



Town and Country Planning Act 1990

Application for Full Planning

SUBJECT TO S106 LEGAL AGREEMENT

Applicant:

Warrington Hillcrest Ltd
61 Bridge Street
Kington
HR5 3DJ

Application No: 2022/42474

Proposal:

Proposed demolition of existing office building and redevelopment of site for 10 no. residential dwellings (20% affordable), revised means of vehicular access (from two to one vehicular accesses), associated landscaping, biodiversity net gain, parking, refuse bin storage and private package treatment plant.

Location:

Warrington Hillcrest, Hillcrest Knutsford Road, Grappenhall And Thelwall, Warrington, WA4 3LA

Warrington Borough Council hereby give notice in pursuance of the above Act(s) that permission is Granted for the development referred to above in accordance with the application and plans submitted, subject to the following condition(s):

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission. Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
2. The development shall be carried out in accordance with the following documents: (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 11/10/2022. (b) Submitted drawing numbers 2125-001 Rev A – Site location plan; 2125-005 Rev G – Proposed Site Plan; 2125-007 Rev C – Proposed Site Plan – ground floor; 2125-009 Rev B – Private Package Sewage Treatment Plan; 2125-010 Rev B – Electric Vehicle Charging Point Plan; 2125-011 Rev B – Refuse Collection Plan; 2125-013 Rev A – Affordable Ground Floor Site Plan; 2125-014 Rev B – Cycle storage and parking plan; 2125-015 Rev F – Proposed Hardworks Plan; 2125-017 – Rev A – Visibility Splay Knutsford Road; 2125-104 – Plot 1 floor plans; 2125-105 – Plots 2 and 9 floor plans; 2125-106 – Plot 3 Floor plan; 2125-107 Rev A – Plots 4 and 5 Floor plans; 2125-109 – Plot 6 Floor plans; 2125-110 – Plot 7 Floor plans; 2125-111 – Plot 8 Floor Plans; 2125-112 – Plot 8 Floor plans; 2125-202 – plot 1 Elevations; 2125-203 – plots 2 and 9 Elevations; 2125-204 – Plot 3 Elevations; 2125-205 – Plots 4 and 5 Elevations; 2125-207 Plot 6 Elevations; 2125-208 – Plot 7 Elevations; 2125-209 – Plot 8 Elevations; 2125-210 – Plot 10 Elevations; 2125-301 Rev A – Section through Front Bund ; and 10146-FPCR-ZZ-ZZ-DR-L-0001 Issue 06 – Landscape Masterplan Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.
3. Prior to the construction of the development hereby approved going above ground level, a schedule of all materials to be used for the exterior of all approved buildings structures and means of enclosure shall be submitted for written approval to the local planning authority. Such materials as are so agreed shall be used in the implementation of the development and shall be retained for the lifetime of the development. Reason: To ensure a high quality appearance of the completed development in accordance with policies CS1 and QE7 of the adopted Local Plan Core Strategy for Warrington.
4. CONTAMINATED LAND CONDITION: CHARACTERISATION & PREPARATORY WORKS: No development (except demolition and site clearance) shall take place until the works in Sections A and B below are undertaken and completed: A: CHARACTERISATION: With consideration to human health, controlled waters and wider environmental factors, the following documents must be completed (as required) to characterise potential risk to sensitive receptors and submitted to the LPA for approval: 1) Preliminary Risk Assessment (PRA or Desk Study); 2) Generic Quantitative Risk Assessment (GQRA) informed by Intrusive Investigation; 3) Detailed Quantitative Risk Assessment (DQRA); 4) Remedial Options Appraisal. Submission of a PRA is

the minimum requirement. DQRA only to be submitted if GQRA findings require it. B: REMEDIATION & VALIDATION STRATEGY: As determined by the findings of Section A above, a Remediation (if required) and Validation Strategy shall be submitted in writing to and agreed with the LPA. The strategy must detail the proposed remediation measures and how works will be verified. The actions required in Sections A and B above shall be completed in accordance with the following guidance: LCRM (Environment Agency, 2021); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007). Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion and to comply with Policy QE6 of the Warrington Local Plan Core Strategy (July 2014); Paragraphs 174(f) & 183 of the National Planning Policy Framework (July 2021), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013). DISCLAIMER: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site (NPPF Para184).

5. CONTAMINATED LAND CONDITION: VALIDATION & COMPLETION: The development shall not be taken into use until the works in Sections A and B below are undertaken and completed: A: REMEDIATION & VALIDATION: Remediation (if required) and validation shall be carried out in accordance with an approved strategy. Following completion of all remediation and validation measures, a Validation Report must be submitted to the LPA for approval. The Validation Report must include information verifying any remedial measures; details of imported fill materials (source/quantity/suitability); details of exported fill materials; and details of any unexpected contamination, as described in Section B below. B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in affected area(s), contamination must be characterised and risk assessed, with remediation/validation measures carried out as necessary. The actions required in Sections A and B above shall be completed in accordance with the following guidance: LCRM (Environment Agency, 2021); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007). Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion and to comply with Policy QE6 of the Warrington Local Plan Core Strategy (July 2014); Paragraphs 174(f) & 183 of the National Planning Policy Framework (July 2021), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013). DISCLAIMER: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site (NPPF Para184).

6. No infiltration of surface water drainage into the ground where adverse concentrations of contamination are known or suspected to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details. Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework.

7. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. Reason: To ensure that the proposed piling, does not harm groundwater resources in line with the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.

8. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not be undertaken between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections approved by the Local Planning Authority. Reason: In order to avoid adverse impacts on nesting birds and to comply with the Wildlife and Countryside Act 1981 (as amended)] and the NPPF.

9. Prior to the commencement of any works on site, the developer shall provide in writing a Construction, Highways & Environmental Management Plan (CHEMP) to the LPA for written approval. The CHEMP shall review all demolition and construction operations proposed on site including logistics. It shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary: A. Highway and Traffic · Construction traffic routes, including provision for access to the site. Entrance/exit from the site for visitors/contractors/deliveries. · Temporary roads/areas of hard standing. Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements. For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. · Details of street sweeping/street cleansing/wheel wash facilities. B. Site layout and Storage · Proposed locations of Site Compound Areas. Siting of temporary containers. Location of directional signage within the site. Parking for contractors, site operatives and visitors. Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction. Storage of materials and large/heavy vehicles/machinery on site. C. Environmental Controls · Proposed Construction Hours, proposed hours of site access and delivery hours of all vehicles to site, Phasing of works including start/finish dates. · Details of activity on site outside the stated construction hours, e.g. workers / security on site, movement, setting up or dismantling of equipment, lighting, installation of services, etc. · Environmental mitigation measures, including noise & vibration, dust and air quality measures mitigation measures including consideration of using low emission non-road mobile machinery. Details for the recycling/storage/disposal of waste resulting from the site. Consideration for joining a Considerate Contractors Scheme. Once approved in writing, all identified measures within the CHEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint. The CHEMP and agreed requirements therein

shall remain in force for the duration of all construction activities on site. Any changes to the identified CHEMP mitigation measures from either the regular review process or following receipt of a complaint shall be forwarded to the Local Planning Authority within 24 hours of a change being agreed or implemented. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority. Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 185(a) & 187 of the National Planning Policy Framework (July 2021); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013).

10. Prior to the commencement of development, the existing and proposed site levels (including a fixed point outside the site) shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory development and to comply with the provisions of the NPPF and policy QE 6 of the Local Plan

11. No development (other than demolition and site clearance works) shall take place until full engineering, drainage, street lighting and construction details of the roads proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure a satisfactory form of development and to comply with policy MP1 and the provisions on the NPPF.

12. No development (other than demolition and site clearance works) shall take place until a detailed scheme for the design and construction of the site access has been submitted to and approved in writing by the Local Planning Authority. The access shall be designed in accordance with the principles set out in the approved drawings. The site access shall have footway widths of two metres, and shall include pedestrian crossing points and tactile paving. The approved scheme shall subsequently be constructed to binder course surfacing level and completed prior to first occupation of any dwelling. The access shall be kept available for use at all times. Reason: To ensure a satisfactory form of development and to comply with policy MP1 and the provisions on the NPPF.

13. No development (other than demolition and site clearance works) shall take place until a scheme for the design and construction of highway improvement works, including timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. For clarity these works include the closure of redundant access points, new footway provision and pedestrian improvements to the A50. The approved scheme shall subsequently be implemented prior to first occupation of the development hereby approved. Reason: To ensure a satisfactory form of development and to comply with policy MP1 and the provisions on the NPPF.

14. Notwithstanding the details provided on the approved drawings, no development (other than demolition and site clearance works) shall take place until details of the construction and finish of the access road have first been submitted to and approved in writing by the Local Planning Authority. The approved works shall be constructed in accordance with the details so agreed. Reason: To ensure a satisfactory form of development and to comply with policy MP1 and the provisions on the NPPF.

15. No development (other than demolition and site clearance works) shall take place until full details of the proposed arrangements for future management and maintenance of the proposed roads and landscaped within the development have been submitted to and approved in writing by the Local Planning Authority. The roads and landscaped shall thereafter be maintained in accordance with the approved management and maintenance details, for the lifetime of the development. Reason: To ensure a satisfactory form of development and to comply with policy MP1 and the provisions on the NPPF.

16. No dwelling hereby approved shall be occupied until the visibility splays defined on the approved plans are cleared of all obstructions to visibility exceeding 600mm in height above footway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter. Reason: To ensure a satisfactory form of development and to comply with policy MP1 and the provisions on the NPPF.

17. A scheme for the management and maintenance of all un-adopted and communal areas on the site, including all areas of bunding and landscape planting, shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any dwelling. Management and maintenance of all such areas shall be carried out in complete accordance with the approved scheme. Reason: To ensure a satisfactory form of development and to comply with policy MP1 and the provisions on the NPPF.

18. Before the development hereby approved is first brought into use the car parking area shall be hard surfaced and marked out as indicated on the approved plan to the satisfaction of the Local Planning Authority. The parking shall be made available for the lifetime of the development. Reason: In order to ensure that there is adequate car parking provision clear of the public highway in the interests of the safety of users of the highway and in order to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development.

19. Each individual property shall not be occupied until the cycle parking shown on approved drawing 2125-014 Rev B – Cycle storage and parking plan for that property has been provided and shall be thereafter retained. Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the

Warrington Core Strategy.

20. Each individual property shall not be occupied until the electrical vehicle charging shown on approved plan 2125-010 Rev B – Electric Vehicle Charging Point Plan for that property has been provided and shall thereafter be retained. Reason: To ensure a satisfactory form of development and to comply with policy MP1 and the provisions on the NPPF.

21. Prior to first occupation of any building(s) hereby approved a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title. Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

22. This permission does not grant or imply consent for the felling of any trees on the site with the exception of the trees shown in red on the approved plans. Reason: For the avoidance of doubt as there are a number of trees within the site to be retained, and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

23. All trees to be retained on site shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall continue until the development has been completed. Reason: To ensure that the trees on the site are protected during construction works in the interests of local amenity, and in order to comply Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

24. Prior to the first occupation of any dwelling, acoustic fences shall be erected at Plot 1 & Plot 6 in accordance with height and density specifications detailed within paragraph 5.1 of the E3P Acoustic report referenced as 'NOISE IMPACT ASSESSMENT, Knutsford Road, Warrington. Prepared for: Middle Park Projects, Report Ref: 50-294-R1-2, Date Issued: 1st August 2022', and in locations as shown within Figure 4a of the E3P 'TECHNICAL NOTE ON NOISE, KNUTSFORD ROAD, WARRINGTON. Ref: 50-294-R3-1, Date: 8th February 2023' Once erected, the fences shall be maintained and retained thereafter. Reason: To ensure a satisfactory noise level within all rear external amenity areas for incoming occupiers and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraphs 174(e) & 185(a) of the National Planning Policy Framework (July 2021); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

25. Prior the first occupation of any individual dwelling along plots 1 to 7, uprated acoustic glazing shall be installed to in accordance with the requirements of paragraph 5.2 of the E3P Acoustic report referenced as 'NOISE IMPACT ASSESSMENT, Knutsford Road, Warrington. Prepared for: Middle Park Projects, Report Ref: 50-294-R1-2, Date Issued: 1st August 2022'. Plots 1 to 6 require uprated glazing to all front facing bedrooms and living rooms, Plot 7 requires uprated glazing to south east facing living rooms and bedrooms. Reason: To protect the amenity of future occupiers from the effects of noise from the nearby road network and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraphs 174(e) & 185(a) of the National Planning Policy Framework (July 2021); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

26. Prior to the first occupation of any individual dwelling, details of the proposed ventilation system shall be submitted to the local planning authority for written approval. The ventilation system may be a 'system 1' solution in accordance with the suggestions of paragraph 5.2 of the E3P Acoustic report referenced as 'NOISE IMPACT ASSESSMENT, Knutsford Road, Warrington. Prepared for: Middle Park Projects, Report Ref: 50-294-R1-2, Date Issued: 1st August 2022' however such a system shall require additional detail provided on all trickle vent performances for each room. Alternatively a Mechanical Ventilation and Heat Recovery system can be specified which removes the need for trickle ventilation. Any system proposed shall have a manually controlled boost facility to increase the ventilation rate according to the occupiers requirements. Once approved, the agreed system shall be installed and commissioned prior to first occupation. Reason: To ensure a suitable standard of living environment for incoming occupiers by reducing the need to open windows which would otherwise increase internal noise levels to an unsatisfactory level and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraphs 174(e) & 185(a) of the National Planning Policy Framework (July 2021); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

27. Any externally located plant or equipment shall not cause an increase in the ambient background sound level at the boundary of the nearest residential property. Any equipment not able to meet this requirement shall be acoustically treated prior to the commencement of the use hereby permitted. For the avoidance of doubt calculated rated sound levels from any externally mounted plant or equipment at the boundary of the nearest noise residential property should not exceed the existing background sound level in accordance with the results of a BS4142:2014 noise assessment. Reason: To prevent an increase in background sound levels and protect the amenity of any residents and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraphs 174(e) & 185(a) of the National Planning Policy Framework (July 2021); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

28. No development (other than demolition and site clearance works) shall take place until the final design for the surface water drainage layout and attenuation has been submitted to and agreed in writing by the Local Planning Authority. Reason: To ensure

adequate drainage of the site and to comply with policy QE4 and the provisions of the NPPF.

29. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Communications strategy for involving residents of the site in the future management and work of the area – this should also include an interpretation board(s) for residents to be informed on the objectives of the area f) Prescriptions for management actions. g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period which should include opportunities for residents of the development to be involved). h) Details of the body or organization responsible for implementation of the plan. i) Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details for a minimum of 20 years. Reason: To ensure biodiversity net gain on the site and to comply with policy QE5 of the Local Plan and the provisions of the NPPF.

30. Prior to the commencement of development on the site, the Local Planning Authority shall be provided with either: a) a conservation certificate demonstrating entry into Natural England's District Licensing Scheme for Great Crested Newts. b) a licence issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorising the specified activity/development go ahead or: c) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a licence. Reason: To ensure the protection of a protected species and to comply with policy QE5 of the Local Plan and the provisions of the NPPF.

31. All works shall be carried out in accordance with the great crested reasonable avoidance measures contained in section 4.2.4 of the Ecological Scoping Assessment by Kingdom Ecology (ref KE21/0712/01) dated 7th December 2021. Reason: To ensure the protection of a protected species and to comply with policy QE5 of the Local Plan and the provisions of the NPPF.

32. Notwithstanding the provisions of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, revocation and re-enactment thereof no extensions or alterations to the dwellings hereby approved shall be undertaken under Schedule 2, Part 1, Classes A, AA, B, C, D and E so the properties shall not be altered or extended except with the prior written approval of the local planning authority. Reason: To prevent overdevelopment of the site and in order to safeguard the amenities of existing and surrounding occupiers and to comply with policy QE6 of the Local Plan.

33. Prior to the occupation of any of the dwellings hereby approved the means of pedestrian and vehicular access and parking provision serving that dwelling shall be constructed in accordance with the approved plans. The parking provision shall be kept available for the parking of vehicles at all times and the garages shall not be converted. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking or re-enacting that order), no building works, which would reduce this provision, shall take place except following the express grant of planning permission by the Local Planning Authority. Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of road safety and to comply with policy MP1 of the Local Plan and the provisions of the NPPF.

INFORMATIVES

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

2. This is not a condition - In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works on site. Works audible at or beyond the site boundary should not occur outside of Monday to Friday 08.00hrs to 18.00 hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays. Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Public Protection Services to enforce the recommended hours. For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589.

3. For advice concerning Environmental Protection matters [Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements] please refer to the Environmental Protection Supplementary Planning Document on the Warrington Borough Council website: <https://www.warrington.gov.uk/supplementary-planning-documents> Contact: For further

verbal advice please contact the Contaminated Land team on 01925 442581, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

4. Any external area lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill, efficiency and appropriate hours of operation based on the need for the lights. Advice can be obtained from: Institution of Lighting Professionals, Regent House, Regent Place, Rugby, CV21 2PN. <https://www.theilp.org.uk/home/> or other equivalent professional organisations.

5. The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees and scrub are present on the application site and should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present.

6. The enclosed approval is issued under the Town & Country Planning Act 1990. You may also require Building Regulation approval which is dealt with by the Councils Building Control Section. You must ensure that all necessary permissions are obtained BEFORE starting work, otherwise abortive expense may be incurred. The full or partial demolition of a building will require the submission of a Section 80 Notice to Building Control, more advice on this can be found at <https://www.warrington.gov.uk/get-permission-demolish-building>.

SIGNED:



Development Manager
Development Management

DATED: 08 November 2023

IMPORTANT

This decision relates solely to the planning legislation, and does not grant authority under the Building Regulations, nor any other legislation that might be required. The guidance notes enclosed with this decision notice will help you to understand this decision, your rights and other things you may have to do.

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
4. If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this decision; or 12 weeks in the case of a householder application or a minor commercial application.
5. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate
6. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
7. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
8. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

1. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to

conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2. In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.