



Town and Country Planning Act 1990

## Approval Notice

Approval has been granted for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

### Application Details

**Reference No:** DC/2021/02497

**Location of Development:** Wadacre Farm Chapel Lane Melling

**Description of Development:** Erection of 146 dwellings, to include demolition of existing buildings, construction of new vehicular access, landscaping and associated infrastructure works

**Date Notice Issued:** 6th March 2023

**Signed:** *Derek McKenzie*  
Chief Planning Officer

### Notice Issued to:

#### Agent

SATPLAN  
Mrs Joanne McGrath  
The Bridgewater Complex  
36 Canal Street  
Bootle  
L20 8AH

#### Applicant

Rowland Homes Ltd & Wadacre Limited  
Jon & Jeanette Catherine Gould &  
Matthews-Griffiths  
Farington House  
Stanifield Business Park  
Stanifield Lane  
Leyland  
PR25 4UA

## Conditions

### Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three 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 shall be carried out in accordance with the following approved plans and reports:

- Site Location Plan Drawing no. R110/1000
- Planning Layout Drawing no. R110/1 Rev H
- Illustrative Site Layout Drawing no. R110/1 Rev H
- Fencing Layout Drawing no. R110/2 Rev D
- Materials Layout Drawing no. R110/3 Rev D
- External Surfaces Hard & Soft Landscaping Drawing no. R110/4 Rev D
- Affordable Housing Layout Drawing no. R110/7 Rev D
- Site Sections Drawing no.30500/101 Rev B
- 1.8 m High Close Boarded Timber Fence Drawing no. SD.1A
- 900 mm Post & Rail Fence Drawing no. SD.21
- Knee Rail Fence Details Drawing no. SD.23B
- 1.8 m High Screen Wall Drawing no. SD.46A
- Preliminary Drainage Layout Drawing no. 30500\_100 Revision E
- Tress Survey and Arboricultural Implications Assessment Issue 6 October 2022
- Tree Constraints Plan Drawing no. 4182-01 Rev B
- Tree Protection Plan 4182-02 Rev E
- Construction Management Plan 11th October 2022 Revision D
- Flood Risk Assessment 30500 SRG September 2021
- Foul & Surface Water Drainage Design Drawing no. 30500/100 Rev B
- E3P (January 2022) Phase 1 Geoenvironmental Site Assessment ref: 14-664-R1-3

### House Types

- Waddington Drawing no. HT117(A) P/117
- Hatton Drawing no. HT139/P/115
- Regency Drawing no. HT142/P/01
- Bonington rear aspect no bay -Floor Plans Drawing no. HT147/P/113
- Bonington rear aspect no bay- Elevations Drawing no. HT147/P/114-2
- Bonington side aspect with bay- Floor Plans Drawing no. HT147/P/112-12
- Bonington side aspect with bay - Elevations Drawing no. HT147/P/110-11
- Lowry- Floor Plans Drawing no. HT164/P/2/V4-2
- Lowry- Elevations Drawing no. HT164/P/2/V1-1
- Gladstone Floor Plans & Elevations Drawing no. HT165(H)/P/3
- Charleston II Drawing no. HT166/P/119
- Brantwood II Drawing no. HT167/P/5

- Aroncroft Drawing no. HT169/P/205
- Kingswood-Floor Plans Drawing no. HT174/P/1
- Kingswood- Elevations Drawing no. HT174/P/2
- Bridewell Drawing no. HT181/P/1
- Bridewell-Bressingham-Floor Plans Drawing no. HT181-182/P/1
- Bridewell-Bressingham-Elevations Drawing no. HT181-182/P/2
- Arley Drawing no. HT186/P/1
- Tatton-Floor Plans Drawing no. 188/P/01
- Tatton-Elevations Drawing no.188/P/02
- Duxbury Drawing no. HT189/P/01
- Ashbury Drawing no. HT190/P/01
- Elworth Drawing no. HT191/P/01
- Rivington Drawing no. HT192/P/01
- Ordsall M4(2) Drawing no. HT194/P/01
- Garage-Single Detached Garage Drawing no. P/SG/1

Reason: For the avoidance of doubt.

### Before the Development is Commenced

- 3) No development shall commence, including any demolition works, until a Highways Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

Reason: This is required prior to the commencement of development in order to ensure the safety of highway users during both the demolition and construction phase of the development. If the details are not approved prior to commencement it will prejudice the safety of highway users.

- 4) Prior to commencement of development a preliminary investigation must be prepared in accordance with best practice and current guidance. The report must include:

- Desk study
- Site reconnaissance
- Data assessment and reporting
- Formulation of initial conceptual model
- Preliminary risk assessment

If the Preliminary Risk Assessment identifies there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a competent person (as defined in the DLUHC National Planning Policy Framework, July 2021). The contents of the scheme and scope of works are subject to the approval in writing of the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land contamination risk management, April 2021.'

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 5) Prior to commencement of development the approved scope of works for the investigation and assessment must be undertaken by competent persons and a written report of the findings must be produced. The report should include an appraisal of remedial options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. The report is subject to the written approval of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 6) Prior to commencement of development a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks and the relevant pollutant linkages identified in the approved investigation and risk assessment, must be prepared and is subject to the approval in writing of the Local Planning Authority.

a) The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 on completion of the development and commencement of its use.

b) In the event that the proposed remediation scheme involves the provision of a ground cover system a plan indicating the existing and proposed external ground levels on the application site shall be submitted for approval to the Local Planning Authority.

c) The development shall proceed in accordance with the external ground levels approved under (b) unless the Local Planning Authority gives its prior written approval to any variation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 7) a) The approved remediation strategy must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation.

b) Following completion of the remedial works identified in the approved remediation strategy, a verification report that demonstrates compliance with the agreed remediation objectives and criteria must be produced, and is subject to the approval in writing of the Local Planning Authority, prior to commencement of use of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be



carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 8) No development or demolition should take place until a report on a programme of archaeological works and historic building investigation has been submitted and approved in writing by the Local Planning Authority. The programme of historic building investigation works should be undertaken in accordance with a Written Scheme of Investigation (WSI), which must include the following:
- A 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 historic building.
  - Provision for appropriate publication and dissemination of the archaeology and history of the historic building.
  - Provision for archive deposition of the report and records of the site investigation.
  - Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To provide a record of the remaining historic building on the site.

- 9) No development shall commence, including any works of demolition, until a scheme including full information on procedures to be adopted during the proposed demolition works has been submitted to and approved in writing by the local planning authority. The approved scheme shall be adhered to throughout the demolition period.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users during the demolition phase of the development.

- 10) No development shall commence until a scheme of piling methodology, which provides justification for the method chosen and details noise and vibration-suppression methods proposed, is submitted and approved in writing by the local planning authority. The agreed scheme shall then be implemented throughout the development.

Reason: To safeguard the living conditions of the neighbouring/adjacent occupiers and land users during the construction period.

### **During Building Works**

- 11) No development shall commence above slab level until a detailed scheme of off-site highway works together with a programme for their completion has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include alterations to the existing priority junction and Waddicar Lane and Chapel Lane, including dropped kerbs and tactile paving either side and alterations to Chapel Lane to provide a 2m wide footway along the south side of the carriageway for its full length and a 5.5m wide carriageway. No part of the development shall be brought into use until the required highway works have been constructed in accordance with the approved details.

Reason: These details are required prior to commencement to ensure that acceptable access to the development is achieved and to ensure the safety of highway users.

- 12) No development shall commence above slab level until a Noise Impact Assessment has been submitted to and approved in writing by the local planning authority to identify any properties which may require acoustic mitigation measures to the building envelope to

deliver the internal noise level requirements of Table 4 of BS8233:2014, including the glazing and possible acoustic trickle ventilation. The agreed mitigation measures identified in the Noise Impact Assessment shall be implemented in full prior to the properties being occupied and shall be retained thereafter.

Reason: To safeguard the living conditions of the future occupiers.

- 13) No dwelling shall be constructed until full details of the existing and proposed ground levels (referred to against Ordnance Datum) within the site and on land and buildings around the site by means of spot heights and cross sections, proposed finished floor levels of all buildings and structures, have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved level details.

Reason: To safeguard the living conditions of the existing and future occupiers.

### **Before the Development is Occupied**

- 14) No dwelling shall be occupied until the access road shown on plan R110/1 Revision H has been constructed to the base course level to enable access to the dwellings

Reason: To ensure that acceptable access is achieved to the development and to safeguard other highway users at all times.

- 15) The development shall not be occupied until a detailed scheme of off-site highway works together with a programme for their completion has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Bus stop improvements to the stops on both sides of Waddicar Lane including access kerbs and new posts and signs outside no.s 121, 130 and 151 Waddicar Lane.
- The provision of dropped kerbs and tactile paving on both sides of existing junctions at Woodland Road/Waddicar Lane, Liddell Road/Waddicar Lane and Station Road/Waddicar Lane.
- Provision of a pedestrian crossing on Waddicar Lane opposite no.128 Waddicar Lane, including dropped kerbs and tactile paving.
- 2 m wide stone surfacing to Melling Footpath No.4 from a point adjacent to the proposed speed table on the site access road by no.11 Chapel Lane to the existing timber footbridge at the rear of plot no 139.

No part of the development shall be brought into use until the required highway works have been constructed in accordance with the approved details.

Reason: To ensure that acceptable access is achieved to the development and to safeguard other highway users at all times.

- 16) The development shall not be occupied until a Traffic Regulation Order (TRO) to introduce waiting restrictions on both sides of the junction at Waddicar Lane and Chapel Lane to prohibit parking at all times has been implemented in full.

Reason: To ensure that acceptable access is achieved to the development and to safeguard other highway users at all times.

- 17) The development shall not be occupied until a Traffic Regulation Order (TRO) to introduce waiting restrictions on the north side of Chapel Lane to prohibit parking at all times has been implemented in full.

Reason: To ensure that acceptable access is achieved to the development and to safeguard other highway users at all times.

- 18) The development shall not be occupied until a detailed scheme of traffic calming designed to maintain vehicle speeds at 20 mph or less on the proposed access roads within the development site has been submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- 19) The development shall not be occupied or brought into use until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.

Reason: In order to meet sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

- 20) No dwelling shall be occupied until space has been laid out within the curtilage of all dwellings for car(s) to be parked and that space shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason: To ensure that enough car parking is provided for the development and to ensure the safety of highway users.

- 21) The development shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with details to be submitted to and approved in writing by the local planning authority and they shall be retained in perpetuity thereafter.

Reason: To ensure that enough cycle parking is provided for the development in the interest of promoting non-car based modes of travel.

- 22) Prior to the occupation of the development the details of any proposed external lighting scheme shall include measures to reduce light spillage onto foraging habitats for bats. The scheme shall be submitted to and approved in writing by the local planning authority and the agreed scheme shall be implemented in full and retained throughout the lifetime of the proposal.

Reason: To safeguard conservation of bats.

- 23) Prior to the occupation of the development a detailed scheme of the street lighting on the proposed access road, internal footpaths and public footpath no.4, shall be submitted to and approved in writing by the local planning authority and the agreed scheme shall be implemented in full prior to the development being brought into use.

Reason: For the safety of pedestrians and vehicle users.

- 24) No dwelling hereby approved shall be occupied until details of the full fibre broadband connections to all proposed dwellings within the development has been submitted and approved in writing by the local planning authority. The infrastructure shall be installed prior to occupation and made available for use immediately on occupation of any dwelling in accordance with the approved details.

Reason: To ensure adequate broadband infrastructure for new dwellings and to facilitate economic growth.

- 25) No part of the dwelling shall be occupied until a scheme and appropriate scaled plan identifying suitable locations on the site for the erection of bat and bird nesting boxes together with a timetable for implementation have been submitted to and approved in writing by the local planning authority. The approved scheme of nesting and bat boxes shall be installed in accordance with the approved details and timetable.

Reason: To safeguard conservation of bats and birds in the area.

- 26) No development shall commence above slab level until the details of the electricity sub-station as shown on plan R110/1 Revision H has been submitted and approved in writing by the local planning authority. The infrastructure shall be installed prior to occupation.

Reason: To safeguard the living conditions of the future occupiers.

- 27) No development shall commence above slab level until the details of the pumping as shown on plan R110/1 Revision H has been submitted and approved in writing by the local planning authority. The infrastructure shall be installed prior to occupation.

Reason: To safeguard the living conditions of the future occupiers.

- 28) Prior to the first occupation of any dwellings within a particular phase, a plan indicating the positions, height, design and material and type of boundary treatment to be erected, including acoustic barriers to be provided within the site, shall be submitted to and approved in writing by the local planning authority. Where acoustic fencing is not required, a gap of 13 cm x 13 cm shall be shown within the base of each length of boundary fencing serving the respective plot in order to maintain connectivity for hedgehog. The boundary treatment shall be completed as approved before the dwellings become occupied and retained thereafter.

Reason: To ensure an acceptable visual appearance to the development, to protect the living conditions of future occupiers to the site, to ensure that the privacy of neighbouring occupiers/land user is retained at all times and to secure biodiversity enhancement.



- 29) Prior to the occupation of the first dwelling full details of an information pack to be provided informing residents of the presence and importance of the designated nature sites, and how residents can help protect them, shall be submitted to and approved in writing by the local planning authority. The agreed information must be provided on first occupation of each dwelling.

Reason: In order to comply with the Habitats Regulations Assessment Regulations and mitigate increased recreational pressure on European sites.

- 30) Prior to the occupation of the development a sustainable drainage management plan and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
  - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
  - c. A full management plan for the watercourse corridors will be prepared and submitted.
- The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

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

- 31) No development shall commence above slab level until the details of the land drainage system to serve the properties facing onto or backing onto a watercourse are submitted and approved in writing. The approved scheme shall be installed prior to occupation.

Reason: To safeguard the living conditions of residents and mitigate the waterlogging of any garden areas.

### Ongoing Conditions

- 32) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted updated Flood Risk Assessment, Updated Drainage Strategy Plan & Foul & Surface Water Drainage Design Drawing 30500/SRG - Dated 19/01/21, which was prepared by Ironside Farrar. For the avoidance of doubt the surface water must drain at the restricted rate 22.2 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

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

- 33) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

34) a) In the event that previously unidentified contamination is found at any time when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

b) Following completion of the remedial works identified in the approved remediation strategy, verification of the works must be included in the verification report required by Condition 7.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

35) Prior to the first occupation of any dwelling visibility splays of 2.0 metres x 2.0 metres measured down each side of the access and the back edge of the footway have been provided clear of obstruction to visibility at or above a height of 1.0 metre above the footway level of the new development. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety.

36) No tree felling is to take place between the period of 1st March to 31st August inclusive. If it is necessary to undertake any works during the bird breeding season then all trees are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted to and approved in writing by the local planning authority.

Reason: To safeguard conservation of protected species.

37) The proposed close boarded fence, as shown on plan R110/1 Revision H must have a minimum surface density of 10 kg/m<sup>2</sup> and have no gaps.

Reason: To safeguard the living conditions of the future occupiers.

38) Within the first planting/seeding season following the completion of the development, all planting, seeding or turfing comprising on the approved details of landscaping shall be carried out; and any trees or plants which within a period of 5 years from the completions of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure an acceptable visual appearance to the development.

## Notes to Applicant

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Development and Support team on 0151 934 4569 or E-Mail [snn@sefton.gov.uk](mailto: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](mailto:HDD.Enquiries@sefton.gov.uk) for further information.
- 3) No development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 6 & 7 above have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing, until condition 9 has been complied with in relation to that contamination. Contaminated land planning conditions must be implemented and completed in the order shown on the decision notice above.
- 4) A Traffic Regulation Order (TRO) to introduce a 20 mph zone is required and a programme for its implementation shall be proposed. Please contact the Highways Development and Design Team on [HDD.Enquiries@sefton.gov.uk](mailto:HDD.Enquiries@sefton.gov.uk) for further information and to progress this process.
- 5) There is a requirement for the applicant to enter into a S278 Highways Act 1980 Legal Agreement to facilitate works to the adopted public highway. Please contact the Highways Development and Design Team on [HDD.Enquiries@sefton.gov.uk](mailto:HDD.Enquiries@sefton.gov.uk) for further information.
- 6) Land Drainage Consents from the Lead Local Flood Authority (LLFA) shall be obtained for works near or that may affect the ordinary watercourses. Please contact the LLFA on [flooding@sefton.gov.uk](mailto:flooding@sefton.gov.uk).
- 7) 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 proposed 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 to meet 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 Sefton's Pollution Control Team.



## Complying with Planning Conditions

This application is subject to conditions. We expect you to comply strictly with all conditions. If you do not, we may serve you with a Breach of Condition Notice and this may lead to you being prosecuted.

Where stated, further details will need to be submitted and approved by us at certain stages of the development (including prior to its commencement) and what details must be submitted to do so. You will need to apply to us to approve details required by conditions, a fee will be required. For further details please visit <https://www.sefton.gov.uk/planning-building-control/apply-for-permission/confirming-compliance-with-planning-conditions.aspx>

**You are responsible, where necessary, for obtaining approval under Building Regulations before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. Our Building Control Team will be happy to answer any queries you have regarding this, please contact [building@sefton.gov.uk](mailto:building@sefton.gov.uk) or call 0345 140 0845.**

## Appeals to the Planning Inspectorate

You can appeal against this decision (including an appeal against conditions) within **6 months** of the date of this decision notice (except for householder applications and minor commercial (e.g. shop fronts), which have **12 weeks** from the date of this notice).

Appeals should be made to the Planning Inspectorate.

Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Phone: 0303 444 5000  
Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)  
Website: <https://www.gov.uk/appeal-planning-decision>

In respect of a retrospective/part retrospective application being refused, the period for an appeal would be reduced to 28 days from the date on which any enforcement notice has been served.

## Amendments following your decision

There are various ways to obtain approval if you need to vary any details from those submitted with your application. These include “non-material amendments” and “minor material amendments”. For more information, please visit [www.sefton.gov.uk/amendpp](http://www.sefton.gov.uk/amendpp)

### Issued By

Planning Services  
Magdalen House  
30 Trinity Road  
Bootle  
L20 3NJ

Phone : 0345 140 0845  
Email: [planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)  
Website: [www.sefton.gov.uk/planning](http://www.sefton.gov.uk/planning)