



Town and Country Planning Act 1990

Application for Full Planning

Applicant:

Colette Gonzalez & Monks Family
16 Stanley Road
Knutsford
Cheshire
WA16 0DE

Agent:

CB3 Design
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Lymm
Cheshire
WA13 0HX

Application No: 2022/41400

Proposal:

DEMOLITION OF EXISTING DETACHED DWELLING AND CONSTRUCTION OF DETACHED DWELLING WITH HARDSTANDING AND ASSOCIATED WORKS

Location:

15 Mill House Lane, Warrington, WA3 7HA

1. The Council of the Metropolitan Borough of Warrington hereby give notice in pursuance of the above Act(s) that permission is Granted with Conditions for the development referred to above in accordance with the application and plans submitted

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: ·

Site Location Plan 19.GON.01 001 Rev D ·
Proposed site plan 19.GON.01 120 Rev A ·
Proposed dwelling 19.GON.01 121 Rev –

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. 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: CLR11 (Environment Agency/DEFRA, 2004); 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. In accordance with Policy QE6 of the Adopted 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).

4. Before commencement of the development hereby permitted a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to: ·

Construction traffic routes, including provision for access to the site ·
Entrance/exit from the site for visitors/contractors/deliveries ·
Location of directional signage within the site ·
Siting of temporary containers ·
Parking for contractors, site operatives and visitors ·
Identification of working space ·
Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements ·

Storage of materials and large/heavy vehicles/machinery on site ·
Measures to control noise and dust ·
Details of street sweeping/street cleansing/wheel wash facilities ·
Details for the recycling/disposing of waste resulting from demolition and construction works ·
Hours of working ·
Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. 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.

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: CLR11 (Environment Agency/DEFRA, 2004); 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. In accordance with Policy QE6 of the Adopted 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).

6. The development hereby permitted shall be completed with external facing and roofing materials that shall have first been submitted to and agreed in writing by the local planning authority. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

7. Noise Condition: Up-rated Mechanical Ventilation Prior to first occupation, acoustically treated mechanical ventilation shall be fitted to the property. The ventilation system shall include details of a mechanical means of forced ventilation over and above background ventilation rates to improve comfort in such rooms thereby reducing the need to open windows for comfort conditions and subject occupants to unacceptable noise from excessively loud road traffic. A manually controllable boost facility shall also be included. Details of proposed ventilation system shall be submitted to and approved in writing by the LPA prior to its installation. Where a lesser PIV or MEV system is proposed then additionally, details of Acoustic Trickle Vents for each habitable room window on the front and side elevations shall be required – minimum performance is dictated by how many windows with trickle vents are present in any given room. One window requires minimum of 33 D,new vents, two windows requires 36 D,new vents, 4 windows requires 39 D,new vents. Once approved, all agreed ventilation equipment shall be installed and commissioned prior to first occupation of the site and shall be maintained and retained thereafter.

Reason: To protect the amenity of future occupiers from the effects of noise and to reduce the need to open windows thereby rendering acoustic protection provided from glazing ineffective. In accordance 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)

8. A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

9. The development hereby permitted shall be completed in accordance with a surface water drainage scheme that has been designed to prevent the discharge of water on to the public highway; the details of which shall have first been submitted to and agreed in writing by the Council as Local Planning Authority. The agreed scheme shall be implemented before the first occupation of the dwelling.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

10. The development hereby permitted shall be completed in accordance with a Landscape and ecological enhancement plan, the details of which shall have first been submitted to and agreed in writing by the LPA. The approved plan shall include elements but not restricted to the recommendations in Preliminary Ecological Appraisal section 5 by Dr David Hackett. The agreed scheme shall be implemented before the first occupation of the dwelling.

Reason: To ensure a satisfactory form of development, to enhance the visual amenities of the locality and to ensure appropriate biodiversity improvement, to accord with the NPPF and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

11. No works to trees or shrubs shall occur between the 1st March and 31st August in any year; unless a detailed bird nest survey undertaken by a suitably experienced ecologist has been carried out immediately prior to clearance or provided that no active bird nests are present, a reasonable avoidance measures method statement, submitted to and agreed in writing with the local planning authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that birds are protected and their habitat enhanced, in accordance with Circular 06/05, the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Core Strategy

12. The residential curtilage for the development hereby permitted is edged in yellow on plan reference Proposed site plan 19.GON.01 120 Rev A.

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.

13. The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for

access, parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance.

14. Prior to the first use of the development hereby permitted all structures, erections, plants or trees exceeding 0.6 metres in height shall be removed from the visibility splays shown on the approved plans and nothing shall be subsequently erected or allowed to grow to a height in excess of 0.6 metres within them.

Reason: In the interests of residential amenity and to accord with saved Policy Rep 10 of the Warrington UDP, Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

INFORMATIVES

1. Glazing System Informative It is recommended that a slightly uprated acoustic glazing system should be considered for the property. Acoustic glazing is normal glazing but has different thickness panes on the inner panel compared to the outer panel – result a greater acoustic performance against external noise sources is provided. Acoustic glazing can fit where normal glazing systems already sit provided it is a normal double glazed system. Standard glazing is typically 4/12to20/4 4mm glass, 12-20mm air gap, 4mm glass – described as 4/12/4, 6/12/6 is a further standard alternative. Acoustic glazing may be as simple as substituting for 10/12/6 or 8/12/6 glass or other combinations therein. Should you wish for further advice, please contact Steve Smith on 01925 442589 or by email steve.smith@warrington.gov.uk

2. Ventilation System Informative PIV, MEV or MVHR or similar systems should be considered for this proposal. ·

A Positive Input Ventilation System (PIV) is a more basic system relying on air being drawn into the building through the roof and distributed under slight pressure into the building – air leaking through trickle vents or other non air tight parts of the building provides a flow of air through the building thereby increasing comfort. ·

Mechanical Extract Ventilation (MEV) draws out of the rooms via a fan but drawing air in through trickle vents. ·

A Mechanical Ventilation and Heat Recovery System (MVHR) draws external air into the building through a heat exchanger recovering heat then passes into the building to provide ventilation. Stale air is removed via Bathrooms, Ensuites and Kitchens so a natural flow of air results within the dwelling. MVHR systems do not require trickle vents to be fitted which may partially offset the additional cost of such a system given the number of windows proposed in some dwellings. All systems should have a manually controllable boost facility fitting which increases the fan speed and therefore allows greater ventilation rates to reduce the need to open windows and thereby preventing the excessive external road traffic noise levels from impacting upon amenity.

3. Lighting Informative: Installation of Lighting Schemes 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.
4. Information Informative: Environmental Protection Supplementary Planning Document (SPD) 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.
5. Bespoke - Air Quality Informative: Solid Fuel Appliance The applicant is advised that the property is located within a Smoke Control Area (The Warrington RDC No 10 (Croft & Rixton) Smoke Control Order 1973). As such, it is important to ensure that any solid fuel appliance is either an 'exempted appliance' or is only going to burn an approved smokeless fuel. Any solid fuelled device will also need to be installed by a HETAS registered engineer or otherwise inspected and issued with a Building Control Certificate. For further advice and guidance on Smoke Control Areas and subsequent requirements, please either review the DEFRA website - <https://www.gov.uk/smoke-control-area-rules> or contact Environmental Protection Officers on 01925 442581.

6. Noise Informative: Working Hours For Development Sites 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. Contact: For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442 589.

7. Contaminated Land Informative: Screening Assessment Form If planning applications are for individual residential properties (i.e.: one dwelling) a Screening Assessment Form may be used as a basic contamination assessment to satisfy the requirements of the Contaminated Land Condition. Please note a Screening Assessment Form will not be accepted for developments than are larger than one single dwelling. Please refer to Section 4.3.2 of the Environmental Protection Supplementary Planning Document. Contact: The Screening Assessment Form can also be requested directly from the Contaminated Land Team on 01925 442581 or contaminatedland@warrington.gov.uk
8. The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.
9. Whilst the development is low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
10. 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>
11. 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.

SIGNED:



Development Manager
Development Management

DATED: 20 June 2022

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.