

TO: **Knowsley Metropolitan Borough Council**  
ADDRESS: PO Box 21, Archway Road,  
Huyton, Knowsley,  
Merseyside,  
L36 9YU

**Letter**

DATE: **19.05.26**  
REF: **500.144.003**  
JOB: **144 Lakeside**

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**Introduction**

This Letter has been produced with the intention of Discharging Planning Conditions **04 / 08 / 10 / 11 / 20 / 25** of the following approved planning application:

**21/00074/FUL**

The following information has been submitted as follows:

**Condition 04:**

**Construction Environmental Management Plan**

*No part of the development hereby permitted shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority which details the means of mitigation of construction effects. The Plan shall include timing/implementation details of each phase and shall include, but not be limited to the following:*

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

*B Control of transfer of mud out of the site - details of wheel washing facilities including location and type.*

*C Methods for dust control and suppression, having regard to Table 22, pg 28 of Air Quality Assessment (Redmore Environmental ref: 4084r1 – 20 November 2020).*

*D Details of methods for the control of rats to be taken during the construction phases.*

*E Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles (for each phase as necessary); and the methods of loading and unloading of plant and materials.*

*F Management of deliveries including prevention of waiting/layover of construction related traffic on the highway; measures for the control of traffic to and from the site; and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.*

*G Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.*

*H An implementation programme of works including phasing if applicable.*

*I The parking of vehicles of site operatives and visitors.*

*J Adequate provision for addressing any abnormal wear and tear to the highway such as a pre-commencement highway inspection.*

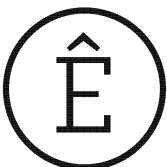
*K Proposed hours of construction which shall be limited to 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays.*

*L The details of the design, siting and maintenance of any security hoardings.*

*M Details of any floodlighting and security lighting installed during construction which shall avoid light spill and glare onto adjacent properties / land / highway.*

*N A commitment that there shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.*

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O A commitment that no scrub clearance, hedgerow removal, vegetation management or ground clearance is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval, in accordance with paragraph 8.9 of the Preliminary Ecological Appraisal (Tyrer Ecological Ltd 2021)

P A scheme identifying Reasonable Avoidance Measures for protection of hedgehog and common toad (S41 Priority Species (NERC).

Q Protection and pollution control measures for Priority Habitat pond and areas of retained / translocated grassland.

R A Site Waste Management Plan which includes the following:

- The anticipated nature and volumes of waste that the development will generate;
- Where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
- The steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- Any other steps to be taken to manage the waste that cannot be incorporated with the new development or that arises once development is complete.

The development shall thereafter be carried out in accordance with the measures described within the approved Construction Environmental Management Plan.

#### Information Submitted:

- **Reports by Mac Roofing Contracting Ltd: Construction Phase Plan – Lakeside View Development – Phase 1**
- **144 2700a Site Set Up / Compound Plan**

#### Condition 08:

##### Hard and Soft Landscaping Scheme

Notwithstanding the submitted details and any description of materials forming part of the submission, no above ground construction works shall be commenced until the following has been submitted to and agreed in writing by the Local Planning Authority:

##### *Hard Landscaping*

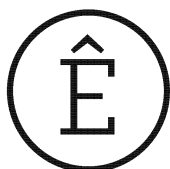
a) A full specification and samples, where appropriate, of materials to be used for the construction of footpaths; new public highway and hard surfacing. Such details shall include the type, colour and texture of the materials.

##### *Soft Landscaping*

b) A detailed landscaping scheme, the details of which shall relate to all land surfaces not built upon and shall include, but not limited to:

1. Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks;
2. The exact location and species of all existing trees and other planting to be retained;
3. All proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sqm of all new planting;
4. For the avoidance of doubt, the scheme shall include replacement of the trees lost with replacement tree planting on a 2:1 ratio 12-14 cm girth;
5. An outline specification for ground preparation;
6. The proposed arrangements and specifications for initial establishment
7. Maintenance and longer-term maintenance of all planted and/or turfed areas.

*For the avoidance of doubt, the scheme shall have regard to achieving the mitigation and enhancement of the site which pre-development has a locally important level of botanic diversity and greater emphasis on the water body including mitigation for loss of Priority Habitat reedbed and enhancements suggested in the Preliminary Ecological Appraisal Tyrer Ecological (July 2021).*



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*The approved landscaping shall be wholly implemented in its finally approved form before the end of the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage. The development shall be fully constructed in accordance with the approved scheme in accordance with timescales contained therein.*

#### **Boundary Treatments**

*c) Precise scheme details of all boundary treatments, fences, screening and gates and any other means of enclosure across the development (including existing to be retained and any retaining structures) including the following details .*

- A layout plan reflective of the elevations details;
- Avoidance of a 'stepped' arrangement where fencing joins a boundary treatment of a different height;
- Fencing / gates of a suitable height to provide adequate security and privacy;

*Shall be submitted to and approved in writing by the local planning authority. The agreed details shall be implemented in full before the dwelling to which it relates is first occupied and/or a timetable to be agreed and the approved and maintained thereafter.*

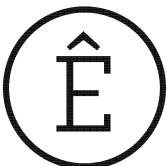
#### **Information Submitted:**

#### **Drawings by Architectural Emporium Detailing Hard Landscape & Boundary Treatments:**

2.003f Proposed Landscape Plan  
 3.900 A Proposed Landscape Spec  
 3.901 A Proposed Boundary Spec  
 3.902 B Proposed Boundary Spec  
 3.903 B Proposed Boundary Spec  
 3.904 Proposed Boundary Spec

#### **Drawings by Urban Green Detailing Soft Landscape:**

UG\_2864\_LAN\_GA\_DRW\_001  
 UG\_2864\_LAN\_HL\_DRW\_002  
 UG\_2864\_LAN\_SL\_DRW\_003  
 UG\_2864\_LAN\_SL\_DRW\_004  
 UG\_2864\_LAN\_SL\_DRW\_005  
 Urban Green - LANDSCAPE AND ENVIRONMENT MANAGEMENT PLAN Rev P04



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**Condition 10:****Highway Infrastructure Details**

*Notwithstanding the approved drawings, no part of the development shall commence until details of the development's highway infrastructure, including its new site access junction with Lower Road, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved scheme details prior to first occupation of the development.*

**Information Submitted: AJP Vehicular Tracking Drawings as follows::**

LVH-AJP-XX-00-DR-C-1410-P02 FINISHED LEVELS PLAN SHEET 1.  
 LVH-AJP-XX-00-DR-C-1411-P02 FINISHED LEVELS PLAN SHEET 2  
 LVH-AJP-XX-00-DR-C-1510-P01 HIGHWAY LONGITUDINAL SECTION-ROAD 1  
 LVH-AJP-XX-00-DR-C-1511-P01 HIGHWAY LONGITUDINAL SECTION ROAD 2,3 & 4  
 LVH-AJP-XX-00-DR-C-1530-P01 PRELIMINARY HIGHWAY CONSTRUCTION DETAILS SHEET 1  
 LVH-AJP-XX-00-DR-C-1531-P01 PRELIMINARY HIGHWAY CONSTRUCTION DETAILS SHEET 2  
 LVH-AJP-XX-00-DR-C-1590-P04-ROAD SETTING OUT SHEET 1  
 LVH-AJP-XX-00-DR-C-1591-P01 ROAD SETTING OUT-SHEET 2  
 LVH-AJP-XX-00-DR-C-1630-P01 S278 HIGHWAY CONSTRUCTION DETAIL  
 LVH-AJP-XX-00-DR-C-1690-P01 S278 AGREEMENT PLAN

**Condition 11:****Large Vehicle Swept Path**

*Notwithstanding the approved plans, no part of the development hereby permitted shall be commenced until vehicle swept path analysis for an 11.2m length large refuse vehicle has been submitted to and approved in writing by the Local Planning Authority and the site layout modified accordingly as required. The development shall be carried out in accordance with the agreed details.*

**Information Submitted: AJP Vehicular Tracking Drawings as follows:**

LVH-AJP-XX-00-DR-C-1540-P03 VEHICULAR TRACKING  
 LVH-AJP-XX-00-DR-C-1541-P02 VEHICULAR TRACKING ON SITE

**Condition 20:****5-Days' Notice of Commencement of Development**

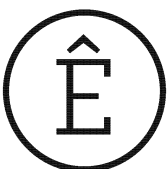
*Prior to commencement of any part of the development hereby permitted, at least five working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in the approved Arboricultural Method Statement Referenced TRE/LAWAB/Rev B – 4 August 2021 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.*

**Information Submitted:**

**Mac Roofing Contracting Ltd Confirm by way of this notice then intend to commence works:**

**Monday 20<sup>th</sup> July 2026**

*(approximately 8 weeks from the submission of the final Pre-commencement Conditions Application).*



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**Condition 25:****Landscape and Ecological Management Plan (LEMP)**

*Notwithstanding the submitted information, no part of the development hereby approved shall commence until a Landscape and Ecological Management Plan (LEMP) is submitted to and approved in writing by the Local Planning Authority. The LEMP shall include, but not be limited to the following:*

- Description and evaluation of the features to be managed;
- Ecological trends and constraints on site which may influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- Personnel responsible for implementation of the plan;
- Confirmation of funding; and ownership;
- Details of a programme of monitoring and remedial measures triggered by monitoring
- The requirements of para 8.4 of the Preliminary Ecological Appraisal.
- A more detailed Landscape Maintenance and Maintenance Strategy; and
- Enhancement of the water body, including mitigation for loss of Priority Habitat reedbed. This should be replacement of the reedbed habitat as the principles of minimisation of loss and mitigation of Priority Habitat.

*For the avoidance of doubt, efforts should be made to preserve the seedbank within the undeveloped areas of the site. In this instance, this is the northern, eastern and southern boundaries. The agreed details shall be implemented in full and maintained thereafter in full accordance with a timetable of implementation previously agreed in writing.*

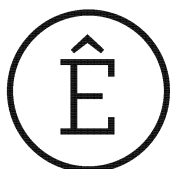
**Information Submitted:****Urban Green - LANDSCAPE AND ENVIRONMENT MANAGEMENT PLAN Rev P04**

I trust the referenced documents above are suitable to discharge the conditions however if you require any further information, please do not hesitate in contacting me.

We will submit the information to discharge the remaining conditions in due course when the information becomes available.

Andrew James

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