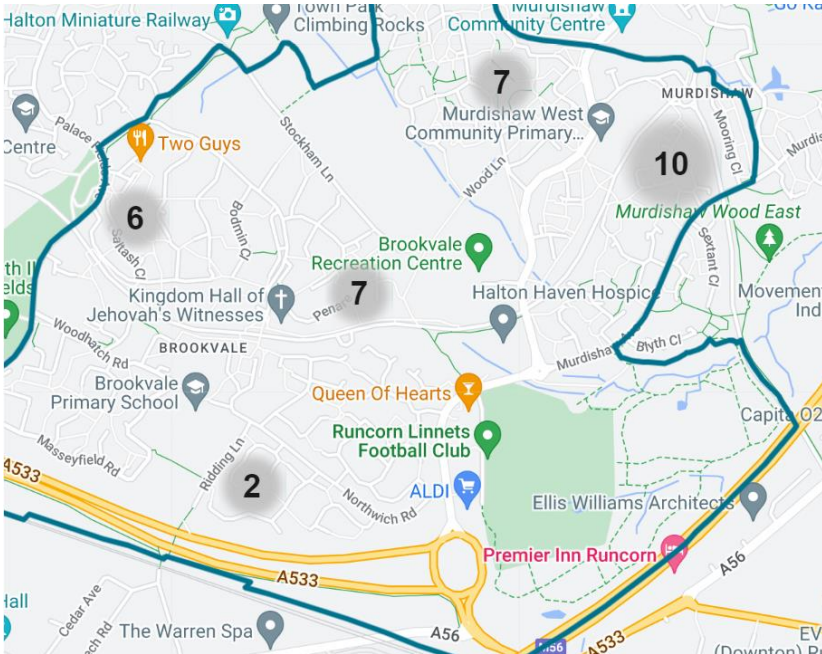
Application Number 23/00452/FUL
Proposal Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land
Location Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land

Thank you for consulting the Constabulary on the above planning application.

The below chart and graph show crime levels and types of crime in the Norton South Ward which the development is part of.



The map below shows the level, spread and type of crime across the ward area in September 2023.



Anti-social behaviour	5
Burglary	1
Criminal damage and arson	3
Other theft	2
Public order	3
Vehicle crime	2
Violence and sexual offences	14
Other crime	2

I wish to make the following points for consideration by the applicant:

- It is good to see that the void land is being developed, crime and antisocial behaviour reduced in the area when the houses were built at the former Jolly Brewer site. This is likely to be due to increased natural surveillance in the area.
- It was disappointing to see no mention of security or crime prevention mitigations in the Design and Access statement.
- There will need to be a lifetime maintenance contract in place to include pruning of shrubbery and trees. It is important that the crown of all trees is above 2 metres and that any shrubs or bushes are a maximum height of a metre to allow a clear line of sight across the development. It is also important that bushes are not allowed to become too thick and unkept as they attract litter and can also provide places for people to hide contrabands.
- It was good to see a separate bin store. I would suggest this is fitted with some form of access control system either keypad or part of main access control system for buildings. I would also suggest that there is a roof on the bin shelter to reduce the opportunity for people just throwing rubbish over, it will also help reduce the arson risk.
- There does not seem to be any appropriate provision for cycle storage which I feel would be key in a development such as this. I would recommend that cycles are stored inside an accessed controlled area of the building. Considerations should also be given to the installation of Sheffield Hoops outside the primary access point.

- Doors and windows should comply to PAS 24:2022 or LPS 2081 or equivalent. PAS 24:2022 is a new standard which has been tested in line with current attack methods. All elevations containing a doorset should be fitted with exterior lighting.
- Not only will lighting improve the aesthetics of a location it will also help improve natural surveillance and reduce the opportunity for crime and disorder. Lighting should be compliant to BS 5489-1:2020 and provide a constant uniform level with no pools or shadows. 24-hour lighting (switched using a photoelectrical cell) should be fitted to all internal communal areas. Lighting in this development would need to be sympathetically planned so it did not provide any light pollution for the residents of the apartments.



I am a little concerned about the significant recess in proximity to the door. It is always recommended that recesses are less than 600mm so they do not provide areas to hide. Obviously I do appreciate that there may be limitations with the design of the door etc. If the recessed area is to stay consideration should be given to appropriate lighting and CCTV coverage.

General Information for Applicants

A design objective of the National Planning Policy Framework [NPPF], - Section 8, paragraph 92b states that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:

'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example using attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas'.

Carbon Cost of Crime

Reported crime, and loss and damage associated with crime, in England and Wales equates to a staggering 5.5 million tonnes of CO2 per year with unrecorded crime taking this to over 6.5 million tonnes per year.

Applicants for new developments also need to consider the carbon cost of crime. *'Destruction or theft of property requiring its replacement, and criminal harms to people requiring treatment, and the energy cost of both in emergency services and criminal justice response to crime events, taken together, represent the carbon cost of crime.'*

Secured by Design

I recommend that all developments be designed to comply with the principles of Secured by Design (SBD) regardless of whether the award is being pursued. I would however welcome a Secured by Design Application for the scheme, which would enhance the development and provide greater benefits.

Applicants can get more information about Secured by Design (including Design Guides) available at www.securedbydesign.com

Crime Prevention advice is given free without the intention of creating a contract. Cheshire Constabulary does not take any legal responsibility for the advice given; however, if the advice is implemented, it will reduce the opportunity for crimes to be committed. Cheshire Constabulary is unable to recommend specific companies for security products. We do however recommend that you visit www.securedbydesign.com which gives details of products meeting Association of Chief Police Officers Approval.

If you need to discuss this matter further, please do not hesitate to contact me by phone or email.

Yours sincerely

Alison Gabbott
Designing Out Crime Officer (DOCO)
Cheshire Constabulary

Merseyside Environmental Advisory Service
The Barn, Court Hey Park
Roby Road, Huyton, L16 3NA
Director: Alan Jemmett, PhD, MBA

Enquiries: 0151 934 4951

Contact: Nicola Hayes
Email: measdcconsultations@sefton.gov.uk

DEVELOPMENT MANAGEMENT ADVICE

To: Leanne Crampton
Organisation: Planning, Halton Council

From: Nicola Hayes
Contaminated Land Principal Officer

Your Ref: 23/00452/FUL
File Ref: HA23-026
W/P Ref: eDM Folder
Date: 28th November 2023

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Lant The Ridgeway, Runcorn, Cheshire

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise **12 apartments**.
2. Having reviewed the application and supporting documentation, our advice is set out below in two parts.
 - Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
 - Should the Council decide to adopt an alternative approach to MEAS Part 1 advice, I request that you let us know. MEAS may be able to provide further advice on options to manage risks in the determination of the application.
 - Part Two sets out guidance to facilitate the implementation of Part One advice and informative notes.

In this case Part One comprises paragraphs **3 to 19**, while Part Two comprises paragraphs **20 to 24**.

Part One

Habitats Regulations Assessment

3. The development site is near to the following national and international sites. These sites are protected under the Conservation of Habitats & Species Regulations 2017 (as amended) and Local Plan policy CS(R) 20 applies:

Merseyside Environmental Advisory Service – delivering high quality environmental advice and sustainable solutions to the Districts of Halton, Knowsley, Liverpool, St.Helens, Sefton and Wirral



- Mersey Estuary SPA (5.5km west of the site);
 - Mersey Estuary Ramsar site (5.5km west of the site).
4. I have considered the proposals and the possibility of likely significant effects on national and international sites using the source-pathway-receptor model. I advise that there is no pathway that could result in likely significant effects on the national and international sites and the proposals do not warrant a Habitats Regulations Assessment for the following reasons:
- The site is located 5.5km from the nearest point of the Mersey Estuary SPA and with no hydrological connectivity or functionally linked land within the established residential area. Therefore, construction related can be discounted;
 - Recreational pressure from residential development has been identified as a Likely Significant Effect alone and in-combination within the Liverpool City Region including Halton¹. However, access to the Mersey estuary's southern coastline is restricted by the ship canal. The Halton Recreational Management Interim Approach discounts development in Runcorn and surrounding areas south of the Mersy estuary due to lack of coastal access and as such the development is exempt from consideration under recreational pressure impacts.

Ecology

Ecological Information

5. The applicant has submitted the following ecological information in accordance with Local Plan policy CS(R)20:
- *Extended Phase One Habitat Survey (Preliminary Ecological Appraisal), Version One. The Ridgeway Murdishaw, ref: 10906 PEA-SB-V1-03.03.23 (Amenity Tree, March 2023), hereafter 'the PEA' and*
 - *Bat Roost Assessment (BRA), The Ridgeway Murdishaw, Version 1 (Amenity Tree, March 2023), hereafter 'the BRA'.*
6. The reports are accepted.

Tree Planting

7. Trees on site are likely to be removed to facilitate the development, the extent of tree removal is unknown. In accordance with Local Plan policy CS(R)20, NPPF paragraph 180 and the biodiversity duty, I advise that tree removal should be minimised, and compensatory tree planting of an equal or greater quantity than the number proposed for removal is accommodated into the site. Details of tree planting is to be provided within a finalised planting plan, which can be secured by a suitably worded planning condition. Part Two provides further recommendations on landscaping.

Bats

Roosting Bats

¹[https://www3.halton.gov.uk/Documents/planning/planning%20policy/newdalp/Halton%20Revised%20HRA_%20Main%20Mods%202021%20\(Web\).pdf](https://www3.halton.gov.uk/Documents/planning/planning%20policy/newdalp/Halton%20Revised%20HRA_%20Main%20Mods%202021%20(Web).pdf)



8. The report states that no evidence of roosting bat use or presence was found, and no structures or trees are present that support suitable features for roosting bats. The Council **does not** need to consider the proposals against the three tests (Habitats Regulations).
9. To enhance the site in accordance with the new biodiversity duty², I advise that bat boxes are installed onto the new building. Details of bat boxes (e.g. number, type and location on an appropriately scaled plan) that will be erected on the site should be provided to the Local Planning Authority for agreement. The following planning condition is required.

CONDITION

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

Lighting

10. Habitats on site and adjacent to the site may provide foraging, commuting habitat for bats. Lighting for the development may affect the use of these areas. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the 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 the ['Bats and Artificial Lighting at Night'](#) guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.

Breeding Birds

11. The trees at the site provide opportunities for nesting birds which are protected and Local Plan policy CS(R)20 applies. The following protective measures are to be secured by condition:

CONDITION

No vegetation management or ground clearance 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 vegetation is 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.

12. Tree removal at the site may result in the loss of bird breeding habitat and Local Plan policy CS(R)20 applies. To mitigate for this loss and to enhance the site in accordance with the biodiversity duty, details of bird nesting boxes (e.g. number, type and location on an appropriately scaled plan) that will be erected on the site should be provided to the Local Planning Authority for agreement. The following planning condition is required.

CONDITION

² <https://www.gov.uk/guidance/complying-with-the-biodiversity-duty>



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

Badger and Hedgehog

13. The habitats on site are suitable for badger and hedgehog which are protected, and Priority Species (respectively) and Local Plan policy CS(R)20 applies. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:

- A pre-commencement check for badger and hedgehog;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

14. These measures can be secured by a suitably worded planning condition.

INNS

15. Cotoneaster is present within the site boundary. Cotoneaster species are listed on Schedule 9 of the Wildlife and Countryside Act and national Planning Policy Guidance applies³. The applicant should submit a method statement, prepared by a competent person, which includes the following information:

- A plan showing the extent of the plant;
- The method that will be used to prevent the plant spreading further, including demarcation;
- The method of control that will be used, including details of post-control monitoring; and
- How the plants will be disposed of after treatment/removal.

16. The method statement should be submitted for approval to the Local Planning Authority prior to commencement of any works on site. The method statement can be secured by a suitably worded planning condition.

Sustainability

Waste Planning Policy

17. The proposal is major development and involves excavation 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.

³ <https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants>



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.

18. The applicant has provided sufficient information in Proposed Site Plan (Drawing Ref: 1853-JAMEX-XX-00-DR-A-1002) 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 be secured as an Approved Drawing by a suitably worded planning condition.

Low Carbon Development

19. No information has been provided on any sustainability measures to be incorporated into the scheme. The proposed development should consider the use of low carbon and/or renewable energy in line with Core Strategy Local Plan policy CS19: (Sustainable Development and Climate Change) and Policy GR5 (Renewable and Low Carbon Energy).

Part Two

Ecology

Landscape Planting

20. Natural England has produced a Green Infrastructure Planning and Design Guide which provides evidence-based practical guidance on how to plan and design green infrastructure. The Design Guide can be found at [GI Design Guide \(naturalengland.org.uk\)](http://naturalengland.org.uk) and includes guidance on how Biodiversity Net Gain and Local Nature Recovery Strategies can support the design of green infrastructure.
21. Recommended species for tree and hedgerow planting are provided below.
22. Tree species - rowan; birch; willow; hawthorn; blackthorn; cherry; field maple; alder; and oak. Tree species should be tailored to the local area and this can be discussed with the local tree officer.
23. Hedgerow – hawthorn, holly, hazel, dog rose, elder, blackthorn, birch, alder, ash, rowan, aspen, field maple and honeysuckle. It is envisaged that the hedgerows be allowed to attain a height and spread of 2 metres, with some of the tree species (e.g. birch, alder, rowan, aspen, field maple) being allowed to attain a height of 5 metres or more to provide additional habitat and visual screening.

Waste Planning Policy

24. 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

Merseyside Environmental Advisory Service – delivering high quality environmental advice and sustainable solutions to the Districts of Halton, Knowsley, Liverpool, St.Helens, Sefton and Wirral



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

I would be pleased to discuss these issues further and to provide additional information in respect of any of the matters raised.

Nicola Hayes

Contaminated Land Principal Officer

To Leanne Crampton

Date 05/02/2024

Dept. Planning

Ref 23/00452/FUL

From Local Lead Flood Authority

Local Lead Flood Authority Consultation Response – 23/00452/FUL

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land The Ridgeway Runcorn Cheshire.

After reviewing 23/00452/FUL planning application the LLFA has found the following:

- The site is described as 0.16ha and is considered to be a Greenfield site.
- The proposed development is classified as a more vulnerable to flood risk as is defined within Planning Practice Guidance.
- It should be noted that there has been no Flood Risk Assessment provided with this planning application. However, as the site is located within Flood Zone 1 and the area of the site is less than 1ha therefore a Flood Risk Assessment is not required for this application.
- A Drainage Strategy has been prepared in support of the application.

Drainage Strategy

- Discharge location
 - o The site comprises a Greenfield land classification.
 - o Soakaway testing has been undertaken for this site indicating that infiltration is a viable option for this site. Therefore, it is proposed that the surface water is discharged via infiltration, subject to further infiltration tests.
 - o A high level overflow connection into the UU surface water sewer to the southeast of the site is also proposed limiting any flows to 2.0l/s.
 - o The LLFA finds this acceptable.
- Assessment of SuDS
 - o The system proposes to attenuate flows using a soakaway tank and permeable pavement.

- The soakaway tank is sized to store 77.5m³, to contain flows on site up to and including the 1 in 100 year +45% CC event.
 - It should be noted that the LLFA has a preference for above ground SuDS systems and would require justification for the use of below ground components such as attenuation tanks and oversized pipes. The LLFA will not accept 'lack of space' or 'loss of plots' as reasonable justification as making space for drainage should be thought about at the master planning stage for a site.
- Runoff Rates
- It is proposed that the flows from the site are discharged via infiltration, with the results of the testing suggesting that a rate of 1.62x10⁻⁵m/s is achievable. This is to be confirmed with additional infiltration tests in the location of the soakaway.
 - It is also proposed that a high-level overflow to the UU surface water sewer is proposed with a flow restriction of 2.0l/s.
 - The LLFA would agree with the proposed limited flow rates from the site.
- Drainage Performance
- The proposed soakaway tank system has been sized for the 1 in 100 year plus 45% CC event.
 - Causeway flow calculations have been provided to demonstrate that no flooding would occur for the design storm event.
 - The LLFA would require a plan showing exceedance route should the surface water system be overwhelmed or fail and a plan showing the catchment areas used within the model.
- Maintenance and management
- The drainage strategy does not provide a clear management and maintenance plan for this development.

In summary, the LLFA agrees with the assessment of flood risk to and from the site and the applicant has provided a clear drainage strategy. Therefore, the LLFA would recommend the following conditions:

- No development shall take place until details of the implementation, maintenance and management of a SUDS scheme for the disposal of surface water in accordance with the SUDS hierarchy has been submitted to and approved by the local planning authority. The scheme shall be implemented

and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Justification of why more sustainable drainage cannot be included to reduce the runoff from the site.
 - The LLFA would also require a plan showing exceedance route should the surface water system be overwhelmed or fail and a plan showing the catchment areas for the site.
 - A management and maintenance plan for the lifetime of the development is provided.
- No development shall be occupied until a verification report confirming that the drainage system has been constructed in accordance with the approved design drawings (including off site alterations) and in accordance with best practice has been submitted to and approved by the local planning authority. This shall include:
- Evidence that the SuDS have been signed off by an appropriate, qualified, indemnified engineer and are explained to prospective owners & maintainers plus information that SuDS are entered into the land deeds of the property.
 - An agreement that maintenance is in place over the lifetime of the development in accordance with submitted maintenance plan; and/or evidence that the SuDS will be adopted by third party.
 - Submission of 'As-built drawings and specification sheets for materials used in the construction, plus a copy of Final Completion Certificate.

To **Leanne Crampton**

Date 07-02-2024

Dept. Planning

Ref **23/00452/FUL v2**

From Highway Authority

23/00452/FUL The Ridgeway Runcorn WA7 6ER

Proposed construction of apartment block consisting of 12 units with associated landscaping and parking facilities at Vacant Land The Ridgeway Runcorn Cheshire WA7 6ER.

Note: Pre-Application advice was offered: 23/08009/PREAPP - Construction of No. 8 3B5P houses & associated landscaping at vacant Land Along The Ridgeway Runcorn WA7 6ER.

No Highway Objection, subject to conditions.

Following collaboration and subsequent design development, Highways has no objection to the proposed development; additional information and/or amendment having satisfactorily addressed considerations resulting in full support being offered.

Conditions will be required/are suggested.

Given the constraints and situation of the site a Construction Management Plan (CMP) detailing, but not limited to: access, delivery and manoeuvring of vehicles associated with the proposed works would be required pre-commencement. The CMP should also detail how safe passage, for all users, will be maintained during the construction phase.

Notwithstanding the layout drawings a condition for off-site Highway works/s278 Agreement will be required encompassing the pedestrian crossing points; namely about the site access, to the other side of the Ridgeway, and also across the entrance bellmouth, such that a level/DDA compliant route between the site and local shops, bus interchange etc. is afforded given the existing alternative ramped/stepped pedestrian routes about the site.

Ownership and management of the green spaces adjacent to the adopted highway would be required to be understood e.g. hedge trimming regime will be required to be conditioned.

Informatives:

- A Construction Management Plan will be required that will cover, but not be limited to, the management of vehicle movement on the public highway, time of working and the management and cleaning of debris on the highway.

- A S278 or similar highway agreement will be required prior to the commencement of any construction work to undertake works on the existing adopted highway to amend the existing access/vehicle crossover as proposed; new pedestrian crossings as mentioned above will also form part of this agreement.
- Both pedestrian and vehicle visibility splays will be required to be demonstrated (in both the horizontal and vertical planes) that emerging drivers can see both pedestrians and cyclists on the footpath and vehicles on the highway for safe access and egress to the site. The recommended distances will depend on the speed of traffic, see Manual for Streets Chapter 7.
- Notwithstanding any LFFA response, provision shall be made within the site for the disposal of surface water such that none runs onto the adopted highway. The applicant should ensure they have met their obligations under NPPF particularly regarding discharge rates.

Any new or extended areas of hardstanding are required to be constructed of porous materials or provision made to allow for direct run-off water from a hard surface to a permeable or porous area or surface within the curtilage of the dwelling to prevent surface water runoff onto the highway.

- The developer will be responsible for paying for the installation and/or relocation of any existing signs/columns, which must be agreed in advance. Similarly statutory undertakers' equipment.

Nicola Baldry

From: Planningsouth <planningsouth@spenergynetworks.co.uk>
Sent: 15 December 2023 12:17
To: Dev Control
Subject: RE: Planning Application Consultation 23/00452/FUL

Categories: Nicola, Alan

Thank you for the consultation regarding the above planning application.

I have reviewed the proposals and provide comments for SP Energy Networks who operate and manage the electricity network up to 132kV on behalf of the licenced network operator, SP Manweb, for the area including the application site. In general, SP Energy Networks has no objection to the proposed development shown on the proposed layout plan subject to required measures to protect SP Manweb network assets and ensure safe working around the affected network.

The applicant must be made aware of the need to work safely around these assets or to divert them where necessary. There would need to be safe working during construction and post construction. Guidance on this matter can also be found here <https://www.hse.gov.uk/pubns/priced/hsg47.pdf> and <https://www.hse.gov.uk/pubns/g6.pdf> .

The applicant should be advised of this in an informative added to any consent and also prior to starting work on site to contact the SP Energy Networks to discuss diverting the directly affected assets <https://www.spenergynetworks.co.uk/pages/diversion.aspx> .

Regards
Steve

Internal Use

-----Original Message-----
From: dev.control@halton.gov.uk <dev.control@halton.gov.uk>
Sent: 09 November 2023 08:30
To: Planningsouth <planningsouth@spenergynetworks.co.uk>
Subject: Planning Application Consultation 23/00452/FUL

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EXTERNAL SENDER: Be cautious, especially with links and attachments. Report phishing if suspicious.
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Please see the attached Planning Application Consultation Re - Vacant Land The Ridgeway Runcorn Cheshire

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