

Report to: PLANNING COMMITTEE **Date of Meeting:** 15th December 2021

Subject: [DC/2021/01762](#)
[Land off Raven Meols Road/Harebell Close/The Ravens, Formby, L37](#)

Proposal: Erection of a detached dwelling and associated access from Harebell Close

Applicant: Ms Cathryn Davies **Agent:** Federico Manzo (RAL Architects)

Ward: Raven Meols Ward **Type:** Full Application

Reason for Committee Determination: Petition (Endorsed by Cllr Bennett)

Summary Report

The proposal would see the erection of a detached dwelling within a wooded copse to the south of Raven Meols Lane. The site is designated in the Local Plan as being a Primarily Residential Area and is subject to a Tree Preservation Order. The main issues to consider are the principle of development, the potential impact on the character of the area, the design, the living conditions of neighbouring residents, ecology, trees, drainage/flood risk and matters relating to highway safety and movement at the site.

The proposal would be appropriate within a residential area and, on balance, would not be significantly harmful to the standard of living currently enjoyed by residents in the area. The harm caused by the loss of protected trees on the site is outweighed by the biodiversity enhancements that could be delivered as part of the development and ongoing management of the land. The proposal would be acceptable in design terms, would not be harmful to the character of the area and is acceptable in relation to matters concerning flood risk and highway safety. Consequently, the proposal is compliant with the aims and objectives of the National Planning Policy Framework, the Formby and Little Altcar Neighbourhood Plan and the Sefton Local Plan.

Recommendation: Approve with Conditions

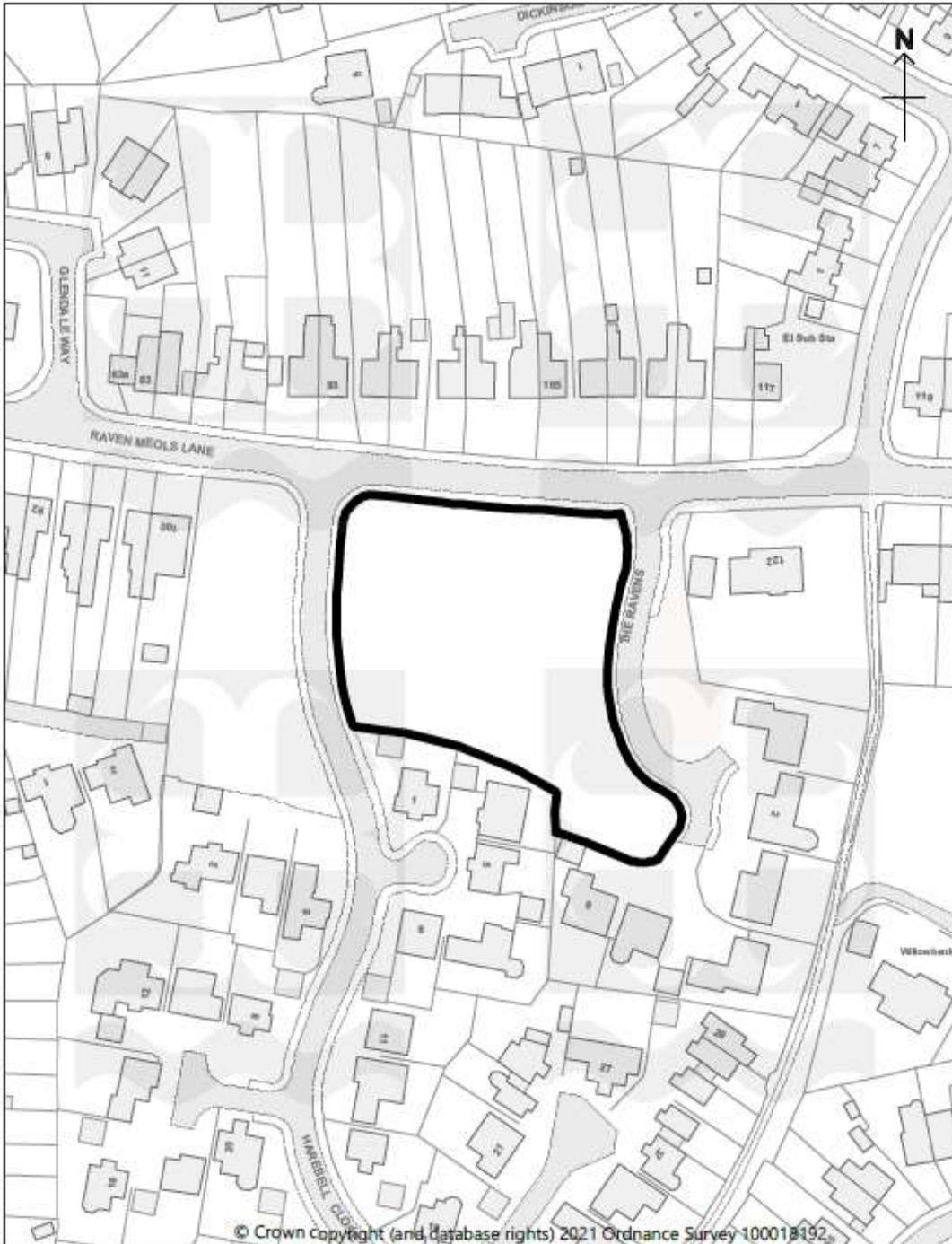
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Application documents and plans are available at: <https://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QVVD5NNWL0Q00>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 29/11/2021
Scale: Scale: 1:1250
Created by: Initials

The Site

The site sits on the south side of Raven Meols Lane, on a wooded area between Harebell Close and The Ravens (cul-de-sac). The site is bound by a low wall (to Raven Meols Lane) and timber fencing. Residential properties bound the site to the south (Harebell Close) and south east (The Ravens). The properties to the south were developed following the demolition of the former St Vincent's School

The site is covered by a Tree Preservation Order (TPO95). The section of open space to the west of Harebell Close is designated as Open Space, however, it is not within the red line boundary of the application site.

History

There have been various applications on the site and wider area associated with the surrounding housing development granted permission in the 1990 and various Tree Preservation Orders.

Planning permission was sought in 2020 for erection of a detached dwellinghouse, associated driveway and access from the Ravens (app.ref: DC/2020/02375) which was subsequently withdraw in March 2021.

Consultations

Environmental Health Manager

No objection, subject to condition.

Highways Manager

No objection subject to conditions

Flooding and Drainage Manager

No objection

Natural England

No objection

Merseyside Environmental Advisory Service

No objection subject to conditions

Tree Officer

No objection subject to condition

Neighbour Representations

Letters of notification were sent to properties in the vicinity of the site.

144 objections have been received and a petition has been submitted and endorsed by Cllr Bennett. Cllr Irving submitted an objection on behalf of the Formby Civic Society. Four representations in support of the development have been received. The objections have been published and are available to view in full on the Council's website. A summary of the representations is referenced below:

Trees

- Loss of TPO trees; does not accord with policy ESD7 of the Neighbourhood Plan
- Trees help soak up regular flooding on the road
- Trees provide shelter for wildlife
- More trees will need cutting down
- Woodland was designed as a focal point entering Harebell Close

Ecology

- Loss of habitat for protected species
- Comments received in relation to the Ecological Survey & Assessment report being the same as the first application (NOTE: an updated ESA was submitted by the applicant)
- Site part of a network of green spaces
- Destruction of habitat for one house is outrageous
- Need to protect the red squirrels
- Planet is on the brink of mass extinction, green space to be preserved to combat climate change
- Undeveloped woodland increases biodiversity
- Long term woodland management would not be delivered once the site is sold

Design/Character of the Area

- House is not in-keeping with the area
- The development does not integrate with existing properties and does not accord with policy EQ2 of the Local Plan
- Loss of green space, urban landscape increasing
- Formby is overdeveloped, too much pressure on schools and GPs
- Woodland contribution to the visual appearance of the area/Raven Meols Lane
- Protect green belt land (NOTE: the site is not in the green belt)
- Preserve our green spaces
- This is a beautiful space for people to enjoy and beneficial to their wellbeing
- While an improvement on the previous one, it is still an anomaly in design, style and size
- Fencing not in-keeping with the area which is open plan

Residential Amenity

- Loss of privacy
- Too close to existing properties
- Construction vehicles would cause chaos for residents

Highways/Access

- The Ravens is a quiet cul-de-sac and it would be dangerous for young people
- Too much traffic in Formby
- Access dangerous as close to Raven Meols Lane
- Will cause nuisance parking close to adjacent junction

Drainage

- Development would exacerbate existing issue of sewer backfilling during heavy rain

Principle

- Not designated for development in Local Plan
- Land is designated as green space – should be managed as Green Belt as per policy ESD1
- Brownfield land should be developed first

Non-material objections:

- Loss of space to walk the dog (Note: the site is within private ownership)
- Works are unnecessary
- Developer is more interested in profit
- Development has brought residents together to preserve and protect the woodland
- Submitted reports are pessimistic in tone
- The Planning Authority should conduct independent assessment of trees

Support

- Design of the house and surrounding areas looks incredible. About time this scruffy area was improved
- Woodland doesn't flower like it used to, if this improves it then I support it
- Removal of trees and replacement with healthier trees and future management would be a major enhancement to sustain the woodland
- Site is overgrown, trees are poor and require active management

Policy Context

The application site lies within an area designated as a Primarily Residential Area in the Sefton Local Plan, adopted by the Council in April 2017. The National Planning Policy Framework, the New Housing (2018) Supplementary Planning Document and Sustainable Travel and Development (2018) Supplementary Planning Document are also material.

The Formby and Little Altcar Neighbourhood Plan was 'made' (i.e. approved) on 21st November 2019 and carries full weight in decision making.

Assessment of the Proposal

The main issues to consider are the principle of development, the potential impact on the character of the area, the design, the living conditions of neighbouring residents, ecology, trees, drainage/flood risk and matters relating to highway safety and movement at the site

Principle of development

The site lies within a 'Primarily Residential Area' (PRA) as defined in the adopted Sefton Local Plan 2017. Policy HC3 of the Local Plan allows for residential development in Primarily Residential Areas (shown on the Policies Map) where it is consistent with other Local Plan policies.

The National Planning Policy Framework (NPPF) requires that decisions should apply a presumption in favour of sustainable development. This means the Local Planning Authority (LPA) is required to approve development proposals that accord with an up-to-date development plan. Both the Local Plan (LP) and Formby and Little Altcar Neighbourhood Plan (NP) are up-to-date in this respect and the starting point for decision taking. The NP takes precedence over (non-strategic) policies in the LP covering the neighbourhood area. The NPPF supports the development of windfall sites, affording great weight to using suitable sites within existing settlements. Policy GP1 (Spatial Strategy) of the NP also promotes infilling to contain the spread of the town. While development should be optimised to make effective use of land, a preference for brownfield sites does not preclude the use of undeveloped sites, particularly where opportunities exist to achieve gains in biodiversity and new habitat creation.

In considering the above and subject to compliance with other policies within the plan covering relevant material considerations, the principle for residential development at the site is acceptable.

Design and Character of the Area

NP plan policy H1 (Density) requires that residential development should demonstrate the most effective use of land through high quality design that respects local character and residential amenity. It also goes on to say that proposed development should maintain the

prevailing character of the immediate area. Formby is generally characterised by low density housing between 25-30 dwellings per hectare. Policy H2 (New Housing) deals with matters of connectivity to the wider town, while ESD2 (High Quality Design) covers matters relating to local character by demonstrating consideration of (amongst other things) scale, height, layout and outlook towards and within the development.

Proposals for the development have been significantly amended from the application which was previously withdrawn (see planning history). The footprint, orientation, access and overall site layout now better reflects the constraints of the site and minimises the extent of tree removal on site. The design is also significantly amended and now better reflects the character of properties which have some degree of consistency to their character in terms of materials, arrangement of fenestration, roof pitches and orientation, i.e. face towards the highway with private garden areas to the rear and provide in-curtilage parking. The site sits adjacent to an existing housing estate and would be well connected to the wider town.

The proposal is for a single dwelling and there is nothing substantive to suggest that services such as doctors, dentists and schools would not be able to cope with the development of this site on its own or when considering the cumulative effect with allocated sites.

Representations have been received stating that residents/the community use the site for walking dogs and general amenity, however the land is within private ownership and its use for these purposes is at the discretion of the landowner. It is not a designated open space and it would not be unreasonable for the landowner to secure the site from public access (if they were minded to). A designated open space sits immediately opposite to the site and there are large open spaces within walking distance of the site at Bills Lane Park and Duke Street Park. For this reason, no weight can be afforded to the potential benefits of the sites use for amenity reasons.

Given the size of the site as a whole and the extent of the woodland area to the north especially, the proposed dwelling would not form an overly prominent or undue feature within this residential area. The degree of harm (if any) to the wider character of the area would not be to a significant degree. The proposed development is therefore considered to accord with policy H1, H2 and ESD2 of the NP.

Living Conditions

The proposed dwelling would provide a private rear garden in excess of the Councils recommended minimum spacing standards which is acceptable. The trees to be retained and new planting within the curtilage may cause a degree of overshadowing to some parts of the garden, however, it would not be to a degree that would compromise the quality and useability of the amenity area.

Representations have referenced conflict with the Councils recommended standards in relation to the 10.5 metre 'interface' figure however this relates principally to ensure appropriate privacy to nearby resident garden areas opposite. The proposed dwelling and its relationship to existing properties (perpendicular) to the south would ensure that existing

residents would not be harmed to any significant degree by way of a loss of privacy to their rear garden areas.

The design includes glazing at first floor level to the south elevation forming the staircase (a non-habitable room). The small bay window return to bedroom 3 would also face to the south. To avoid any perception of overlooking to the existing properties to the south, a condition could be imposed to ensure these windows are obscurely glazed.

The proposed boundary treatments as detailed on submitted plans are unclear in some parts and require amendment in others to be more consistent with Council guidance. Additional elements are also required that will enhance connectivity for protected species. This matter is covered elsewhere in this report. A condition requiring detailed boundary proposals could be secured by condition.

To appropriately manage the construction of any approved dwelling, the applicant could detail how the effects of construction related activity could be mitigated to avoid impacting on the living conditions of existing residents nearby. This could be secured by a suitably worded condition.

The proposed development would not cause significant harm to the living conditions of neighbouring occupiers by being overbearing, causing a loss of outlook, overshadowing or a loss of privacy. Furthermore, the future residents would be afforded acceptable living standards. The proposal therefore accords with the requirements of policy ESD2 (High Quality Design) of the Neighbourhood Plan, EQ2 (Design) of the Local Plan and the New Housing SPD on matters relating to living conditions of existing and future residents.

Trees & Ecology

The site is covered by a Tree Preservation Order (TPO95). The Order was made to secure the retention of the 'many fine trees along the main drive, and between the front of the building and Raven Meols Lane are of great importance'.

The planning history of the site shows that there have been applications to remove trees which have been refused by the Council, however there is evidence that the condition of some species has changed since they were last assessed by the Council.

Policy ESD7 (Trees and Landscape) of the NP is consistent with policy EQ9 (Provision of Public Open Space, Strategic Paths and Trees) of the LP in that it requires, amongst other things, new development should not result in the net loss of trees or woodlands or significant landscaping during or as a result of development, trees identified in a Tree Preservation Order should be maintained, trees lost as a result of the development should be replaced at a ratio of 1:1 and that new developments should include management arrangements where necessary.

Policy ESD7 of the NP does not have any explanation/justification text, however given the consistency between it and the LP policy it is reasonable to utilise the text in the LP, notably Para 10.82 in relation to TPO's which states that

“Development that results in a loss of trees which are subject to a TPO will be acceptable only if it is demonstrated that there are no practical alternative solutions and where the need for development outweighs the value of the trees that will be lost.”

Trees on this site make an important contribution to the character of the area and the wider urban environment and their provision can help mitigate and adapt to climate change. Para 131 of the NPPF says that decisions should ensure that appropriate measures are in place to secure the long term maintenance of newly planted trees and that existing trees are retained where possible.

The application is supported by the required tree survey work and an Arboricultural Impact Assessment. To facilitate the development, five individual trees and two groups of trees would need to be removed. Trees across the site are in various states of health and the submissions to support the application have been assessed by the Council's Tree Officer who has advised that owing to the poor quality and shorter life expectancy of the trees identified for removal, he has no objection to the development subject to the scheme being implemented in accordance with the submitted reports supporting the application and the submission and implementation of a long-term, detailed woodland management plan.

The trees to be lost are largely concentrated in central areas of the site so their loss is not as pronounced as it would be if it involved sections of the woodland group to the north and south east of the site which are clearly more visible within the wider area. Mitigation planting would be focused on new planting to further strengthen these areas. An opportunity exists to ensure that any replacement tree planting is of small seeded species which will encourage red squirrels and deter greys. This could be secured by condition.

Concern has been raised as to whether the proposal would lead to further pressure to fell additional trees on site. The scheme proposed here is supported by a sun study and while there will be some areas of overshadowing (mainly caused by the house itself, rather than retained trees), future occupiers would benefit from enough natural light so as to secure an acceptable standard of living. It is not therefore expected that additional pressure would occur to fell additional trees, whilst any request to remove trees in the future would be subject to further assessment. Conversely, the submissions in this application could be used as evidence to resist such proposals. It would however be prudent to remove permitted development rights for the dwelling to ensure any potential extensions are appropriately assessed in terms of any potential impact on protected trees.

Overall, it is considered that the Arboricultural Implications Assessment is clear and has identified the key site constraints alongside appropriate solutions. The replacement planting and long-term management of the site will encourage the long-term retention of the Tree Preservation Order as well as retaining the landscaped character of the site.

The ecological value of the site goes hand-in-hand with the issue of trees and ground covering at the site. The application is supported by an Ecological Survey and Assessment (ESA). This is an updated document from that which was submitted with the previous application. The surveys were carried out during the summer of 2021 and are representative of the existing ecological significance of the site. It recognises that given the distance between the site and the statutory designated sites for nature and conservation and the absence of any direct habitat and hydrological connectivity, adverse affects on those sites can be reasonably discounted. Features of the site, like the woodland copse to the north, various plant species, opportunities for foraging for bats and red squirrel habitat are however of site level interest.

The ESA has been assessed by the Council's Ecologist at Merseyside Environmental Advisory Service (MEAS) who has advised that the updated surveys are acceptable and that the ESA meets British Standard 42020:2013.

During the bat dusk emergence and re-entry surveys, no bat emergence and/or re-entry was recorded from trees T17 or T40, however Reasonable Avoidance Measures (RAMs) will be required as detailed in section 5.3.10 of the ESA for trees with low and moderate bat roost potential. These could be incorporated into a Construction Environmental Management Plan (CEMP). However, if tree works have not commenced by 1st May 2022, an updated bat survey of affected trees would be required. This could be also secured by condition.

Lighting for the development may affect the use of the site. A lighting scheme could be designed so that it protects ecology and does not result in excessive light spill onto the habitats, areas in line with NPPF (paragraph 180). This could be secured by condition.

Red squirrels were surveyed and recorded on site. Those recorded were observed using Scot's Pine trees, Poplar trees in the southern area of W2 and the ground within the site. Recordings made during the surveys indicated that tree T18b supported a red squirrel drey. Tree 18b, which supports the drey, along with the other Scot's Pine trees on the site are to be retained. Some encroachment into the canopy spread of tree T18b and T18a is anticipated during development. However, this is not considered to be significant and works should not disturb the area of the drey. To ensure that red squirrels and the drey are not harmed during the course of the development, measures of mitigation would be required. These could be incorporated into a comprehensive CEMP to be secured by condition. The ESA further details a range of measures to compensate for any loss in habitat and through the implementation of a long term Woodland Habitat Management Plan, enhance the ecological value of the site post development.

The site has significant tree coverage forming individual trees, groups and woodland areas (ref. W1 & W2 in the Arboricultural Impact Assessment) however the extent of tree loss to facilitate the development is not significant by comparison. Notwithstanding this, policy ESD7 of the NP states that Tree Preservation Order trees should be maintained. In this instance the trees lost are considered to be in poor or fair condition and it would be possible to successfully mitigate their loss on a 1:1 basis. Urban trees are important for providing food sources, nesting sites and corridors to minimise the risk of crossing roads. Specimens can

be planted which better encourage red squirrels while deterring greys, while ecological enhancements (bird/bat boxes, native hedgerow etc) alongside an active management plan would help to improve the ecological value and overall biodiversity of the site.

In considering the above, the biodiversity enhancements and the small contribution that the development would make to the Council's 5 year housing supply would outweigh the harm caused by the loss of the existing trees that would be removed as part of the development proposal.

The proposed development would not have significant adverse impacts on the statutorily protected sites or landscapes and as such, any likely significant effect can be ruled out. Natural England and the Council's ecological advisors have raised no objection to the development proposal. The proposed development is limited in its scale and subject to compliance with appropriate conditions, the construction and use of the site for residential purposes is unlikely to result in any significant harm to protected species or habitat. The proposals are consistent with the aims of policy ESD7 of the LP and policies EQ9 and NH2 (Nature) of the LP.

Drainage and Flood Risk

While the site is within Flood Zone 1 and at the lowest risk of flooding from rivers or the sea, it is within a Critical Drainage Area whereby multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) can cause local flooding during severe periods of weather. In accordance with standing advice, the Lead Local Flood Authority has no objection to the development. Consequently, the applicant will be advised by way of an informative on preferable measures with which to reduce flood risk in the area and the appropriate drainage to be implemented on site would be regulated under the Building Regulations.

The proposed development is for a single dwelling within a Primarily Residential Area. It is reasonable to conclude that it would be possible to build a single dwelling at this location without increasing flood risk at the site or elsewhere and manage surface water run-off in a sustainable way. The proposal would accord with policies F1 (Avoiding Increased Flooding and Flood Risk) and F3 (Reduced Surface Water Discharge) of the NP and policy EQ8 (Flood Risk and Surface Water) of the LP.

Highway Safety & Movement

Access to the site has been altered from the withdrawn application from The Ravens side of the site, to Harebell Close. A detailed scheme of works to implement the access can be secured by condition.

The site would provide off-street parking to serve the property in accordance with policy H6 (Off-Road Parking) of the NP. The parking spaces and garage provision fits in with the character of the development and would not be unduly prominent within the street scene. This element accords with policy H7 (Design of Car Parking) of the NP.

Boundary treatments would be subject to condition and consideration will be afforded at the time of their submission to the need for appropriate intervisibility between vehicles emerging from the access and pedestrians walking along the footway at the site frontage.

Subject to appropriate conditions, the Highways Manager has raised no objection to the proposal. The development would not have a detrimental impact on highway safety and the residual cumulative impact on the road network would not be severe. The development accords with policy EQ3 (Accessibility) of the LP and policies H6 (Off Road Parking) and H7 (Design of Car Parking) of the NP.

Archaeology

There are no heritage assets recorded on the Merseyside Historic Environment Record. However, a search of historic Ordnance Survey mapping suggests the proposed development site lies within the landscaped grounds of the former St Vincent's Children Centre (1984 1:2,500) which originated as Shaftsbury House (1893 1:2,500). The house appears to have been used as a private lunatic asylum in the early part of the twentieth century (c 1914 to 1918). The associated landscaping included a formal coach drive and various designed pathways.

Policy NH14 (Scheduled Monuments and Non-Designated Archaeology) of the LP requires, amongst other things that, provision is made for the recording, reporting and interpretation of archaeological interests. Para 205 of the NPPF also requires developers to "record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted." A Written Scheme of Investigation condition could be added to any approval given to ensure that the understanding of any archaeological works at the site and its appropriate publication.

Subject to this condition, the proposal accords with policy NH14 of the LP.

Conclusion

The application site lies within a Primarily Residential Area and will not cause any significant harm to the living conditions of future occupiers or neighbouring properties. The proposal is of an appropriate size, scale, and massing to ensure no significant harm to the character of the area or the standard of living currently enjoyed by existing residents. It would also provide acceptable living conditions for future occupiers. The proposal would not be detrimental to highway safety and movement and mitigation for flood risk is appropriate. On balance, the proposed harm caused by the loss of trees is outweighed by the biodiversity enhancements at the site and small contribution to the Council's 5 year supply of housing. The proposal accords with the aims and objectives of the relevant policies in the Formby and Little Altcar Neighbourhood Plan, Sefton Local Plan, the National Planning Policy Framework and guidance on New Housing and sustainable travel. It is therefore recommended for approval, subject to appropriate conditions.

Recommendation - Approve with Conditions

Approve with Conditions

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby granted shall be carried out strictly in accordance with the following details and plans: -
 - dwg. L01 Location Plan
 - dwg. L03 Rev A Proposed Site Plan
 - dwg. G01 Proposed Floor Plans and Roof Plan
 - dwg. G02 Proposed Elevations
 - dwg. L04 Sun Study
 - dwg. S01 Materials Schedule
 - Arboricultural Implications Assessment (14 July 2021)
 - Tree Survey Ref. DTCL.207.TCC.2020
 - dwg. DTCL.207.AIA.01 The Ravens
 - dwg. DTCL.207.AIA.02 The Ravens
 - dwg. DTCL.207.AIA.03 The Ravens
 - dwg. DTCL.207.AIA.04 The Ravens Shadow Drawing
 - Results of Further Ecological Survey and Assessment 2021 (ESA), August 2021

Reason: to ensure a satisfactory development

Before the Development is Commenced

- 3) No development shall commence until a construction management plan detailing the means of mitigation of construction has been submitted to and approved in writing by the Local Planning Authority.

This shall include but not be limited to the following:

- Methods for the mitigation of noise and vibration from construction works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- Methods for dust control and suppression.

- Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- The areas for the storage of any plant and materials and location of any on site compound.
- Hours of construction work

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: In the interests of highway safety and movement and to ensure the amenity of neighbouring occupiers is not significantly impacted on.

- 4) No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall build upon the measures identified in the approved Ecological Survey and Assessment (ESA) to form a comprehensive CEMP to avoid harm to protected species and habitat.

The CEMP shall include (but not be limited to) information to accord with/provide:

- Measures that will be undertaken during construction to protect native bluebell and broad-leaved helleborine, including details of a translocation strategy for both species if harm becomes unavoidable (e.g. during installation of boundary fencing);
- Red squirrel mitigation measures
- Reasonable Avoidance Measures (RAMs) to be adopted during felling of trees with low and moderate suitability for roosting bats (i.e. T8, T10, T17 and T40);
- Tree protection measures for retained trees;
- Measures to avoid harm to nesting birds;
- RAMs for hedgehog;
- Details of any external lighting to be used during the construction phase (if lighting necessary it should be of a type which avoid light spillage into retained habitat); and
- Details of the measures that will be taken during construction to prevent the spread of *Rhododendron ponticum* on the site (*R. ponticum* is listed on schedule 9 of the Wildlife and Countryside Act 1981 (as amended))

Reason: To avoid harm to protected species and ensure compliance with policy NH2 of the Local Plan in relation to priority habitats and protected species.

- 5) No development shall commence until the applicant has undertaken an archaeological walkover and historical research of the site to inform a Written Scheme of Investigation (WSI) for archaeological works which shall be submitted to and approved in writing by the Local Planning Authority. The WSI shall include the following steps as a minimum:
- A phased programme and methodology of site investigation and recording;

- A programme for post-investigation reporting to include production of a final report of the significance of the archaeological and historic interest;
- Provision for appropriate publication and dissemination of the archaeology and history of the site;
- Provision for archive deposition of the report, finds and records of the site investigation; and
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: To record and report on the archaeological significance of the site and conserve the historic environment as required by policy NH14 of the Local Plan and Para. 205 of the National Planning Policy Framework (2021)

During Building Works

- 6) If the tree works required to facilitate the development have not commenced by 1st May 2022, a further bat survey of the affected trees shall be carried, the results of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to protect habitats and priority/protected species from significant harm.

Before the Development is Occupied

- 7) The development shall not be occupied until a Woodland and Habitat Management Plan (WHMP) has been submitted to and approved in writing by the Local Planning Authority. The WHMP shall build on the detail referenced in Section 5.4.7 of the approved Ecological Survey and Assessment and include details as to how the wooded copse and wider site area will be actively managed over a minimum 25 year period to ensure the biodiversity enhancement of the site in the long term.

Reason: To appropriately manage landscaping and ecological enhancements on site.

- 8) The development shall not be occupied until the ecological mitigation and enhancement measures detailed in Section 5 and illustrated in Figure 6 of the approved Ecological Survey and Assessment (ERAP Ltd 2021) have been implemented.

For the avoidance of doubt, the proposed native hedgerow shall be planted using the following species to encourage red squirrels:

- Holly
- Hawthorn
- Blackthorn; and
- Dog Rose

The approved measures shall be retained as approved in perpetuity.

Reason: To enhance biodiversity at the site and safeguard the conservation of species/habitat.

- 9) No part of the development shall be occupied until specific details of the proposed landscape mitigation scheme have been submitted to and approved by the Local Planning Authority. The scheme shall include details for all proposed planting, including their location, size and species, as well as a programme of implementation.

If within a period of 5 years from the date of the planting of any tree proposed as part of the approved landscaping scheme, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction of that tree.

Reason: To ensure suitable tree mitigation planting and an acceptable visual appearance to the development.

- 10) No part of the development shall be occupied until the precise scheme details of proposed boundary treatments, including proposed materials and detailed elevations have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full, in accordance with the approved scheme.

Reason: To ensure an acceptable visual appearance to the development and maintain the character of the area.

- 11) Prior to the dwelling becoming occupied, a lighting plan showing measures to reduce light spillage onto commuting and foraging habitats shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the conservation of species/habitat

- 12) No dwelling shall be occupied until areas for vehicle parking, turning and manoeuvring have been laid out, surfaced and drained in accordance with the approved plan and these areas shall be retained thereafter for that specific use.

Reason: In the interests of highway safety.

- 13) A scheme of works for the proposed vehicular and pedestrian access shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until a means of vehicular and pedestrian access to the site/development has been constructed. These works shall be in accordance with the approved scheme.

Reason: In the interests of highway safety.

- 14) No part of the development shall be brought into use until an electric vehicle charging point has been provided for the approved dwelling. The facility shall be retained thereafter for that specific use.

Reason: To encourage the use of energy efficient vehicles.

- 15) Prior to the occupation of the approved dwelling, full fibre broadband connections shall be installed and made available for immediate use.

Reason: To ensure appropriate broadband infrastructure for the new dwelling

Ongoing Conditions

- 16) Prior to the occupation of the approved dwelling, the first floor window to the stairs/landing area of the south elevation and south facing element of the bay window to bedroom 3 (as shown in approved dwg. G01 & G02) shall not be glazed otherwise than with obscured glass and thereafter be permanently retained as such.

Reason: To protect the residential amenity of neighbouring occupiers adjacent.

- 17) Notwithstanding the provisions of the Town and Country Planning (General permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no extensions shall be made to the approved dwelling other than those expressly authorised by this permission.

Reason: To assess any potential additions to the dwelling and ensure that TPO trees are retained and unharmed.

- 18) The external surfaces of the building shall be constructed using materials as illustrated on dwg. G02.

Reason: To ensure an acceptable visual appearance to the development

Informatives

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Development and Support team on 0151 934 4195 or E-Mail snn@sefton.gov.uk to apply for a street name/property number.
- 2) The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Development and Design Team at HDD.Enquiries@sefton.gov.uk for further information.
- 3) There are a variety of piling methods available, some of which cause considerably greater noise and vibration than others. It is common for the prevailing ground conditions to influence the chosen method of piling. Where the prevailing ground conditions would permit more than one piling method, the Council would expect the contractor to choose the method which causes the least amount of noise and vibration, in accordance with the following hierarchy:

Pressed-in methods, e.g. Hydraulic jacking

Auger / bored piling

Diaphragm Walling

Vibratory piling or vibro-replacement

Driven piling or dynamic consolidation

Should the contractor propose to use a method which is not the preferred lower impact option, then satisfactory justification will need to be provided in order to demonstrate the piling method that is utilised meets Best Practicable Means (BPM). Please note vibration monitoring will be required for all piling projects. For further advice on what to include in your piling methodology scheme and current standards please contact Seftons Pollution Control Team (email ETSContact@sefton.gov.uk)

- 4) The Council advises that sustainable drainage on a property level is considered by the applicant in order to retain surface water runoff from roofs and impermeable surfaces within the boundary of the development. This includes taking measures such as installing water butts, permeable paving and roof gardens.

The applicant should implement the drainage scheme in accordance with the surface water hierarchy below, discharge of surface water into anything other than the ground must demonstrate why the other sequentially preferable alternatives cannot be implemented:

into the ground (infiltration);

to a surface water body;

to a surface water sewer;

to a combined sewer.

The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

- 5) As part of a proposed lighting scheme, the applicant should refer to the Bat Conservation Trust website <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>
- 6) The Woodland Habitat Management Plan secured by condition should include details of how the site will be managed to secure the biodiversity enhancements in the long term. The plan should include (but not be limited to) the following:
 - Details of management of the site in perpetuity, including management those responsible for implementation;
 - Description and evaluation of the features to be managed;
 - Aims and objectives of management;
 - Appropriate management options for achieving aims and objectives;
 - Prescriptions for management actions;
 - Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward); and
 - Personnel responsible for the implementation for the plan.
- 7) The Archaeological Written Scheme of Investigation (WSI) should be produced by an appropriately qualified and experienced archaeologist. A contingency for further archaeological works as warranted by the investigation results should be included. The WSI must be approved in writing by the LPA prior to commencement of the archaeological works.

At Sefton Council's request, MEAS will continue to liaise with the applicant's archaeological contractor, to ensure that all aspects of the proposed archaeological investigation are implemented in accordance with the appropriate professional standards