

From: xxxxxxxxxxxxxx@edenplanning.co.uk>
Sent: Thursday, June 8, 2023 2:52 PM
To: xxxxxxxxxxxxxxxxxxxxxx@wirral.gov.uk>; xxxxxxxxxxxxxx@edenplanning.co.uk>
Cc: xxxxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

xxxxxxxxxxx

A very quick look shows this recently consented scheme where Magenta were the RP and I believe homes do not meet NDSS:

<https://online.wirral.gov.uk/planning/index.html?fa=getApplication&id=227394>

We are also looking currently at consents on WW as we have that information to hand and time is against us. I believe that Millers Quay is also slightly below NDSS.

Kind regards



xxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxx

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From: xxxxxxxxxxxxxx <xxxxxxxx@wirral.gov.uk>
Sent: Thursday, June 8, 2023 2:49 PM
To: xxxxxxxxxxxxxx <xxxxx@edenplanning.co.uk>; xxxxxxxxxxxx<@edenplanning.co.uk>
Cc: <xxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

Hi xxxxxxxxxxxxxxxxxxxxxx

My understanding is that highway works would be almost entirely within the red line, and may extend a little beyond that in order to get a proper tie-in with the existing highway on Greenleas Close and Leasowe Road. The legal agreement would need to cover all elements of the new section of highway (street lighting, signage, etc), especially if the new highway is to be adopted which I understand the developer would like.

Kind regards

XXXXXXXXXXXXXXXXXXXX
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND
Email: XXXXXXXXXXXX@wirral.gov.uk
Tel: 0151 XXXXXXXXXXXXXXXXXX

From: XXXXXXXXXXXX@edenplanning.co.uk>
Sent: Thursday, June 8, 2023 2:31 PM
To: <XXXXXXXXXXXX@wirral.gov.uk>; <XXXXXXXXXXXX@edenplanning.co.uk>
Cc: <XXXXXXXXXXXX@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

XXXXXXXXXXXXXXXXXXXX

We will see what we can do. XXX. We will undertake some research on house sizes on recently consented schemes.

On another matter, can you please confirm that the request S278 will relate purely to works within the redline to establish the TRO? There has not been any mention for a requirement for off site highway works thus far.

Kind regards



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From: <xxxxxxxxxxxx@wirral.gov.uk>
Sent: Thursday, June 8, 2023 2:19 PM
To: <xxxxxxxxxxxx@edenplanning.co.uk>; <xxxxxxxxxxxx@edenplanning.co.uk>
Cc: <xxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

Hi xxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx is clearly going to raise.

Xxxxxxxxxx is very much focussing on unit / room sizes at the moment. Clearly there is a way to consider quality of the accommodation as more than just this (generous gardens, space for 2 cars, areas of open space around the houses, etc). If they are to be affordable then residents will have less choice about living there than they would if they are to be market housing, so this is potentially something he will raise.

xxxxxxxxx has made the more procedural points about consistency and weight to be given to draft policy, and will no doubt make them again this evening if necessary.

Kind regards

xxxxxxxxxxxx
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND

Email: xxxxxxxxxxxx@wirral.gov.uk

Tel: 0151 xxxxxxxxxxxx

From: <xxxxxxxxxxxx@edenplanning.co.uk>
Sent: Thursday, June 8, 2023 2:04 PM
To: <xxxxxxxxxxxx@wirral.gov.uk>; <xxxxxxxxxxxx@edenplanning.co.uk>
Cc: <xxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

Good afternoon xxxxxxxxxxxx

I am registered to speak tonight but was intending to keep my speech relatively short given this is a resubmission. When you are asking about reassurance on internal layouts, what are you thinking? Examples of other properties with similar layouts?

Kind regards



XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX

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From: <xxxxxxxxxxxx@wirral.gov.uk>
Sent: Thursday, June 8, 2023 1:58 PM
To: <xxxxxxx@edenplanning.co.uk>
Cc: <xxxxxxxxxxxx@edenplanning.co.uk>; xxxxxxxxxxxx<@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

Hi xxxxxxxxxxxxxxxxx

The Chair of the Planning Committee remains very interested in the internal layouts. He has been advised on the status of the NDSS and the layouts not having changed since last time. If there is anything else you can provide as reassurance it would be appreciated.

Are you intending to speak at tonight's committee? If so, I would expect there to be questions.

Kind regards

XXXXXXXXXXXXXXXXXX
Senior Planning Officer

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Email: xxxxxxxxxxxx@wirral.gov.uk
Tel: 0151 xxxxxxxxxxx

From: xxxxxxxxxxxx <xxxxxxxxxx@edenplanning.co.uk>
Sent: Tuesday, June 6, 2023 8:16 AM
To: <xxxxxxxxxxxxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxxxxx@edenplanning.co.uk>; <xxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

Hi xxxxxxxxxxxx

Please see attached the Trafford appeal decision mentioned, and paragraphs 27 and 28 where the inspector refers to the NDSS.



3296154 Appeal
Decision .pdf

Kind regards,

xxxxxxxxxxxxxxxxxx



xxxxxxxxxxxxxxxxxx
Assistant Planner

xxxxxxxxxxxxxxxxxx

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From: <xxxxxxxxxxxxxxxxxx@wirral.gov.uk>
Sent: Monday, June 5, 2023 3:17 PM
To: xxxxxxxxxxxx <@edenplanning.co.uk>
Cc: <xxxxxxxxxxxxxxxxxx@edenplanning.co.uk>; x <xxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

Hi xxxxxxxxxxxx

I would be grateful if you could you send the appeal decision from Trafford.

Kind regards

xxxxxxxxxxxxxxxxxx
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND
Email: xxxxxxxxxxxxxxxxxx@wirral.gov.uk

From <xxxxxxxxxxxxxxxxxxxx@edenplanning.co.uk>
Sent: Monday, June 5, 2023 3:05 PM
To: <xxxxxxxxxxxxxxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxxxxxxx@edenplanning.co.uk>; <xxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,

Hi xxxxxxxxxxxxxxx

Thank you for letting us know about this Councillor query.

The gross internal area of the proposed house types is consistent with those presented at the last planning committee. The house sizes match the requirements of the Registered Provider who has worked closely with the applicant and detailed their requirements to enable delivery of this site.

The proposed homes are 2.5 storey houses which falls between the guidance for 2 and 3 storey houses. The homes do not fall neatly into a category but it is reasonable to put the requirement between 102 and 108 sqm reflecting the 2.5 storey design of these homes. Therefore, assuming a standard of 105sqm the proposals result in a relatively small 8 sq.m or 7% shortfall.

As you make clear in the officer report we would like to emphasise that while they are below the National Technical Housing Standards, this is not an adopted policy in Wirral. We respect that there is a draft policy in the New Local Plan but this is not adopted policy with hearing sessions scheduled for September and October 2023, so even allowing for a delay with the issuing of a Decision Notice it would not be adopted in time. If you need an example of an Appeal Decision where an Inspector directly comments on the stance to be taken in regard to NDSS and the Development Plan we do have a recent one from Trafford Borough Council which clearly says that NDSS cannot be insisted upon unless it is written into an adopted policy.

We trust this is a helpful response and that officers will support us at committee in making it clear that NDSS are not included in any adopted policy for Wirral so can't carry weight in the determination of planning applications at this time.

Kind regards,

xxxxxxxxxxxxxxxxxxxx



xxxxxxxxxxxxxxxxxxxx

Assistant Planner

xxxxxxxxxxxxxxxxxxxx

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From: <xxxxxxxxxxxxxxxx@wirral.gov.uk>
Sent: Thursday, June 1, 2023 4:12 PM
To: <xxxxxxxxxxxxxxxx@edenplanning.co.uk>; <xxxxxxxxxxxxxxxx@edenplanning.co.uk>;
<xxxxxxxxxxxxxxxx@edenplanning.co.uk>
Subject: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral,
Importance: High

Hi,

There has been a query from a Cllr about the National Technical Housing Standards. In particular, the size of the bedrooms given that they are put forward as 3b6p units across three storeys. This obviously feeds through to the standard that they should be according with. My view is that they are below the minimum in the NTHS for this type of unit, whilst acknowledging that this is not adopted policy at this stage. This is how it is reported in the Cttee report, but it is clearly something that the Cllr is keen to understand.

I am out of the office tomorrow but will be checking emails later in the day.

Kind regards

xxxxxxxxxxxxxxxx
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
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Tel: 0151 691 xxxxxxxxxxx

Visit our website: www.wirral.gov.uk
Please save paper and print out only what is necessary

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From: xxxxxxxxxxxxxxxxxxxxxxxx
Sent: Thursday, June 8, 2023 11:13 AM
To: xxxxxxxxxxxxxxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas Addendum - Planning Committee

Hi xxxxxxxxxxx

I had to hastily produce this late yesterday, but apologies as I should have sent across to you. I don't see this as a S106 agreement, and it would be under highway legislation. I would expect it to be S278, but my highway colleagues can be more specific if you require more detail.

Kind regards

XXXXXXXXXXXXXXXXXXXX

Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND

Email: xxxxxxxxxxxxx@wirral.gov.uk

Tel: 0151 691 xxxxxxx

From <xxxxxxxxxx@edenplanning.co.uk>

Sent: Thursday, June 8, 2023 10:53 AM

To: <xxxxxxxxxxxxxxxxxxxxx@wirral.gov.uk>

Subject: APP/23/00471 Greenleas Addendum - Planning Committee

Hi xxxxxxxxxxx

I noticed that an addendum has been added in relation to the Greenleas application being discussed at planning committee this evening. Please could you explain the legal agreement referred to? Is this requiring a S78 or S106?

Kind regards,

XXXXXXXXXXXXXXXXXXXX



XXXXXXXXXXXXXXXXXXXX

Assistant Planner

XXXXXXXXXXXXXXXXXXXX

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From: xxxxxxxxxxx

Sent: Wednesday, May 24, 2023 4:28 PM

To: xxxxxxxxxxxxxxxxxxxxx@edenplanning.co.uk>

Subject: FW: ED2120 Greenleas Consultation APP/23/00471

Hi xxxxxxxxxxx

As a follow up to this, two of the responses sent by xxxxxxxxxxx were emails where the actual written response was attached. I've now attached them.



2023-05-16 -
APP-23-00471 - LLFA



grazing land.pdf

Kind regards

XXXXXXXXXXXXXXXXXXXX

Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND

Email: XXXXXXXXXXXX@wirral.gov.uk

Tel: 0151 691 XXXXX

From: <XXXXXXXXXXXX@wirral.gov.uk>

Sent: Wednesday, May 24, 2023 4:04 PM

To: <XXXXXXXXXXXX@wirral.gov.uk>; XXXXXX@edenplanning.co.uk

Subject: ED2120 Greenleas Consultation APP/23/00471

Hi XXXXXXXXXXXXX

I attach documents for the above application.

Thank you.

XXXXXXXXXXXXXXXXXXXX

Technical Clerk – Dev Com & Land Charges

Wirral Council
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Brighton Street
Wallasey
Wirral
CH27 9FQ

planningapplications@wirral.gov.uk

tel: 0151 691 XXXXXX

Visit our website: www.wirral.gov.uk

From: <XXXXXXXXXXXX@edenplanning.co.uk>

Sent: Tuesday, May 23, 2023 12:42 PM

To: <XXXXXXXXXXXX@wirral.gov.uk>

Cc: <XXXXXX@edenplanning.co.uk>

Subject: ED2120 Greenleas Consultation APP/23/00471

Hi XXXXXXXXXXXXX

I understand that your committee report will likely be complete now/soon for the 8th June committee. Please would you be able to share any consultee comments you have received in relation to the application at Greenleas with us for our reference?

If you could also provide details of any neighbour responses and an overview of the nature and scale of the petition against the application, that would be much appreciated.

Kind regards,

XXXXXXXXXXXXXXXXXX



XXXXXXXXXXXXXXXXXX
Assistant Planner

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From: xxxxxxxxxxxx@edenplanning.co.uk>
Sent: Tuesday, May 16, 2023 10:25 AM
To: xxxxxxxxxxxxxxxx@wirral.gov.uk>; xxxxxxxxxxxxxxxx@edenplanning.co.uk>;
xxxxxxxxxxxxx@wirral.gov.uk>
Cc: xxxxxxxxxxxx@wirral.gov.uk>; xxxxxxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas - Updated Reports

XXXXXXXXXXXXXXXXXX

For now, we can agree to a condition wording that has a 'minimum of 20%' that way you would be guaranteed 3 units.

Kind regards



XXXXXXXXXXXXXXXXXX
Director

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XXXXXXXXXXXXXXXXXXXXXX

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From: x <xxxxxxxxxxxx@wirral.gov.uk>
Sent: Tuesday, May 16, 2023 10:23 AM
To: <xxxxxxxxxxxx@edenplanning.co.uk>; <xxxxxxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxxx@wirral.gov.uk>; <xxxxxxxx@edenplanning.co.uk>;
<xxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas - Updated Reports

Hi xxxxxxxxxxxx

It will be 14 days and I am doing everything I can to achieve 8th June committee.

Any further information from the applicant on funding would be appreciated. Given that 20% of 13 units is 2.6 units (and 0.6 of a unit is not possible to deliver) a condition requiring 20% in practice means delivery of three units, which is 23% affordable housing. Based on what you are saying this is not likely to be a problem in practice, but I need to understand all potential scenarios.

Kind regards

xxxxxxxxxxxxxxxx
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND

Email: xxxxxxxxxxxxr@wirral.gov.uk

Tel: 0151 xxxxxxxxxxx

From: <xxxxxxxxxxxx@edenplanning.co.uk>
Sent: Tuesday, May 16, 2023 9:37 AM
To: <xxxxxxxxxxxx@wirral.gov.uk>; <xxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxxx@wirral.gov.uk>; <xxxxxxxx@edenplanning.co.uk>;
<xxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas - Updated Reports

Hi xxxxxxxxxxx

I appreciate you reconsidering this position. Just to confirm, you will undertake the 14 days consultation with the view to take the application to 8th June planning committee?

The proposal is for 100% affordable homes, however, I understand when RPs are securing funding it is preferable for the planning permission not to require 100% even though this is what is ultimately intended to be delivered. With the previous application we had a condition requiring the scheme to be policy compliant (20%) we were expecting the same here. I will see if I can get more clarity from the applicant.

Thanks

XXXXXXXXXXXXXXXXXX



XXXXXXXXXXXXXXXXXX

Associate Director

XXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXX

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From: <XXXXXXXXXXXX@wirral.gov.uk>

Sent: Monday, May 15, 2023 5:58 PM

To: <XXXXXXXXXXXX@edenplanning.co.uk>; <XXXXXXXXXXXX@wirral.gov.uk>

Cc: <XXXXXXXXXXXX@wirral.gov.uk>; <XXXXXXXXXX@edenplanning.co.uk>;
<XXXXXXXXXX@edenplanning.co.uk>

Subject: RE: APP/23/00471 Greenleas - Updated Reports

Hi XXXXXXXXXXXXX

I've spoken to XXXXXXXXXXXXX and we will re-consult for 14 days.

Regarding the 100% affordable housing, I'm still not entirely clear what the offer is. Specifically, what percentage is the Council able to secure? We've discussed this previously and I understand that your client is not willing for 100% to be secured. If that's the case, I cannot tell the committee that it is 100% affordable housing.

Kind regards

XXXXXXXXXXXXXXXXXX

Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND

Email: XXXXXXXXXXXX@wirral.gov.uk

Tel: 0151 691 XXXXXXXX

From: <xxxxxxxxx@edenplanning.co.uk>
Sent: Monday, May 15, 2023 4:21 PM
To: <xxxxxxxxx@wirral.gov.uk>; <xxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxxxx@wirral.gov.uk>; <xxxxxxxxx@edenplanning.co.uk>;
<xxxxxxxx@edenplanning.co.uk>
Subject: APP/23/00471 Greenleas - Updated Reports
Importance: High

Hi xxxxxxxxxxx

I appreciate you picking this up internally.

To explain our full position. We originally resubmitted without updating some documents given the minor nature of the change and as the removal of a single plot from the proposal would have no material impact on the conclusions of those reports. This position has been substantiated by the updated reports. At your request our client paid for and provided the updated reports, naturally we expected these would be uploaded and consulted on at the time they were submitted (end of April). There was no indication when these were requested that the Council would not add them to the public file and consult on them.

We still feel that there is time to consult in advance of 8th June Planning Committee and this would be our preference. It has been our clear position (even before this application was submitted) that the 8th June is critical to the applicant. We had hoped the delivery of 100% affordable homes would be treated as a priority. It is incredibly disappointing and risks this development not being realised if we are delayed to 29th June because of this. I see no reason the consultation can't start today for the standard 14 days period, it would also be in your gift to consult for a shorter time period, the current stance is a choice being taken by the Council rather than an essential position. We would hope the judgement can be made that the application is taken to the agenda briefing on the basis that the consultation will have ended before planning committee. I urge you to reconsider the position and speak again with your team leaders because as things currently stand the Council's actions have unnecessarily cost our client additional consultant fees. xxxxxxxxxxxxxxxx we have looped you in as you will be aware from your direct discussions with the applicant following the last committee how critical timescales are.

To be clear, our preference because the reports have been updated, is that they are put into the public domain and the 8th June Committee be maintained. If this is totally not possible, and it will not prejudice our case then the application should be determined as it currently stands because the 8th June Committee date is essential for the delivery of the site.

I would be happy to discuss by telephone if it would help? I sincerely hope the Council can work with us here to achieve the 8th June.

Thanks
xxxxxxxxxxxxxxxx



XXXXXXXXXXXXXX
Associate Director

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From: <XXXXXXXXXX@wirral.gov.uk>
Sent: Friday, May 12, 2023 5:20 PM
To: <XXXXXXXXXX@edenplanning.co.uk>
Cc: <XXXXXXXXXX@edenplanning.co.uk>; <XXXXXXXXXX@wirral.gov.uk>; <XXXXXX@wirral.gov.uk>
Subject: RE: APP/23/00471 Greenleas - Updated Reports

Hi XXXXXXXXXXXXX

Thanks for the email. I've had a chat with XXXXXXXXXXXXX about this and the problem is that we can't put an item on the agenda for committee whilst we are still consulting. I would respectfully point out that this is the problem with not updating the documents prior to submission.

I acknowledge that I requested updates to the documents, but this was motivated by wanting to have a set of application documents that accurately reflected the development. On reflection, I was concerned that this approach could cause confusion without further consultation. However, if there was further consultation it could generate some criticism of the applicant from neighbours that they had not updated the documents earlier. Therefore, I have sought to consider the impact in terms of the documents submitted (ie. If the impact is acceptable for a larger scheme then it must be ok for a smaller scheme), which is not an ideal way to consider developments.

The ideal is to use the updated documents and do a fresh consultation (as you note) but it affects the timeframes and would push it to committee on 29th June 2023. The alternative is to use the originally submitted documents. Please let me know how you want to proceed.

Can I suggest you reflect and we can speak on Monday.

Kind regards

XXXXXXXXXXXXXX
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND
Email: XXXXXXXXXXXXXXXX@wirral.gov.uk
Tel: 0151 691 XXXXX

From: <xxxxxxxxxxxx@edenplanning.co.uk>
Sent: Friday, May 12, 2023 4:22 PM
To: <xxxxxxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxx@edenplanning.co.uk>; <xxxxxxxxxxxx@wirral.gov.uk>
Subject: APP/23/00471 Greenleas - Updated Reports

Hi xxxxxxxx

Thank you for speaking with xxxxxxxx this afternoon regarding the progress of the application at Greenleas, ref. APP/23/00471.

While we do understand your reasoning to not upload/use the updated reports, we have discussed this, and we would prefer that they are uploaded and that neighbours are given the opportunity to see and comment on them. Considering there is still over three weeks before committee, we feel there is ample time for the documents to be in the public domain without causing confusion, especially as they conclude there will be reduced impact in all aspects including transport, and simply provide consistency with the amended scheme. Also, having these reports in the public domain would avoid confusion at committee and mitigate the risk of somebody raising it as an issue when we cannot introduce new evidence. Given that the work has been done, we wish for the amended reports to be used for the application.

The reports were updated following your request to maintain consistency throughout the application. We have taken the time to update the relevant documents and this has come at additional financial costs to the applicant also. On this basis and it would be disappointing if they will not be used to support the application. We politely request these are added to the planning file and consulted on in advance of the June committee.

If consultee responses can also be shared. We are expecting these to be consistent with comments made on the previous application but are slightly concerned that no comments have yet been shared and we understand some are outstanding.

I have copied in xxxxxxxx as she will be aware, from direct discussions with the applicant, how critical achieving June committee is.

Kind regards,
xxxxxxxxxx



xxxxxxxxxxxxxxxxxx
Associate Director

xxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxx

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From: xxxxxxxxxxxxxxxxxxxx@edenplanning.co.uk>
Sent: Tuesday, May 9, 2023 9:24 AM
To: xxxxxxxxxxxx@wirral.gov.uk>
Cc: xxxxxxxxxxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral - Revised Submission Documents

Hi xxxxxxxxxxxx

I just wanted to confirm that you have received all the updated reports that we shared with you at the end of April. I notice that the reports have still not been updated online.

Could you also indicate whether we are still on track to reach June committee, and your timescales?

Kind regards,

xxxxxxxxxxxxxxxx



xxxxxxxxxxxxxxxx
Assistant Planner

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From: xxxxxxxxxxxxxxx
Sent: Tuesday, May 2, 2023 9:35 AM
To: xxxxxxxxxxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxxxxxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral - Revised Submission Documents

Hi xxxxxxxxxxxx

Further to my email below, I have also noticed that two petitions have been uploaded online but with no details. Are you able to share with us the nature of these petitions and the number of signatures to date?

Kind regards,

XXXXXXXXXX



XXXXXXXXXXXXXXXXXXXX

Assistant Planner

XXXXXXXXXXXXXXXXXXXX

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From: XXXXXXXXXXXXXXX

Sent: Friday, April 28, 2023 1:37 PM

To: <XXXXXXXXXXXX@wirral.gov.uk>

Cc: <XXXXXXXXXXXX@edenplanning.co.uk>; XXXXXXXX@edenplanning.co.uk>;

planningapplications@wirral.gov.uk

Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral - Revised Submission Documents

Hi XXXXXXXXXXX

Please see attached the updated transport statement for the application at Greenleas (APP/23/00471). The report now provides a comparison of trip generation between a 100% affordable scheme and a sensitivity test which represents a 20% affordable scheme for clarity.

The findings of the report for a scheme of 13 units shows that there would be less trips generated in both instances (100% and 20% affordable) compared to the scheme for 17 units. There would be an average of three less two-way journeys during peak hours for the scheme of 13 units compared to the previous 17 units. The updated report also concludes that the difference in trip generation between 100% affordable and 20% affordable is negligible. The previous scheme had no objection from highways; therefore, we do not expect this reduced capacity scenario to trigger any concerns.

Having spoken to my colleague XXXXXXXXXXX I understand you were confirming it was agreeable that 20% affordable housing can be conditioned. Given the transport statement confirms that there would be a negligible difference between the two scenarios, please could you confirm that a suitably worded condition can be agreed?

I also noticed that today is the consultation deadline. Do you have any comments you are able to share with us?



1069 Greenleas
Close TS v2.0 Issue+A

Kind regards,

Lydia



Lydia Gallagher
Assistant Planner

+44 (0) 161 8202 055

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From: Lydia Gallagher
Sent: Thursday, April 27, 2023 10:35 AM
To: 'Heather, Christopher' <christopherheather@wirral.gov.uk>
Cc: Nicole Roe <Nicole@edenplanning.co.uk>; Rebecca Hilton <Rebecca@edenplanning.co.uk>;
'planningapplications@wirral.gov.uk' <planningapplications@wirral.gov.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral - Revised Submission Documents

Hi Chris,

Please also find attached the updated planning statement.

We have also instructed the transport statement to be updated and we are expecting to receive this early next week. We will share the updated report with you as soon as we are able to.



ED2120 230426
Updated Planning Sta

Kind regards,

XXXXXXXXXXXXXXXXXXXX



XXXXXXXXXXXXXXXXXXXX
Assistant Planner

+44 (0) xxxxxxxxxxxx

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edenplanning.co.uk

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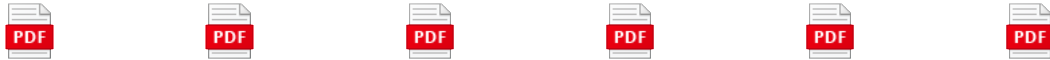
From: xxxxxxxxxxxxxxxxxxxxxxxx
Sent: Wednesday, April 26, 2023 11:42 AM
To: <xxxxxxxxxxxxxxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxx@edenplanning.co.uk>; <xxxxxxxx@edenplanning.co.uk>
Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral - Revised Submission Documents

Hi xxxxxxxxxxxxxxxx

Further to your discussions with xxxxxxxxxxxxxxxx please find attached the updated FRA for the application at Greenleas.

Apologies for having to split it across so many files, the document was too large to send. I have also attached it to the below wetransfer link if you are able to access these. If you have any trouble receiving the file, please let me know and I will find another way to share it with you.

<https://we.tl/t-2e0b68cl8s>



Part8_HYD779_GREE Part7_HYD779_GREE Part6_HYD779_GREE Part5_HYD779_GREE Part4_HYD779_GREE Part3_HYD779_GREE NLEAS.CLOSE_FRA&[NLEAS.CLOSE_FRA&[NLEAS.CLOSE_FRA&[NLEAS.CLOSE_FRA&[NLEAS.CLOSE_FRA&[NLEAS.CLOSE_FRA&[



Part2_HYD779_GREE Part1_HYD779_GREE Part9_HYD779_GREE NLEAS.CLOSE_FRA&[NLEAS.CLOSE_FRA&[NLEAS.CLOSE_FRA&[

Kind regards,

xxxxxxxxxx



xxxxxxxxxxxxxxxx
Assistant Planner



+44 (0) xxxxxxxx

1 Market Street | Altrincham | WA14 1QE
edenplanning.co.uk
@edenplanning.co.uk

From: <xxxxxxxxxx@edenplanning.co.uk>

Sent: Tuesday, April 25, 2023 4:32 PM

To: <xxxxxxxxxr@wirral.gov.uk>

Cc: <xxxxxxxxxx@edenplanning.co.uk>; <xxxxxxxxxxxxxxxxxx@edenplanning.co.uk>

Subject: RE: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral - Revised Submission Documents

Hi xxxxxxxx

Thank you for taking the time to discuss the below with me earlier.

To confirm we have agreed the Council require the following reports to be updated:

1. Flood Risk Assessment
2. Planning Statement
3. Design and Access Statement
4. Transport Statement

The following reports would not be updated:

1. Acoustic Report
2. Geotech
3. PEA
4. Travel Plan

We also discussed the requirement for affordable housing to be conditioned. As I understand a planning condition is critical for Magenta (the likely Registered Provider) to access necessary funding. I have experience of this being the case for other Registered Providers too. I have requested some further explanation of this. However, as we discussed the previous application agreed to an appropriately worded condition to secure 20% affordable homes. We would expect the same can be done here. There are a number of applications across Wirral and I expect there will be others where affordable housing has been conditioned. Some references, should it be helpful, are APP/20/01888, APP/22/02137 and APP/22/01649.

Many thanks

xxxxxxxxxx



xxxxxxxxxxxxxxxxxxxxxx

Associate Director

+44 (0) xxxxxxxxxxxxxxxxx

+44 (0) xxxxxxxxxxxxxxxxx

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From: xxxxxxxxxxxx
Sent: Thursday, April 20, 2023 5:05 PM
To: <xxxxxxxxx@wirral.gov.uk>
Cc: <xxxxxx@edenplanning.co.uk>; <xxxxx@edenplanning.co.uk>
Subject: FW: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral - Revised Submission Documents
Importance: High

Hi xxxxxxxxxxx

Many thanks for your email. As you know there is a need to progress the application with some urgency so we appreciate you providing these comments.

On review we consider all matters you set out can be dealt with, without needing to revisit the majority of the reports. I have set our approach out below and would be really grateful if you could confirm your agreement.

- Application form – refers to 13 units.
No amendment needed.
- Fee – Based on 13 units, even though it has been considered relevant for a ‘free go’.
No amendment needed.
- Acoustic Report
 - The ‘Project Update’ on P.1 states that the survey data is from 2018 and is unlikely to have changed significantly since then. I’ve asked my colleague to confirm this.
 - It also states that: “It is understood that the site layout and building proposals have changed and a detailed noise break-in review will need to be completed to confirm the noise mitigation strategy for the updated development proposals”.
 - The diagrams at the end of the document show a layout that is different to both the 13 and 14 unit schemes.

Red Acoustics produced an update note to support the previous application as you have summarised above. We had agreed with xxxxxxxxxxx as part of the previous application that an appropriate condition could be attached. The committee report states:

“To confirm, the Environmental Health Team have commented on the proposal and have confirmed they have no objection, subject to a condition requiring compliance with the mitigation measures as set out in the acoustic report.”

We would hope as per the previous application an appropriate condition could be attached to any planning permission.

- FRA and Drainage Management Strategy
 - Has been updated. Although Figure 2 in Action 3.0 shows a previous layout, this does not appear to affect any conclusions.

This has been updated and will be sent by separate cover.

- Design and Access Statement – Has been updated to refer to 13 units.
No amendment needed.
- Planning Statement – Refers to 17 units and shows layout for 17 units.
Amended and will be sent by separate cover.

- Covering Letter – Refers to 13 units and all previous technical information having been unchanged.

No amendment needed.

- Geotech – From 2018, and I’ve asked my colleague to confirm if this is likely to have changed.

No amendment needed. Please advise should your colleague have any comments.

- Transport Statement – Refers to 17 affordable units.

The proposed development is for 100% affordable homes. I note your comments about the assumptions in the Transport Statement. To overcome this we would suggest a condition for 100% affordable homes.

- Travel Plan – Refers to 17 affordable units but much of the document is generic and deals with percentage reductions so likely to be ok.

Travel Plans are submitted at this stage as a framework. We could accept a condition for a detail Travel Plan if this was judged necessary although it wasn’t as part of the previous application. No amendment needed.

- PEA – Doesn’t refer to number of units so ok.

No amendment needed.

I am working tomorrow if it would be helpful to discuss.

Many thanks
Rebecca



XXXXXXXXXXXXXXXXXX
Associate Director

XXXXXXXXXXXX
XXXXXXXXXXXX

1 Market Street | Altrincham | WA14 1QE
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@edenplanning.co.uk

From: <cXXXXXXXXXXXXXXXX@wirral.gov.uk>
Sent: Wednesday, April 19, 2023 4:39 PM
To: <XXXXXXXXXXXXXXXX@edenplanning.co.uk>; <XXXXXX@edenplanning.co.uk>
Subject: APP/23/00471 - Grazing Land Leasowe Road, Wallasey Village, Wirral
Importance: High

Hi XXXXXXXXXXXXXXX,

I visited the site yesterday, which was very useful. I’ve spent some time today reviewing the documents and whilst I haven’t gone through them in detail I did want to further explore how they differ from the current proposal of 13 residential units.

I can summarise how each document is formulated:

- Application form – refers to 13 units.
- Fee – Based on 13 units, even though it has been considered relevant for a ‘free go’.
- Acoustic Report
 - The ‘Project Update’ on P.1 states that the survey data is from 2018 and is unlikely to have changed significantly since then. I’ve asked my colleague to confirm this.
 - It also states that: “It is understood that the site layout and building proposals have changed and a detailed noise break-in review will need to be completed to confirm the noise mitigation strategy for the updated development proposals”.
 - The diagrams at the end of the document show a layout that is different to both the 13 and 14 unit schemes.
- FRA and Drainage Management Strategy
 - Has been updated. Although Figure 2 in Action 3.0 shows a previous layout, this does not appear to affect any conclusions.
- Design and Access Statement – Has been updated to refer to 13 units.
- Planning Statement – Refers to 17 units and shows layout for 17 units.
- Covering Letter – Refers to 13 units and all previous technical information having been unchanged.
- Geotech – From 2018, and I’ve asked my colleague to confirm if this is likely to have changed.
- Transport Statement – Refers to 17 affordable units. **Condition 100%?**
- Travel Plan – Refers to 17 affordable units but much of the document is generic and deals with percentage reductions so likely to be ok.
- PEA – Doesn’t refer to number of units so ok.

I am very mindful of the previous application, specifically how the committee’s decision and the supporting information that was available to them. However, I do need to flag up risk around the majority of the supporting documents not referring to the number of residential units that the development includes. I am concerned that this creates confusion and means that the impacts of the development are not fully described. I would flag up the Acoustic Report and the Transport Statement as being my main areas of concern. The quote above in the Acoustic Report suggests that more work needs to be done. The reference in the Transport Statement to 17 affordable units suggests a different impact to market units.

In terms of the development being 100% affordable housing, I have reviewed the committee report and there was a suggestion that a proportion of the housing (20%) would be secured as affordable by condition. I am discussing this with colleagues, and it was mentioned on site yesterday about Magenta housing being involved. In any event it does suggest that the practical transport impacts would be different than what the Transport Statement suggests given that affordable and market housing can have different impacts.

I would like all documents to refer to 13 units and to model impacts on that basis. It looks likely that some of the documents could be updated easily but others clearly cannot be as they would require additional surveys / assessment which could ripple through the documents, which could create problems. Therefore, I would request your comments on this and how best to proceed from here given the recent planning history and timescales.

Kind regards

XXXXXXXXXXXXXXXXXXXXX
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND
Email: XXXXXXXXXXXXr@wirral.gov.uk
Tel: 0151 691 XXXX

From: <XXXXXXXXXXXXXXXX@edenplanning.co.uk>
Sent: Monday, April 17, 2023 3:12 PM
To: <XXXXXXX@wirral.gov.uk>
Cc: <XXXXXXXXXXXXXXXX@starshipgroup.co.uk>; <XXXXXXXXXXS@starshipgroup.co.uk>;
<XXXXXXXXXXXXXXXXA@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas Close

Hi XXXXXXXXXXXX

The applicant has confirmed that XXXXXXXXXXXX will be meeting you on site tomorrow at 2:30pm, if this still works for you? He will meet you at the site entrance which is opposite the Lidl on Leasowe Road.

Kind regards,

XXXXXXXXXXXX



XXXXXXXXXXXXXXXXXXXX
Assistant Planner

XXXXXXXXXXXX

1 Market Street | Altrincham | WA14 1QE
edenplanning.co.uk
@edenplanning.co.uk

From: <XXXXXXXXXXXX@wirral.gov.uk>
Sent: Friday, April 14, 2023 12:30 PM
To: <XXXXXXXXXXXXXXXX@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas Close

Hi XXXXXXXXXXXXXXXXXXXXXXXX

Is Tuesday at 2.30pm ok? Failing that I could do Friday at any time.

Kind regards
XXXXXXXXXXXX

Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND
Email: cXXXXXXXXXr@wirral.gov.uk
Tel: 0151 691 8553

From: <XXXXXXXXXX@edenplanning.co.uk>
Sent: Friday, April 14, 2023 12:16 PM
To: XXXXXXX <@wirral.gov.uk>
Subject: RE: APP/23/00471 Greenleas Close

Hi XXXXXXX

Apologies for the delay in getting back to you. The applicant has confirmed that somebody can accompany you for the site visit. Please let me know which days next week would be convenient for yourself.

Please could I also ask that you share any consultation responses with us.

Kind regards,

XXXXXXXXXXXX

From: <XXXXXXXX@wirral.gov.uk>
Sent: Thursday, April 6, 2023 4:39 PM
To: XXXXXXX <@edenplanning.co.uk>
Cc: <XXXXXXXX@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas Close (PP-12049518)

HiXXXXXX

I will need to see the site and am not sure of the access arrangements. Do I need to be accompanied? If so, please let me know when would be convenient. The latter part of next week works, as does the following week.

Kind regards

XXXXXXXXXXXX
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND
Email: XXXXXXXXXXXXXr@wirral.gov.uk
Tel: 0151 691 XXXXXXXXXXXXXXXXXXXXXXXX

From: <XXXXXX@edenplanning.co.uk>
Sent: Wednesday, April 5, 2023 11:53 AM
To: <XXXXXXXXXXXXXXXX@wirral.gov.uk>
Cc: <XXXXXX@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas Close (PP-12049518)

Hi XXXXXXXX

Thanks for the update.

Could I ask the reason for doing a press notice? We were not aware of the previous application having a press notice.

Kind regards,

XXXXXXXXXX



XXXXXXXXXXXXXXXXXX
Assistant Planner

XXXXXXXXXXXXX

1 Market Street | Altrincham | WA14 1QE
edenplanning.co.uk
@edenplanning.co.uk

From: <XXXXXXXXXXXXXXXX@wirral.gov.uk>
Sent: Wednesday, April 5, 2023 11:38 AM
To: <XXXXXXXXXXXXXXXX@edenplanning.co.uk>
Cc: <XXXXXXXXXXXXXXXX@edenplanning.co.uk>
Subject: RE: APP/23/00471 Greenleas Close (PP-12049518)

Hi XXXXXXXX

No need to apologise as I should have emailed you with an update. I did resolve the issue and the neighbour letters were generated yesterday. I will check that they have gone out, and I need to make sure consultee letters are also sent and the press notice is published.

Kind regards

XXXXXXXXXXXXX
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND

Email: xxxxxxxxx@wirral.gov.uk

Tel: 0151 691 xxxxxxxxxxxx

From: <xxxxxxxxx@edenplanning.co.uk>
Sent: Wednesday, April 5, 2023 11:33 AM
To: <xxxxxxxxxxxxxxxxxx@wirral.gov.uk>
Cc: <xxxxxxxxxxxxxxxxxx@edenplanning.co.uk>
Subject: APP/23/00471 Greenleas Close (PP-12049518)

Hi XXXXXXXXX

I was just wondering whether you were able to resolve the technical issues with the application at Greenleas Close?

Apologies for the further email, we are just very conscious of the timescales for June committee and that consultations would ideally need to be sent out this week for us to achieve that.

Kind regards,

XXXXXXXXXX



XXXXXXXXXXXXXX
Assistant Planner

+44 (0) 161 XXXXXX

1 Market Street | Altrincham | WA14 1QE
edenplanning.co.uk
@edenplanning.co.uk

From: XXXXXXXXX
Sent: Monday, April 3, 2023 4:49 PM
To: XXXXXXXX <XXXXXXXXXXXX@wirral.gov.uk>
Cc: <XXXXXXXXXXXX@edenplanning.co.uk>
Subject: RE: ED2120 Greenleas Close - Updated Drainage Layout (PP-12049518)

Hi XXXXXXXXXXXX

In case you are able to access wetransfer, I have attached the planning portal submission to this [link](#).

Otherwise, we have MSTeams channels set up to share documents with other Wirral planning officers. Perhaps this is something we could set up for this application if there are technical issues.

Kind regards,

XXXXXXXXXX



XXXXXXXXXXXXXXXXXX
Assistant Planner

+44 (0) 161 XXXXXX

1 Market Street | Altrincham | WA14 1QE
edenplanning.co.uk
@edenplanning.co.uk

From: <XXXXXXXXXXXXXXXX@wirral.gov.uk>
Sent: Monday, April 3, 2023 4:37 PM
To: <XXXXXXXXXXXXXXXX@edenplanning.co.uk>
Cc: <XXXXXXXX@edenplanning.co.uk>
Subject: RE: ED2120 Greenleas Close - Updated Drainage Layout (PP-12049518)

Thanks XXXXXXXXXXXXX

It's several of the other drawings and documents that are affected. I am hoping my colleague will have a solution shortly.

Kind regards

XXXXXXXXXXXXXXXXXXXX
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND
Email: XXXXXXXXXXXXXXXXXXXX
Tel: 0151 XXXXXXXXXXXX

From: XXXXXXX@edenplanning.co.uk>
Sent: Monday, April 3, 2023 4:35 PM
To: <XXXXXXXXXXXXXXXX@wirral.gov.uk>
Cc: <XXXXXXXXXXXXXXXX@edenplanning.co.uk>
Subject: RE: ED2120 Greenleas Close - Updated Drainage Layout (PP-12049518)

Hi XXXXXXXXXXXXXXX

Thank you for the update.

My colleague XXXXXXXXXXXX did send the drainage plans separately on Thursday of last week. For ease, I have attached these to this email for you.



Surface Water Model 23010-AJF-ZZ-ZZ-DR23010-AJF-ZZ-ZZ-DR ED2120 Greenleas
(2.0 l per s discharge) -D-002 R2 - Proposec-D-001 R2 - ProposecClose - Updated Drain

Kind regards,

XXXXXXXXXX



XXXXXXXXXX
Assistant Planner

XXXXXXXXXXXX

1 Market Street | Altrincham | WA14 1QE
edenplanning.co.uk
@edenplanning.co.uk

From: <XXXXXXXXXXXXXXXX@wirral.gov.uk>
Sent: Monday, April 3, 2023 4:26 PM
To: <XXXXXXXX@edenplanning.co.uk>
Cc: <XXXXXXXX@edenplanning.co.uk>
Subject: RE: ED2120 Greenleas Close - Updated Drainage Layout (PP-12049518)

Hi XXXXXXXXXXX

This one is now with me. I've started going through it but my admin colleague is just doing some work on it as some of the documents don't appear to have downloaded from the Planning Portal. Once sorted I intend to get this moving ASAP.

Kind regards

XXXXXXXXXXXXXXXX
Senior Planning Officer

Regeneration and Place Directorate, Cheshire Lines Building, Canning Street, Birkenhead, Wirral
CH41 1ND
Email: XXXXXXXXXXXXXXXXr@wirral.gov.uk
Tel: 0151 691 XXXXXXX

From: <XXXXXXXXXX@edenplanning.co.uk>
Sent: Monday, April 3, 2023 4:04 PM
To: <XXXXXXXXXXXXXXXXXXXX@wirral.gov.uk>
Cc: <XXXXXXXXXX@edenplanning.co.uk>
Subject: RE: ED2120 Greenleas Close - Updated Drainage Layout (PP-12049518)

Hi XXXXXXXXXXXXX

Following my colleagues' emails below, it is my understanding that the resubmitted application for 13 dwellings at Greenleas Close has been allocated to you as the case officer, application ref. APP/23/00471.

This application was due to be fast tracked through validation due to the minimal changes to the submission and as we expect the application will need to return to planning committee. We have agreed to work with the Council to achieve 8th June committee.

The previous application experienced some delays due to consultations being sent out late, we would like to avoid this as much as possible this time around.

Please could you confirm when we would be expecting to receive confirmation of validation and when consultations will be sent out?

If there is anything we can do to help, please let me know.

Kind regards,

XXXXXXXXXX



XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Assistant Planner

XXXXXXXXXXXXXXXXXXXX

1 Market Street | Altrincham | WA14 1QE
edenplanning.co.uk
@edenplanning.co.uk

From XXXXXXXXXXXXXXXXXXXX
Sent: Thursday, March 30, 2023 5:42 PM
To: <XXXXXXXXXX@wirral.gov.uk>; <XXXXXXXXXX@wirral.gov.uk>
Subject: RE: ED2120 Greenleas Close - Updated Drainage Layout (PP-12049518)

Hi XXXXXXXXXXXXX

Thank you very much for the quick reply.

[XXXXXXXXXXXXXXXXXX](#) I will look forward to working with you on this application. I know previously there was some delay receiving consultee responses due to resourcing so it would be appreciated if these could go out this week, if at all possible.

As I said below, please contact me should you have any initial questions. We would like to assist where we can.

Many thanks
XXXXXXXXXX



XXXXXXXXXXXX
Associate Director

+44 (0) XXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX

1 Market Street | Altrincham | WA14 1QE
edenplanning.co.uk
@edenplanning.co.uk

From: <sXXXXXXXXXXXXXXXXX@wirral.gov.uk>
Sent: Thursday, March 30, 2023 5:36 PM
To: <XXXXXXXXXXXXXXXXX@edenplanning.co.uk>
Cc: <XXXXXXXXXXXXXXXXX@wirral.gov.uk>
Subject: FW: ED2120 Greenleas Close - Updated Drainage Layout (PP-12049518)

Hi XXXXXXXXXXXXXXXXXXXXXXXXXXXX

The application was received yesterday and I have allocated the case to my colleague, XXXXXXXXXXXX, who will be the case officer for the application. The reference number is APP/23/00471 and we will do all we can to get the application to 8th June Planning Committee.

Regards

XXXXXXXXXXXX
Development Management Manager
Regeneration and Place Directorate
Wirral Council
PO Box 290
Brighton Street
Wallasey
CH27 9FQ

Tel: 0151 XXXXXXXXXXXXX
Email: XXXXXXXXXXXXXXXXX@wirral.gov.uk
Visit our website: www.wirral.gov.uk

From: <XXXXXXXX@edenplanning.co.uk>
Sent: Thursday, March 30, 2023 5:21 PM
To: <XXXXXXXXXXXXXXXXX@wirral.gov.uk>; Planning Applications <planningapplications@wirral.gov.uk>
Cc: <XXXXXXXX@edenplanning.co.uk>; <XXXXXXXXXXXXXXXXX@edenplanning.co.uk>
Subject: ED2120 Greenleas Close - Updated Drainage Layout (PP-12049518)

XXXXXXXXXXXXXXXXXXXXXXXXXX

I hope you are well.

I understand from XXXXX that you will be case officer on this resubmission for Greenleas Close. I now xxxxxxxxxx forwarded on the submission yesterday. I attach the updated drainage plans to be added to the planning file and consultation. The previous calculations are also provided for completeness.

We expect the application will need to return to planning committee and have agreed to work with the Council to achieve 8th June committee. Let me know if there is anything we can do to assist.

I have also just checked online and the resubmission does not appear to be uploaded. Can I check what the reference number is and if the consultations have now been sent?

My phone number is below if it is easier to have a quick chat.

Many thanks
XXXXXXXXXXXXXXXXXX



XXXXXXXXXXXXXXXXXXXX
Associate Director

XXXXXXX
XXXXXXXXXXXXXXXXXXXX