

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Former Site of Penny Black PH
Address line 1	Lickers Lane
Address line 2	
Address line 3	
Town/city	Prescot
Postcode	L35 3SR
Description of site location must be completed if postcode is not known:	
Easting (x)	347399
Northing (y)	390581

Description

SITE AT THE JUNCTION OF LICKERS LANE AND SHERWOOD DRIVE

2. Applicant Details

Title	Mr
First name	David
Surname	Mahoney
Company name	TJ Thomas Estates
Address line 1	1 Derby Buildings
Address line 2	Wavertree Road
Address line 3	
Town/city	Liverpool
Country	

2. Applicant Details

Postcode

L7 3ES

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

David

Surname

Cornett

Company name

SNOW Architects Ltd

Address line 1

Suite 8, Church House

Address line 2

Hanover Street

Address line 3

Town/city

Liverpool

Country

Postcode

L1 3DN

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

2109.00

Unit

Sq. metres

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

ERECTION OF EIGHT DWELLINGS WITH ASSOCIATED ACCESS ROAD

5. Description of the Proposal

Has the work or change of use already started? ☒ Yes ☐ No

6. Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

PENNY BLACK PUBLIC HOUSE WITH BETTING SHOP AND CAR PARK

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	FACING BRICKWORK WITH SMOOTH RENDER

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	CONCRETE INTERLOCKING ROOFING TILES

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	uPVC Double Glazed Windows

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

as enclosed

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public roads to be provided within the site? ☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

as indicated on enclosed drawings

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	16	16

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

12. Biodiversity and Geological Conservation

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

as indicated

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

as indicated on the enclosed drawings

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

as indicated on the enclosed drawings

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

16. Residential/Dwelling Units

- ☒Market Housing
- ☐Social, Affordable or Intermediate Rent
- ☐Affordable Home Ownership
- ☐Starter Homes
- ☐Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	8	0	0	8
Total	0	0	8	0	0	8

Please select the existing housing categories that are relevant to your proposal.

- ☐Market Housing
- ☐Social, Affordable or Intermediate Rent
- ☐Affordable Home Ownership
- ☐Starter Homes
- ☐Self-build and Custom Build

Total proposed residential units

8

Total existing residential units

0

Total net gain or loss of residential units

8

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

17/06/2021

Details of the pre-application advice received

Hi Dave

Here are Ken's comments regard the schemes relating to the above site discussed at the recent meeting:-

The preferred design option is option A

To assist the drafting of the scheme the following points of option A should be considered:-

The suggested 14 metre distance from the Sherwood Drive/Lickers Lane junction is acceptable. This will allow for a regular user vehicle (a car), to be able to carry out an exit manoeuvre from the private drive and straighten up before the junction.
The private drive should be a minimum of 4.2 metres wide at its junction with Sherwood Drive, this for a distance of a minimum of 12 metres (2 car space lengths). This will allow for two cars of a typical width of 2 metres to pass one another. To ensure 4.2 metres is acceptable at this point, the applicant should provide a swept path analysis drawing showing a car turning in whilst a car waits to exit.

Visibility splays should be shown to allow an exiting driver to see 2 metres beyond the side edges of the drive, in both directions along Sherwood Drive, see snippet below.

The private drive width can reduce beyond this point but it is recommended it does not go below 3.75 metres, as this is the minimum lane width that is acceptable by the fire service and is a Building Regulation requirement (MfS page 75)
In regard to a fire engine being able to get close to deal with an incident the maximum distance of 45 metres is quoted. This is from the position of the fire engine to the furthest room in any of the dwellings (MfS page 75).
To allow for a fire engine to service the plots 5 to 8, a pedestrian link should be provided to Lickers Lane. This should be appropriately located to accommodate the 45 metre maximum distance mentioned previously.
The recommended maximum distance a waste collector will walk is 15 metres (MfS page 77). This should be borne in mind when siting the bin collection point. Note it is not expected that the refuse will be collected using Lickers Lane as the point the refuse vehicle will stand.
A turning head should be designed to accommodate a delivery van. Again a swept path drawing should be provided to show this manoeuvre is achievable.

In light of the above you may wish to withdraw the existing planning application and resubmit a new application taking option A discussed at the meeting as the start point and incorporating the above comments into the scheme. Dual frontage/aspect will be expected where appropriate and interface distances should accord with LPA minimum lengths. If you have any queries you wish to discuss please feel free to call or email me.

Kind Regards

Lee

23. Pre-application Advice

Lee Osborne

Senior Planner

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)