

Regeneration and Economic Development Department

APPLICATION NO: 22/00165/DEMCON

APPLICANT: Alphabet Homes Ltd

WARD AFFECTED: Prescott North

DEVELOPMENT: PRIOR NOTIFICATION FOR THE DEMOLITION OF 2 NO. BUILDINGS

LOCATION OF SITE: Aspinall House , Aspinall Street, Prescott, Knowsley, L34 5QQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS6 - Town Centres and Retail Strategy

CS7 - Transport Networks

CS8 - Green Infrastructure

CS21 - Greenspaces and Trees

DQ2 – Security in the Built Environment

DQ4 - Trees and Development

The Joint Merseyside and Halton Waste Local Plan 2013

WM8 - Waste Prevention and Resource Management

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

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 – Light Pollution

TECHNICAL CONSULTATIONS:

Prescot Town Council - Prescot Town Council would like to ensure that if the planning application is granted that the works are carried out with due diligence to Highway Safety and minimum disruption to traffic and pedestrians.

Environmental Health - Require additional information in regard to Demolition Plan and Method Statement details and proposed operations during demolition works.

Highway Authority - Require additional information in regard to Demolition Plan and Method Statement details and proposed operations during demolition works.

NEIGHBOUR NOTIFICATION:

The applicant has submitted a copy of the notice of the proposed demolition, which has been posted for a period of 21 days by the applicant expiring 8 April 2022 (dated 17 March 2022), in accordance with the requirements of paragraph (b)(vi) of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

There is no requirement for the Local Planning Authority to notify neighbours of this application.

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It is noted that a local resident has contacted the Local Planning Authority in relation to a letter from the applicant with "Notice of Intent to Demolish", it is dated 22 March 2022 and advises residents that it is informing the public that Aspinall House / Eccleston House at Aspinall Street is scheduled for demolition on 17 April 2022...It goes on to say that 'The permit number is 22/00165/DEMCON'. It is noted that this appears to imply that approval for the demolition has been granted and is therefore somewhat erroneously worded.

ISSUES AND ASSESSMENT:

RELEVANT PLANNING HISTORY

21/00597/FUL

DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A THREE STOREY APARTMENT BLOCK COMPRISING OF 18 NO. DWELLINGS TOGETHER WITH THE CONSTRUCTION OF NEW VEHICULAR ACCESS TO ASPINALL STREET, CAR PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS - Eccleston House, Aspinall Street, Prescott

Status: Pending Consideration

POLICY CONTEXT

The application is not determined having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Development Plan is not decisive in this case.

SITE AND SURROUNDINGS

The application site is located on Aspinall Street, Prescott, it is occupied by two buildings comprising, Aspinall House and Eccleston House. The submitted information indicates that both buildings are vacant.

Both buildings are single storey. Eccleston House is a steel framed , timber clad structure with a flat felted roof. Aspinall House is flat felted roofed building constructed from brick. The buildings are fronted by a grassed area which contains a tree set behind a low level brick wall.

The surrounding area is predominantly town centre uses.

The site is not within a Conservation Area and none of the buildings are listed.

Immediately to the north of the site is a Royal Mail building which includes a sorting office, to the east there are residential properties on Cyprus Street, separated from the site by an alleyway; to the south there is a restaurant with first floor residential accommodation; and opposite the site to the west sits the Prescott Centre Shopping Centre and its associated car park.

LEGISLATIVE CONTEXT

This is not a planning application; it is an application to determine whether prior approval is required for the means of demolition and restoration of the site.

The application is submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The need for prior approval rests solely upon the acceptability of the proposed manner of demolition, associated safeguards and the site's restoration. The purpose of this control is to give Local Planning Authorities the opportunity to regulate the details of demolition in order to minimise the impact that activity/process on the local amenity. The merits of the demolition of the buildings are not open for consideration.

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PLANNING APPRAISAL

The application site is located on a site which is identified within the Prescott Town Centre Masterplan SPD as *Land at Aspinall Street (CAA2)* - *this site comprises low grade commercial accommodation and will provide future opportunities to accommodate new residential development that will enhance the street scene....The existing accommodation is of low quality with a limited life span and this site therefore provides opportunities to introduce new residential accommodation in the heart of the town centre.*

The submitted application form states that:

- The demolition is required in preparation for new build flats.
- Following the demolition of the buildings the site would be levelled and hoarded until planning permission is granted. The Demolition Plan indicates that 2.2 m hoarding and metal gates would be employed.
- The building would be dismantled by 22 ton machine and hand dismantle where required. The Demolition Plan indicates that this would involve a 22 ton 360 excavator; hydraulic breaker; water bowser; 6 ton dumper truck; gab wagon; crusher and tipper wagon.
- All materials would be sorted on site, rubble crushed and carried away off-site by means of tippers

As detailed above a separate planning application is under consideration for the erection of a three storey apartment block comprising of 18 no. dwellings together with parking and associated works (Ref: 21/00597/FUL). That application has not been determined and this prior determination application, , if granted, would not confer any approval whatsoever for the proposal to erect 18 dwellings on this site. That application will be given due consideration and be determined on its own merit.

NEED FOR PRIOR APPROVAL

Prior approval is required due to the sensitive nature of site in relation to the surrounding highway network and residential properties. As part of the process the Local Planning Authority have consulted with the Local Highway Authority and Environmental Health, they have requested that further information will be required to be incorporated into the Demolition Plan / Method Statement.

In addition, further information is required in relation to protection of trees and details of the site hoardings/gates and restoration of the site.

The applicant will be informed of what information will be required to be incorporated into their Demolition Plan / Method Statement and until then no works can be carried out until those details as indicated in the sections below and the recommendation have been complied with.

HIGHWAYS CONSIDERATIONS

The Council's Highways Engineers have identified that the application is lacking in the precise detail required in relation to the proposed operational works, in respect of, amongst other things, contractor parking; hours of works; dilapidation survey in relation to adopted highway; number of vehicles; transfer of mud; pedestrian / traffic management; hoarding detail.

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At this stage the information submitted is generic and there is insufficient information submitted that specifically relates to the proposed demolition works. Officers are therefore not satisfied that the applicant has demonstrated that the demolition works would not have any significant impacts on the transport network or on highway safety.

Further detail is required to establish that the proposal would be in compliance with Policy CS2 of the Local Plan and the applicant will be informed of this detail.

ENVIRONMENTAL ISSUES

The application site is located within Prescot Town Centre adjacent to a number of commercial activities and is in close proximity to residential dwellings, located further along Aspinall Street and immediately to the rear on Cyprus Street. In this instance.

The Council's Environmental Health Officers have been consulted and have advised that the information submitted in support of the application is insufficient at this stage and that further details are required.

The additional information relates to such matters, amongst other things, as: detail of siting welfare facilities; storage; car parking facilities; noise control practices; dust prevention measures; whether good practice of neighbour letter drop containing information on works / timescales etc; pest control.

Any contamination issues would be addressed at the stage of re-development of the site.

Officers are therefore not satisfied that the applicant has demonstrated that the demolition works would not have any significant impacts on the surrounding environment in terms of noise and dust.

Further detail is required to establish that the proposal would be in compliance with Policies CS2 and CS19 of the Local Plan and Saved Policy ENV2 and Env3 of the UDP and the applicant will be informed of this detail.

ECOLOGY

This application is not supported by any ecological survey; however, it is evidenced in a Daytime Bat Survey (Rachel Hacking Ecology January 2022) submitted in support of the Full application for re-development of the site (Ref: 21/00597/FUL) that no evidence of bat activity was found in either Eccleston House or Aspinall House and in respect of development, no further survey work is required (e.g. bat activity surveys) or bat mitigation due to negligible potential for the buildings to support bats. Notwithstanding that, if the work is delayed longer than 2 years from the date of the survey, a further report would be required to update the findings; and the adoption of appropriate measures to handle the unlikely event that a bat (or any protected species) is found during the works is recommended.

The survey concludes that no other evidence of other protected species, such as nesting birds was found within the buildings.

The applicant should be reminded that Permitted Development must remain in compliance with wildlife legislation, which would apply should nesting birds be active on the site or in the unlikely scenario that bats are discovered during demolition, this could be an informative if prior approval is granted.

It is considered that sufficient evidence is available to establish that the proposal would be in compliance with Policy CS8 of the Local Plan and the applicant will be informed of this detail.

ARBORICULTURAL CONSIDERATIONS

There are no tree preservation orders covering the site and the site is not within a Conservation Area.

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This application for prior approval is not supported by any tree reports, the full application for re-development of the site (Ref: 21/00597/FUL), yet to be determined is supported by an Arboricultural Impact Assessment which evidences the existing trees within the applications site. The tree report identifies two tree features on site consisting of one individual tree and one group. Of these, one tree feature is classed as category B and the remaining classes as category C.

However, there is no detail available supporting this current application that specifies tree protection measures that would be employed during demolition works. Officers are therefore not satisfied that the applicant has demonstrated that the demolition works would not have any impacts on existing trees.

Further detail is required to establish that the proposal would be in compliance with Local Plan Policies CS8 and CS21 and Saved Policy DQ4 of the UDP and the applicant will be informed of this detail.

AMENITY CONSIDERATIONS

Given the prominence of the site the means of enclosure is also considered necessary to know. The application advises that this will be employed but no detail provided. Furthermore, whilst the application indicates that the site will be levelled and be enclosed by hoardings/metal gates until a planning permission is granted, the visual impacts of the way in which the site will be restored needs to be considered given and at this stage there is no permission for the redevelopment of the site in place.

Security issues are also a material consideration.

Officers are therefore not satisfied that the applicant has demonstrated that the demolition works would not have any significant impacts on the visual amenity of the locality and that the site would be adequately secured during the works.

Further detail is required to establish that the proposal would be in compliance with Policy CS2 of the Local Plan and Saved Policy DQ2 of the UDP and the applicant will be informed of this detail.

CONCLUSION AND REASON FOR DECISION

Prior approval is required due to the location of the site and the potential impacts on the highway, residential and visual amenity and to consider the impacts on trees on the site. The applicant will be advised of the information that is required in order to give full consideration of these effects.

RECOMMENDATION:

- i. The applicant be informed that under the terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 prior approval for the demolition of the buildings is required;
- ii. In order to fully assess the impacts of the proposed demolition a Demolition Plan /Method Statement that specifically relates to the works on this site detailing the means of demolition effects and methods of mitigation in relation to the adopted highway, the local environment / local occupiers; and on existing trees is required to be submitted;
- iii. The applicant be informed of the additional information to be incorporated into the Demolition Plan / Method Statement and that works cannot be carried out until the information, as detailed below, has been submitted to and Prior Approval is granted by the Local Planning Authority.

The detail required shall include but not be limited to the following:

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- a) How contractor parking will be facilitated away from the highway.
- b) A pre commencement dilapidation survey, with any damage caused to the adopted highway as a result of the works in question repaired at the cost of the applicant.
- c) Mitigation measures relating to mud and how it will be prevented from escaping the site onto the adopted highway.
- d) Details of how many Heavy vehicles can be expected at the site each day
- e) How Heavy vehicles will be accommodated without detriment to highway safety, due to the limited space on site, it is not anticipated that large vehicles could be accommodated out of the carriageway during the early stages of demolition.
- f) A pedestrian / traffic management plan may then need to be submitted to the nrswa.teamdres@knowsley.gov.uk for a Temporary Traffic Regulation Order to be assessed, as it will likely be necessary to temporarily close part of the southbound Aspinall Street carriageway in order to help maintain the safety of the highway during these periods.
- g) Details of hoardings / metals gates and their location. A hoarding licence will need to be applied for (nrswa.teamdres@knowsley.gov.uk) to close the footpath across the site frontage during the period of demolition works.
- h) Details of a banksmen, required to help guide large vehicles onto / out of the site were necessary. It is noted that this has been included as part of the risk assessments provided.
- i) Position of welfare facilities, material storage, car park facilities and position of generators / lighting if applicable.
- j) The demolition works risk assessment details a noise assessment please provide this.
- k) Provide detail on noise control practices such as:
 - Select the quietest plant which is appropriate for the job and ensure that it is properly maintained, particularly with respect to any noise reduction measures.
 - Ensure that plant is operated so as to minimise noise, including shutting off plant when not in use, keeping covers in place, etc.
 - Site noisy plant away from noise sensitive buildings or make use of barriers to shield such buildings.
 - Ensure that mains power is available at the earliest opportunity where temporary generators are used overnight. In the case that temporary generators need to be used overnight then hybrid generators are the preferred choice so to prevent the potential for noise complaints.
 - Vehicles used regularly on site, for example forklift trucks / JCB's, must have white noise / broadband reversing alarms fitted.
 - Hours of working / demolition which shall be limited to 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays /Public Holidays.
- l) Detail on dust prevention measures such as:

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- All stockpiles of potentially dusty material shall be stored away from the boundary with existing dwellings / businesses.
 - Cutting or grinding of materials on site shall be done whilst using an effective water suppression system.
 - No burning of materials or rubbish shall take place on site.
 - Static plant powered by internal combustion engines shall be sited away from dwellings, offices, etc.
 - All wagon loads entering and leaving site will be covered.
- m) Details of a neighbour letter / leaflet drop undertaken. It is considered good practice to inform the neighbours of the intended works by way of a letter/leaflet. It needs to contain:
- a brief description of the intended works
 - the anticipated start and finish date
 - a site contact name and phone number in case issues arise
- n) Detail of pest control measures to be put in place during demolition period.
- o) Details of method statement / tree protection fencing for the protection of trees during demolition.
- p) Precise scheme details on the site restoration following demolition.

Maxine Wishart

12 April 2022

Alan Kilroe
14 April 2022

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