

<u>APPLICATION NO:</u>	21/00742/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Land At Junction of Lickers Lane And Sherwood Drive, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF 8 NO. 3 BED DWELLINGS TOGETHER WITH VEHICULAR ACCESS FROM SHERWOOD DRIVE, PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS INCLUDING DEMOLITION OF EXISTING DETACHED BUILDING.		

Site Description

The application relates to an area of relatively flat land situated at the junction of Sherwood Drive and Lickers Lane, and on which the former The Penny Black PH (now demolished) and associated curtilage was sited. The site is vacant other than a small brick built single storey building located in the north east corner of the site. Most of the site is hard surfaced but the areas around the edges which are not are overgrown. There are five trees within the south western part of the site which are proposed to be removed. There is existing housing to the north fronting Sherwood Drive, and housing on the opposite side of Sherwood Drive off Abbeywood Grove. To the west of the site is a detached shop unit, with housing to the north of that fronting Croftwood Grove.

Proposal

The application seeks planning permission to demolish the existing single storey brick-built building in the corner and to erect 8 three bedroomed houses comprising 4 detached houses and two pairs of semi-detached houses together with an access way off Sherwood Drive, a bin storage area would be located along the access way for the detached houses. Three semi-detached houses would front Sherwood Drive and one would front the access way, with the detached houses fronting the access way and looking out towards Lickers Lane and the boundary wall adjacent the far side public footpath running along Lickers Lane with woods beyond.

Consultations

Arboricultural Officer – No objections in principle.
Highway Authority - No objections but request conditions.
Environmental Health - No objections but request conditions.
United Utilities Water Ltd - No objections but request conditions.
Merseyside Fire Brigade - No objections in principle.
Merseyside Environmental Advisory Service - No objections but request conditions.
Merseyside Police HQ - No objections.
Whiston Town Council - No comments received

Representations

This application has been publicised by letters sent to 10 neighbours. It has also been advertised by Site Notice. No representations have been received.

Relevant Planning History

13/00239/FUL - DEMOLITION OF FORMER BETTING OFFICE AND OUTBUILDING, PARTIAL DEMOLITION, EXTERNAL ALTERATIONS, EXTENSION TO AND CONVERSION OF EXISTING PUBLIC HOUSE INTO 3 NO. DWELLINGS TOGETHER WITH ERECTION OF 6 NO. DWELLINGS AND ASSOCIATED CAR PARKING AND ACCESS FROM SHERWOOD DRIVE. Approved on 11.12.2013

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk
CS26 - Waste Management

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light Pollution

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design and Visual Amenity

The design of the houses is satisfactory and would fit within the general character of the area and sit well within the street scene. The houses would be traditional and of brick and tile, with some render. The four detached houses and one semi-detached house would face onto the access way and Lickers Lane with three of the semi-detached houses facing Sherwood Drive. All houses would have in-curtilage parking for two cars, with the parking spaces accessed from the access way for those houses looking out towards Lickers Lane and the other three houses parking accessed from Sherwood Drive. Four houses would be hard surfaced fully at the front to accommodate the parking, with the other houses having varying degrees of planting within the front as well as the parking. The hard surface / soft landscape mix is considered satisfactory and acceptable in terms of the street scene and locality in general. The dwellings would have acceptable garden areas, and all would have satisfactory outlooks, with suitable interface distances.

The proposal is an improvement in terms of layout compared to the previous approval which was centred around a T-road with the rear gardens of two dwellings being adjacent the footpath of the new road and vehicular access off, with parking in the rear gardens of these houses. The proposal would not impact adversely on the visual amenity of the residents of neighbouring properties or the area in general, and the proposal would not impact adversely on the outlook of existing properties and the outlook of each of the proposed properties would not be impacted negatively by the other proposed properties.

The proposal complies with Policies CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP together with

Highways Considerations

The detached houses would be served by a vehicular accessway off Sherwood Drive, together with a semi-detached house sited by the start of the accessway. The accessway would run parallel with Lickers Lane and there would be a public footpath and grass verge between the accessway and the carriageway. The other three semi-detached houses would front Sherwood Drive and take access from there.

All the dwellings would have two in-curtilage parking spaces, which accords with Council parking policy for new houses.

On the southern side of the access there would be a bin collection point which would be approximately 14m from Sherwood Drive taken in a straight line and 15m following the accessway. This would mitigate the need for a refuse vehicle to reverse into the site.

The proposal is acceptable in terms of vehicular access for dwellings, parking and refuse collection. The proposal would not be detrimental to vehicular or pedestrian safety and is of satisfactory design. The Council's Highways Engineer has no

objections to the application as amended but does request conditions.

Suitably conditioned the application complies with Policies CS2, CS7 and CS19 of the Core Strategy and saved Policy H5 of the Replacement UDP.

Residential Amenity Considerations

The proposal is for the development of the site for houses within a residential area and raises no residential amenity issues.

Two houses on Croftwood Grove back onto the north west corner of the site with two houses, one on Croftwood Grove and one on Sherwood Drive, presenting gables to the north of the site. There is a shop gable adjacent the west boundary of the site. The houses which back onto the site would back onto the rear garden of the westernmost detached house. All the detached houses would have rear gardens of approximately 10.3-11.4m and there would be a distance of approximately 11.5-16m from existing dwellings to the rear of the proposed detached houses on the angle. The existing housing which borders the site would benefit by improved security as they would bound private gardens rather than a vacant albeit fenced off site.

Overall, the proposal would lead to the redevelopment of a vacant overgrown site within the residential area and would offer existing and future residents an acceptable level of amenity. There would not be any undue negative impacts in terms of amenity, privacy, overlooking or dominance as a result.

Due to the scale of the development and the proximity of existing housing plus the business of Lickers Lane it would be prudent to require a Construction Management Plan to mitigate the impacts of development on the area with regard to noise, dust, mud on the highway, contractors parking, deliveries and so on. Such a condition has also been requested by Environmental Health and the Highways Engineer.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policy H5, DQ2 and ENV2 of the UDP.

Trees and Ecology

There are five trees located in the south western corner of the site which are proposed to be removed. One of the trees is in good condition (category B), three in fair condition (category C) and one in poor condition (category U). With regard the previously approved application four of the five trees were to be removed, with one tree retained in the far corner of the site. Considering the previous approval granting the removal of four of the trees, the much improved layout of the current planning application over the previous scheme with the tree removals facilitating this layout and that the tree loss could be mitigated for within the landscape scheme it is considered that the loss of the trees is acceptable in this instance. The Council Arboriculturalist has not objected to the application.

The applicant has submitted a Dusk Surveys report relating to bats. The Council ecological consultant has noted that whilst there are minor limitations. this does not affect the conclusions of the report which is accepted.

Whilst the emergence surveys are not in strict accordance with guidelines the Council's ecological consultant confirms that they are satisfied that this does not affect survey results; no emergence was recorded. The report categorised the building as having moderate suitability for roosting bats and this habitat will be lost to facilitate development. To compensate for the loss the consultant advises that bat boxes should be located within the site with details to be agreed.

Sporadic foraging activity by bats was recorded across both surveys. This was most frequent off site of the southern boundary along the edge of Sandfield Park Woodland LWS. Habitats adjacent to the site provide foraging and commuting habitat for bats. Lighting for the development may affect the use of this/these areas. Any lighting scheme should be designed so that it protects ecology and does not result in excessive light spill onto the habitats.

Contaminated Land

The Council's Environmental Health Officer has reviewed reports submitted in support of the application and has advised that there are gaps in the submitted reports and until they are addressed a full contaminated land condition would still be required. Subject to a suitable condition the proposals would be in compliance with UDP policies ENV1 and ENV5.

Conclusion

The development proposes a mix of semi-detached and detached houses all to an acceptable design within a layout that presents frontages to both Lickers Lane and Sherwood Drive. The proposed layout design is an improvement to that previously improved and the development would be acceptable in terms of visual amenity impacts to the occupiers of neighbouring properties and the locality in general. The scheme would assimilate into the surrounding area and presents an opportunity to develop a vacant site that currently fails to contribute positively to the character of the area. The proposal would be acceptable with regard residential amenity and access / highway safety subject to safeguarding conditions.

The development, suitably conditioned, would comply with national and local planning policies and is therefore recommended for approval subject to conditions.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan (CMP) that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.

- b) Methods for dust control and suppression.
- c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d) Methods for the control of pests if apparent on-site.
- e) The areas for the storage of plant and materials.
- f) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.

For the avoidance of doubt no demolition /construction / delivery vehicles shall access or egress the site during drop- off and pick-up times for the nearby school in the vicinity of the site between the hours of 08.15 hours to 09.00 hours and 14.30 hours to 15.45 hours during school term times.

The CMP shall ensure that demolition and construction activities do not result in pollution transfer impacting upon surrounding land including the woodland within Sandfield Park Local Wildlife site

All site works shall then proceed only in accordance with the approved management plan.

Reason: To ensure the satisfactory development of the site, to avoid potential vehicle conflicts in the interests of pedestrian and highway safety, in the interests of protecting the amenity of neighbouring occupiers and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) No demolition / construction work shall take place outside the hours of 08:00 - 18:00 hours Monday to Friday, 08:00 - 13:00 hours Saturday and not at all on Sundays / Public Holidays.

Reason: To protect residential amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) Notwithstanding the submitted materials schedule no above ground development shall be commenced until samples and details of the proposed external facing materials to be used on walls and roofs and details of all external doors and windows, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted January 2006.

- 6) Notwithstanding the Proposed Landscape Plan Drwg Nos 202 Rev b received 18 August 2022, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.
- b) Hard surfaced areas and materials including driveways.
- d0 Boundary treatments including supporting elevations and construction details, materials, finishes and colours of all boundary treatments - for the avoidance of doubt the brick for the walls shall match the brick approved for the houses pursuant to Condition 5 of this planning permission.
- c) Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- d) Detailed regime for the establishment of the planting together with ongoing and longer term maintenance of all soft landscaping.

For the avoidance of doubt the landscaping scheme shall include mitigating tree planting to cover the loss of existing trees at a minimum of 2:1 replacement with at least 2 of the replacement trees being of a minimum 20-25cm girth. Trees should be native species such as rowan, birch, willow, hawthorn, blackthorn, cherry, field maple, alder, oak or other appropriate species.

For the avoidance of doubt the landscape scheme shall include details of bird and bat boxes which shall include number, type and location on an appropriately scaled plan as well as timing of installation.

The approved landscaping works shall be implemented and completed prior to the first occupation of the dwellings or the first available planting season after if the first occupation of the dwellings occurs out of the planting season.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, to ensure that suitable mitigating tree planting is provided, in the interests of bio-diversity and to comply with Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) Prior to the first occupation of any of the detached houses a scheme for external lighting along the accessway that serves those houses shall be submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be designed to account for biodiversity so that it protects ecology and does not result in excessive light spill onto the nearby bat foraging habitats. Any scheme shall be guided by advice from the Bat Conservation Trust.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No other external lighting shall be installed without a further planning permission being granted.

Reason: To allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 8) No dwelling on Plots 1 - 5 as shown on the Proposed Site Plan Drwg Nos 200 Rev C received 18 August 2022 shall be first occupied until the visibility splays outlined on the drawing have been provided at the proposed junction with Sherwood Drive. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained, and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 9) No dwelling hereby permitted shall be occupied until the areas indicated on the Proposed Site Plan Drwg Nos 200 Rev C received 18 August 2022 set aside for parking for that dwelling have been surfaced and drained in accordance with details agreed pursuant to Condition 6 of this planning permission. These areas shall be retained for each dwelling as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley replacement Unitary Development Plan adopted June 2006.

- 10) No house hereby permitted shall be occupied until it has been provided with an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space.

All charge points shall be:

- a) A minimum of 7KW.
- b) At least Mode 3 or equivalent.
- c) Untethered; and
- d) Located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome pack/travel planning advice.

Reason: In the interests of air quality, promoting sustainable travel opportunities, taking into account Government national policy and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

- 11) Prior to the first occupation of the house hereby permitted a scheme for the provision of cycle parking for a minimum of two cycles shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

The approved scheme shall be implemented before first occupation of the dwelling to which it relates and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for the secure parking of cycles in the interests of sustainable transport and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 12) Notwithstanding any submitted details prior to the commencement of development precise scheme details of bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall provide measures for the storage of the requisite number of bins per dwelling and details of the bin collection point on the south side of the accessway, including elevation and materials details.

The bin stores and bin collection point shall be sited and constructed in accordance with the agreed details before the dwellings are first occupied and shall be retained thereafter at all times that the development is occupied.

Reason: In the interests of visual and residential amenity and having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan.

- 13) Prior to the commencement of above ground works, precise details of existing and proposed site levels, and including an appropriate number of sections running north - south and east -west, shall be submitted to and agreed in writing with the Local Planning Authority. The proposed sections shall be extended beyond the site to include neighbouring properties. The development shall be implemented in accordance with the agreed details.

Reason: To ensure that the site is developed so that it does not cause harm to residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley replacement Unitary Development Plan adopted June 2006.

- 14) Notwithstanding any submitted drawings / documents the following shall be undertaken: -

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Ground Gas Risk Assessment

No part of the development shall commence until a scheme to deal with the potential risk of Ground Gas at the site has been submitted to and approved in writing by the Local Planning Authority. The Ground Gas Risk Assessment should consider the provision of a pictorial CSM and take into account all credible on-site and off-site gas sources. It is considered that additional intrusive works are likely to be required to inform this Gas Risk Assessment, specifically to reduce data uncertainty and increase data confidence, notably with respect to on-site/off-site sources.

The Gas Risk Assessment should take into account the proposed foundation and floor slab construction of the residential properties in line with current UK guidance. The protection measures to all buildings proposed as part of the residential development should be passive. No active protection measures should be permitted.

C. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

D. Implementation of Approved Remediation Scheme and Verification Report

The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

E. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the

site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 15) No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 16) Notwithstanding any submitted details the development hereby permitted shall not be commenced until a scheme for the provision and implementation of a surface water regulation system to manage the risk of flooding from both overland flow and from the sewer network, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation of the development.

The surface water drainage scheme should be consistent with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with saved Policies CS2 and CS24 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 17) Notwithstanding any submitted details if the sustainable drainage system is not adopted by a public body or statutory undertaker then, prior to first occupation of any dwelling hereby approved, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- Details of provision for management and maintenance by a management company.
- A schedule for on-going inspections relating to performance and condition.

- Details for planned maintenance and a mechanism for remedial and urgent repair works.
- Means of access for inspection and maintenance purposes.

The plan shall be implemented and completed in accordance with the agreed timescales contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development and to comply with Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy adopted January 2016.

- 18) The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 1A, 1B, 1E, and 2A, or any amendments made to that Order, shall not apply unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: To protect the residential and visual amenities of existing residents, safeguard the character of this residential development, and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15.09.2021	000		Location Plan
18.08.2022	200	C	Proposed Site Plan
15.09.2021	51_1		House Type 1 – Proposed Floor Plans
15.09.2021	51_2		House Type 1 – Proposed Front and Side Elevation
15.09.2021	51_3		House Type 1 – Proposed Rear and Side Elevation
15.09.2021	52_1		House Type 2 – Proposed Ground Floor Plan
15.09.2021	52_2		House Type 2 – Proposed First Floor Plan
15.09.2021	52_3		House Type 2 – Proposed Front and Side Elevation
15.09.2021	52_4		House Type 2 – Proposed Side Elevation
15.09.2021	52_5		House Type 2 – Proposed Rear Elevation
15.09.2021	52_6		House Type 2 – Proposed Side Elevation

15.09.2021	53_1		House Type 3 – Proposed Ground Floor Plan
15.09.2021	53_2		House Type 3 – Proposed First Floor Plan
15.09.2021	53_3		House Type 3 – Proposed Front Elevation
15.09.2021	53_4		House Type 3 – Proposed Side Elevation
15.09.2021	53_5		House Type 3 – Proposed Rear Elevation

Signed Case Officer: **Lee Osborne**

Signed Authorising Officer: **Alan Kilroe**

Date: **31/10/22**

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

- 2 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds. If such works do occur in this period a qualified ecologist should be available to advise the developer / contractors if breeding birds and / or nests are found.

- 3 United Utilities

- 4 Merseyside Fire Authority

Appendix 1 – Site Photographs