

**Notice of Grant of Planning Permission**

Town and Country Planning Act 1990

Helen Rayns  
SHACK Architecture Ltd  
To: Unit 5, The Curve 139 Telegraph Road  
Wirral  
CH60 7SEFor:  
P Buck  
Ozanam Hall Alvanley Place  
Birkenhead  
Prenton  
Wirral  
CH43 4XA

Subject Conversion and extension of disused religious hall and meeting rooms into 4 residential units with landscaping and car parking

Location Ozanam Hall Alvanley Place, Birkenhead, Prenton, Wirral, CH43 4XA

**Council Decision Summary**

The decision to grant Planning Permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Development Plan set out below. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to any problems arising in relation to dealing with this application and have implemented the requirement in National Planning Policy Framework paragraph 187. In reaching this decision, the Local Planning Authority has had regard to the following:

This revised application is considered to provide 4 dwellings that are acceptable in terms of design and impact onto residential amenity, the reuse of the existing vacant building is considered to be of benefit to the character of the area, in accordance with Wirral's UDP Policy HS4 and the NPPF.

Wirral Borough Council hereby grants Planning Permission for the development specified in the application and accompanying plans submitted by you subject to the following conditions:-

1. The development hereby permitted shall begin not later than [3] years from the date of this decision.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 7 February 2023 & 6 June 2023 and listed as follows:

B108 B

B109 D

B110 A

**Reason:** For the avoidance of doubt and to define the permission

3. The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. B108 A

**Reason:** To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area having regards to Wirral Unitary Development Plan Policy HS4

4. A scheme of landscape proposals including a timetable of works shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the proposed development. All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of 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 improve the appearance of the development and its contribution to biodiversity and the local environment

5. Prior to first occupation of any of the dwellings hereby approved, details of the final gates, walls, fences or other enclosures shall be submitted to and agreed in writing by the Local Planning Authority.

**Reason;** In the interests of visual amenity and impact to neighbouring residential properties.

6. All first floor windows shall be installed prior to first occupation of the units which they would serve (as set out on the