

David Ball  
Assistant Director  
**Environmental Services**  
Town Hall  
Brighton Street  
Wallasey  
Wirral  
Merseyside CH44 8ED

Application **APP/16/00985**  
Decision Made **15/12/2016**

## Notice of Refusal of Planning Permission

Town and Country Planning Act 1990

**To:** Mrs Coward  
Ryder Architecture  
Innovation Centre  
131 Mount Pleasant  
Liverpool  
L3 5TF

**For:** Mr Schofield  
Merseyside Fire & Rescue Service  
Merseyside FRS HQ  
Bridle Road  
L30 4YD

**Subject** A single storey two bay community fire station incorporating operational and welfare accommodation, offices and meeting space, external drill and training facilities and associated car-parking.

**Location** Land adjacent to SAUGHALL MASSIE ROAD, SAUGHALL MASSIE, WIRRAL

Planning Permission is hereby **REFUSED** for the above development in accordance with the application deposited with the Council on 15/07/2016 together with the relevant plans, including any subsequent amendments. The Local Planning Authority always wants to work with the applicant in a positive and proactive manner but unfortunately, in this instance it has not been possible to secure amendments to the proposal, or conditions which could reasonably have been imposed, which would have made the development acceptable and it was not possible to therefore approve the application. Planning permission is therefore **REFUSED** for the following reason(s):

- 1 Having regards to the location of the development proposed and the proximity to residential properties and the nature of the activities proposed, particularly with regards to the sudden and/or emergency nature of activities, together with the character of the local highway network, the Council considers that the proposal would result in harm to the visual amenities of the Green Belt, the character of the area and the amenities of neighbouring residents and the wider locality. Therefore, the development would be contrary to Policy GB2 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework.

### Rights of Appeal

If you disagree with this decision, you are entitled to appeal to the Secretary of State. You must however do this within 6 months of the date of this notice and on forms which may be obtained from:- The Planning Inspectorate, Room 3/06b Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN

If you are undecided whether to appeal or not, the Council's planning officers will be able to help you. In any case it may be a good idea to discuss your application with them to see if you could reach agreement upon an amended proposal.

### Notes To Applicant

The Local Planning Authority has displayed a Site Notice advertising your application. It is normally mounted on a fence, lamp post or other item of street furniture. In order to keep the environment of Wirral clean and tidy would you please arrange to have this Notice removed as soon as possible.



**ASSISTANT DIRECTOR ENVIRONMENTAL SERVICES**