



8th October 2024

Project/File: 3331010610

Wirral Council
PO Box 290
Wallasey
CH27 9FQ

Dear Sir/Madam,

Reference: UM Terminals' Representations on Main Modifications to the Wirral Local Plan

On behalf of our client, UM Terminals (herein 'UM'), we hereby write to Wirral Council ('the Council') in relation to the Main Modifications to the Wirral Local Plan (WLP), particularly concerning UM's two operational facilities at Birkenhead Docks.

As both a significant landowner and employer within the Birkenhead Docks, UM has a vested interest in the future vision and regeneration strategy outlined by the Council. Our client previously raised substantial concerns regarding the proposed allocation of high-density residential development adjacent to UM's North Alfred Dock site. While the policies aimed to safeguard and even intensify ongoing industrial operations, the introduction of a large residential population in such close proximity, without adequate buffer zones or mitigation measures, posed a significant risk of escalating residential amenity complaints related to noise, traffic, and other operational impacts.

During the Examination Hearings held between April and November 2023, UM voiced its concerns directly to Wirral Council regarding the potential adverse impacts of high-density residential development at Scott's Quay (RA2), located immediately adjacent to the North Alfred Dock site. UM emphasised the operational challenges this proximity could create and formally requested the removal of the residential allocation at Scott's Quay from the Plan.

We note that, following the Examination, the Council has proposed a series of Main Modifications and additional adjustments to the submitted Plan. Upon reviewing these modifications, we are pleased to support the Council's decision to remove the Scott's Quay (RA2) residential allocation. This change effectively addresses the concerns raised by UM and mitigates the risk of operational conflict between residential and industrial uses in the area.

For the reasons outlined above, we now consider the current iteration of the Wirral Local Plan to be sound and aligned with a balanced approach to the regeneration of Birkenhead Docks, adequately accounting for both industrial activity and residential development.

UM Terminals are committed to working with the Council in terms of the preparation of the WLP and as such would be grateful if could be kept informed of future opportunities to contribute to the process.

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Yours faithfully,

STANTEC UK LIMITED

