

Committee: **PLANNING**

Date of Meeting: **12 January 2011**

Title of Report: **S/2010/1444**
Tudor Print & Design Graphic House Back Stanley Road, Bootle
(Derby Ward)

Proposal: Outline Planning Permission with all matters reserved for the construction of a three storey apartment block containing 15 self-contained apartments including the layout of a parking area and private amenity space after demolition of the existing printworks

Applicant: Mr Allan Harding Tudor Print & Design Limited

Executive Summary

This application seeks permission for development of apartments on an identified 'Opportunity site' to the rear of shops on Stanley Road, Bootle adjoining the canal. The main issues concern the principle of the proposed use, retention of local employment opportunities, site layout, design and access. The report concludes that this proposal would assist the regeneration of this area and meet UDP policies.

Recommendation(s) Approval

Justification

Relevant UDP Policies especially CS3, DQ1, DQ3, DQ4, EDT12, EDT18, G4 and UP1 and other material considerations have been taken into account to conclude that the proposed residential development would make a positive contribution to the regeneration of this Opportunity Site.

Conditions

1. T-2 Outline planning permission (Time Limit)
2. The details submitted in respect of condition 1 above shall be based on the submitted design and access statement amended as required in accordance with conditions 9 and 10 below.
3. a) Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be commenced until a detailed scheme of highway improvement works for the items shown on drawing together with a programme for the completion of the works has been submitted to and approved in writing by the Local Planning Authority.

b) No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the

- details approved under (a) above.
4. H-6 Vehicle parking and manoeuvring
 5. H-7 Cycle parking
 6. D-3 Slab levels (Outline)
 7. D-4
 8. M-2 Materials (sample)
 9. Notwithstanding the details shown on the submitted illustrative plans, the recommendations set out in the Noise Assessment Report especially Paragraphs 6.1 6.2 and 6.3 shall be incorporated into the detailed plans submitted as reserved matters unless otherwise agreed in writing.
 10. Notwithstanding the submitted details, the reserved matters submitted under condition 1 above shall include full details of boundary treatments including gates.
 11. M-6 Piling
 12. a) Prior to the commencement of development a scheme of mitigation measures to prevent pollution of the canal shall be submitted to and approved in writing by the Local Planning Authority.
b) The mitigation measures approved under (a) above shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.
 13. S106 Agreement
 14. The development shall meet the requirements of the Interim Planning Guidance for South Sefton in respect of apartment size, and compliance with Code for Sustainable Homes and Lifetime Homes.

Reasons

1. RT-2
2. To comply with Sefton UDP Policies DQ1, CS3, G4 and the Interim Planning Guidance for South Sefton.
3. RH-5
4. RH-6
5. RH-7
6. RD-3
7. RD-4
8. RM-2
9. In order to protect the amenities of future residents and comply with Sefton UDP Policies DQ1, CS3 and EP6
10. To comply with Sefton UDP Policies DQ1, CS3 and G4.
11. RM-6
12. In the interests of amenity and to accord with policies CS3 and G4 in the Sefton Unitary Development Plan.
13. R106
14. To ensure a high standard of accommodation and comply with Interim Guidance for South Sefton.

Drawing Numbers

3552/SU10, 3552/SK14, 15, 16, 17

Financial Implications

| CAPITAL EXPENDITURE | 2006/ 2007 £ | 2007/ 2008 £ | 2008/ 2009 £ | 2009/ 2010 £ |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Gross Increase in Capital Expenditure | | | | |
| Funded by: | | | | |
| Sefton Capital Resources | | | | |
| Specific Capital Resources | | | | |
| REVENUE IMPLICATIONS | | | | |
| Gross Increase in Revenue Expenditure | | | | |
| Funded by: | | | | |
| Sefton funded Resources | | | | |
| Funded from External Resources | | | | |
| Does the External Funding have an expiry date? Y/N | When? | | | |
| How will the service be funded post expiry? | | | | |

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council
Planning & Economic
Regeneration Department
 Andy Wallis - Director
 Planning & Economic Regeneration is part of the
 Regeneration & Environmental Services Directorate

S/2010/1444
 Tudor Print & Design,
 Graphic House, Back Stanley Road
 Bootle
 L20 3ES
 OSGR: 334366, 395416 Sheets: 506 Area: 1295 sqm

Standard Site Plan
 Scale: 1:1250
 Date: 29/12/2010
 Drawn By: BBERTON
 Ward(s): Derby
 Postcode Sector(s): L20 3
 Polling District(s): EE
 Parish(es): None Found

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The Site

This application concerns premises previously occupied by Tudor Print and Design which adjoin the Leeds and Liverpool Canal to the rear of properties on Stanley Road Bootle, next door to Delta Taxis.

Proposal

Outline Planning Permission with all matters reserved for the construction of a three storey apartment block containing 15 self-contained apartments including the layout of a parking area and private amenity space after demolition of the existing printworks.

History

There are several applications relating to extensions, alterations and adverts for the print works, most recently :

S/2005/0360 - Demolition of warehouse extension; alterations to building –Approved 25/05/2005

Consultations

Highways Development Control - sketch of highway works requirements provided.

All of the 'Highway Works' identified will be secured by condition and implemented by the Highway Authority at the applicant's expense. These works will include the construction of a small footway area within the existing turning area on Back Stanley Road, the provision of flush kerbs and tactile paving across the existing access to the nearby car park; and, the construction of a new kerbline with concrete backing together with the reinstatement of the carriageway as required along the full length of the western boundary of the site.

In addition, the applicant will be required to pay the costs associated with 'Stopping up' the area of highway which is to be incorporated into the site.

A pedestrian gate needs to be provided for access adjacent to the small area of footway. The steps on the canal towpath as shown on the site plan are unacceptable and are unlikely to be permitted by British Waterways. Any level changes must be achieved from within the site.

Environmental Protection – no objections. Conditions required to ensure that recommendations of the noise assessment are carried out.

United Utilities –site should be drained on a separate system.

British Waterways - no objections subject to conditions in respect of pollution prevention and detailed boundary treatments

Neighbour Representations

Last date for replies: 16/11; site notice, 25/11; press, 25/11.

No representations received.

Policy

The application site is situated in an area allocated as an Opportunity site in Bootle Central area on the Council's Adopted Unitary Development Plan.

| | |
|--|---|
| AD1 | Location of Development |
| AD2 | Ensuring Choice of Travel |
| CS1 | Development and Regeneration |
| CS3 | Development Principles |
| DQ1 | Design |
| DQ3 | Trees and Development |
| DQ4 | Public Greenspace and Development |
| EDT10 | Bootle Central Area - Development Principles |
| EDT12 | Bootle Central Area Opportunity Sites |
| EDT18.... | Retention of Local Employment Opportunities |
| G4 | Development adjacent to the Leeds and Liverpool Canal |
| H12 | Residential Density |
| H8 | Redevelopment within the Pathfinder Area |
| UP1 | Development in Urban Priority Areas |
| Interim Planning Guidance for South Sefton | |

Comments

This site is identified as part of an Opportunity site in Bootle Central area in respect of the UDP. This site included the Stanley Road frontage and the accompanying SPD promoted development which included improvements to the Stanley Road frontage and recognition of the canalside location. The applicant does not have any control over the Stanley Road frontage but considers that the present site can accommodate stand alone development.

The planning issues concern the principle of the use; retention of local employment opportunities, design and landscaping and relationship to the canal; access and parking and other site planning considerations.

Principle of the use

UDP Policy EDT12 recognises the overall opportunity site as suitable for retail, offices, leisure and cultural uses but also states that residential and community facilities could be provided so long as this would not make it more difficult to secure the overall development of the site.

In practice the frontage to Stanley Road will remain as existing and the present site stands to be developed alone. In this location behind the main shopping street, retail development is unlikely to be viable. Commercial use is discussed below in respect of UDP Policy EDT18. Overall it is considered that residential development can be

acceptable in principle subject to compliance with UDP Policy EDT18 and subject to suitable design, especially in relation to the canal.

Retention of local employment opportunities

Policy EDT18 requires that proposals which result in loss of employment uses meet certain criteria and this is being further clarified in the emerging SPD on employment land. In this case the proposal is not on designated employment land and there is no apparent shortage of this type of employment premises in this part of the Borough (see Employment Land and Premises Study). In this case the use as a printworks has already ceased and all 14 jobs were saved by a merger with another Sefton print company in Brasenose Road. Since April 2007 the premises have been advertised but there has been no interest in employment uses. These circumstances are considered sufficient to meet the requirements of UDP Policy EDT18 in this case.

Design and landscaping

The application has been submitted seeking outline planning permission with all matters reserved. The indicative layout is for a 3 storey block of 15 2 bed apartments. The individual apartment sizes meet the Interim Planning Guidance requirements. The block is approximately 'U' shaped and all apartments are single aspect overlooking the canal. An area of private gardens would adjoin the canal with possible gated access. Balconies are indicated. The entrance would be from Back Stanley Road where the car park would be located.

The scale of building and layout are considered appropriate to the site and do not raise any issues of overlooking. Amenity areas are suitably located, practical and with the potential for an attractive presence on the canal. Indicative elevations and landscaping have been provided but more detail will be required at reserved matters stage.

The density is approximately 115 units/ha which is acceptable in this highly accessible location and there is no requirement for affordable housing in this case given the size and location of the development.

The proposals indicate 45 trees on site to meet DQ3 requirements. This is considered excessive and a lesser number with an off site contribution would be more appropriate. A S106 agreement for the provision of an off site sum plus a commuted sum of £26,018 for public Greenspace will be required.

Access and parking

The indicative plans show 15 parking spaces in a parking area to the front of the building and provision of cycle parking. This location and size of car park meets UDP requirements in this accessible location. Highways Development Control have requested a number of detailed highway alterations which the applicant has agreed.

Other planning issues

The EA has confirmed that there is no requirement for a flood risk assessment here.

A Noise Assessment has been submitted which includes a number of recommendations which can be required by condition.

Contaminated land information has been submitted but conditions will still be required to ensure that this work is completed.

A bat survey has been submitted in respect of the demolitions. No evidence of bat activity was found and the buildings were considered to have little potential for bat roosting.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**