

APPLICATION NO: 25/00216/FUL **CASE OFFICER:** Andrew Hunt

WARD: Stockbridge **PARISH:** Knowsley
Parish Council

LOCATION: Former Garages, Marled Hey, Stockbridge Village, Knowsley

PROPOSAL: ERECTION OF 2NO. DETACHED BUNGALOWS

Site Description

The application site is an irregularly shaped piece of land to the north of Marled Hey. It consists of a former garages, hardstanding and a grassed area. There a low metal railings to the north and south of the site. There are dwellings to the north, south, east and west of the site.

Proposal

The proposal is for the erection of 2no detached bungalows*.

- Both bungalows would have a gross internal area of 73.74sqm.
- Both bungalows would be orientated towards the south west facing Marled Hey.
- Both dwellings would have 2 parking spaces each with bin and bicycle stores.
- The boundary treatments would consist of low level railings towards the front with a 1.8 metres high brick wall at the rear.
- One bungalow would be a 2 bed 4 person bungalow.
- The other bungalow would be a 3 bed 4 person bungalow.

**The application has been amended to create a consistent building line towards Marled Hey and to change the proposed materials and boundary treatments for the dwellings.*

Consultations

Arboricultural Officer - No objection - There are 12 proposed trees within the development. Suggested tree sizes 14-16cm Girth native broadleaf.

Environmental Health – No objection subject to conditions in relation to demolition/constriction hours, demolition/Construction management plan fixed plant noise and contamination.

Highways - No objection subject to a condition to secure visibility splays and an informative in relation to highways works.

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Lead Local Flood Authority – No objection subject to a condition to secure a sustainable drainage scheme.

Merseyside Environmental Advisory Service – The Council does not need to consider the proposals against the three tests (Habitats Regulations). No objection subject to conditions for Reasonable avoidance measures, hedgehog highways, bird and bat boxes and biodiversity net gain.

Merseyside Fire and Rescue – No Objection subject to informatives.

Safer Communities – No specific anti social behaviour issues, however the loss of parking spaces could cause tensions.

Strategic Housing – Support the proposal, there is a need for bungalows in Knowsley.

United Utilities – No Objection subject to informatives.

Representations

This application has been publicised by letters sent to 27 neighbours and by a site notice. No representations have been received.

Planning History

06/00426/COU - CHANGE OF USE OF HIGHWAY LAND TO CHILDREN'S PLAY AREA TOGETHER WITH ERECTION OF 0.9 METRE HIGH FENCING – approved – 13.07.2006.

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

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application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS3 - Housing Supply, Delivery and Distribution
CS7 - Transport Networks
CS8 - Green Infrastructure
CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk

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

H5 - Development within Primarily Residential Areas
DQ4 - Trees and Development
ENV5 - Contaminated Land

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within a Primarily Residential Area. Therefore, the development of the site for housing is considered acceptable in principle. There is also a high need for bungalows in Knowsley.

CHARACTER OF AREA

Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The proposal would involve 2 single storey bungalows facing south west onto Marled Hey. There would be two parking spaces for each dwelling in the middle of the site and grassed amenity areas on the remainder of the site. There would be low level metal railings at the front of the site with brick walls at the rear.

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The bungalows position has been amended to change from a staggered layout to one with a consistent building line. This now presents a harmonious and consistent frontage towards Marled Hey.

The bungalows have also been amended to change their colour from black at the front of the dwelling to a mostly traditional brick colour (Calderstone claret) with Staffordshire slate blue smooth on a small part of the elevations. This change now means that the proposal matches the dwellings opposite in terms of colour and would not clash visually with its surroundings.

At the rear the original proposed fences have been replaced with a brick wall, which is considered a more appropriate material. The only fences proposed would be between the two dwellings which would not be readily visible from the street and is acceptable. The use of railings at the front is also considered acceptable.

A planning condition is required to remove permitted development rights for extensions to the dwellings to prevent over development of the site from having a detrimental impact on the character of the area.

Overall, the bungalows are modest in height and of an attractive design and appearance, their appearance would be consistent with the surrounding properties and the boundary treatments are also considered appropriate. Overall, there would be no harm to the streetscene and the proposal complies with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The Amended New Residential Development Supplementary Planning Document (SPD) 2018, gives guidance on the separation distances that should be maintained between residential properties to ensure that harm is not caused to amenity by overshadowing, loss of privacy or through undue dominance. The SPD sets out that:

- 22m should be provided between existing rear principal elevations and proposed principal elevations for two storey properties
- 20m should be provided between the principle elevations of two storey properties
- 12m should be provided between the principal elevation of one property and the gable elevation of another, and
- properties should have a garden depth of at least 10m.

Existing Residents

In relation to the neighbours, the nearest neighbours would be between 18 and 19 metres away. 34 to the east is 18.4 metres away. 79 to the south west is 18.2 metres away. 80 to the south west is also 18.5 metres away. 81 is 19.74 metres away, 82 is 20.12 metres away. 83 is 20.47 metres away.

Number 28 to the north east is 21.8 metres away. All other neighbouring properties are further away. However, most of these dwellings do not face the bungalows directly and are to the side, only 78 – 83 opposite would face the bungalows directly.

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There is no specific distance required to single storey bungalows but the single storey nature of the dwellings will cause less impacts in terms of loss of light, privacy and outlook than a two storey dwelling. Therefore, a distance of 18 metres between main elevations from the nearest property is considered to be acceptable and would not harm the residential amenity of existing neighbours through loss of light, outlook or privacy. The dwellings of 79-83 Marled Hey would also be separated by a road from the bungalows.

In relation to bungalows, these are considered to be the only type of dwellings that can be accommodated within the site without harming the amenity of neighbours as a two storey building would cause a greater impact on neighbours through overlooking and loss of light/outlook.

In relation to demolition/construction impacts, they can be mitigated by conditions to restrict demolition/construction hours and by a construction management plan. This is supported by the views of Environmental Health who have no objection to the proposal subject to conditions.

Overall, there would be no to the amenity of neighbouring dwellings and the proposal would be in compliance with Local Plan policy CS19.

Future Occupiers

The proposed dwellings would provide an acceptable level of amenity for future occupiers with all habitable rooms having windows that would ensure good outlook and light. All habitable rooms would have at least one window providing sufficient light and outlook.

In relation to distance to neighbours, the SPD requires a distance of 20m between new dwellings which is slightly less than the 22 metres for existing dwellings. The closest dwelling opposite the bungalows (79) would be 18.2 metres away, this is slightly below the 20m standard, however this dwelling is at an oblique angle to Bungalow 2 and would not directly face it. The nearest dwelling that would face one of the bungalows is 80, which would be 18.5 metres away. This would face bungalow 2 but would face slightly to the west rather than directly opposite.. Overall, the slight reduction in the standard distance is balanced by the slight oblique angle of some of the dwellings opposite and the fact that a road and footway separate the existing and proposed dwellings meaning, that a small divergence from the standard 20 metres is acceptable in this instance and would not cause significant harm to amenity.

In addition, any future occupants would also have the opportunity to view the distance on site and decide for themselves whether it was acceptable

There would be low level metal railings at the front of the site with brick walls (1.8m) at the rear with a 1.8m high fence between the two properties. The brick walls and fences are considered to provide sufficient privacy for future occupiers.

The size of the dwellings would also exceed the national minimum space standards and would provide appropriate levels of garden space. Whilst the garden depth of unit 1 is not 10 metres (they are around 4.4 metres at the rear) the width of each garden is over 10 metres.

Unit 1 has a garden width of 13.1 metres and a depth of 4.4 metres.

Unit 2 has a garden width of 12.68 metres and a depth of 4.34 metres for the rear area and a side garden space of 5.85 metres wide and a depth of 10.92 metres

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Whilst a different shape to most houses, the gardens still provide appropriate level of amenity space and are on balance acceptable. Overall, it is considered that the development will provide a good standard of amenity for future residents. The development complies with Policy CS19 of the core strategy.

HIGHWAYS

NPPF para 116 states that a development should only be refused on highways grounds if

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.

The safer communities team have raised an issue that the loss of parking spaces may caused tensions and neighbour disputes as the communal parking is currently shared by 30 dwellings.

The proposal would result in the loss of 5 communal parking spaces at the site located at the rear of the site, (the front of the site is unused for parking) however, there would still be 14 parking spaces in the area with spaces to the north and east of the site. In addition, there is parking to the north west of the site further along Marled Hey and to the south east where there are parking spaces for the community building. Overall, it is considered that there is sufficient parking within the local area and there would not be significant harm to highway safety from the proposal.

The application would be for 2 dwellings and would provide 4 parking spaces. Two spaces is considered appropriate for 2 bed and 3 bed dwellings and complies with the council's parking standards.

The appropriate visibility plays have not yet been demonstrated, but there is sufficient space within the site to do this and this can be reserved to a planning condition. This is supported by the council's highways officers who have no objection subject to conditions.

Overall subject to a condition to secure visibility plays there would be no harm to highway safety. This is supported by the council's highways team who have no objection to the development subject to conditions. Overall, the application complies with Core Strategy Policy CS7.

ECOLOGY

Policy CS8 (Green Infrastructure) in the Core Strategy states that new developments should sustain and promote biodiversity in accordance with its importance and contribution to ecological networks.

A number of Ecological Surveys have been submitted in support of the application. They identify that the proposed development would not have a significant impact on protected species or their habitats. The Council does not need to consider the proposals against the three tests (Habitats Regulations).

In relation to Biodiversity Net Gain, the plans show that a 10% uplift can be accommodated on site. In summary, the assessment found that the existing baseline value of the applicant site equates to 0.03 habitat units. The proposed development will result in 0.05 habitat units

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(+98.17% BNG). The development is also subject to the mandatory pre-commencement biodiversity gain condition.

Overall, there would be no harm to ecology provided conditions are attached in relation to Reasonable avoidance measures, hedgehog highways, bird and bat boxes and biodiversity net gain. This is supported by the views of Merseyside Environmental Advisory Service who have no objection to the scheme subject to conditions. Overall, the proposal complies with Core Strategy Policy CS8.

TREES

Part 10 of Policy CS21 (Greenspaces and Trees) states that the Council will encourage proposals for new development to incorporate:

- a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;
- b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and
- c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

Saved UDP policy DQ4 states proposed developments shall include appropriate planting of trees and other soft landscaping, having regard to the character of the surrounding area.

In relation to trees, no trees are currently on site, however 12 trees are proposed as part of the development. The proposal has been reviewed by the council's arboricultural officer who has no objection subject to conditions to secure 14-16cm Girth native broadleaf trees. Overall, there would be no harm in relation to trees and the proposals complies with Core Strategy Policy CS19 and saved UDP policy DQ4.

FLOOD RISK

Part 1 of Policy CS24 (Managing Flood Risk) states that new development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted.

The site is considered low risk in flooding terms from flooding from rivers and the sea and is within Flood Zone 1. However, the site does suffer from surface water flood risk particularly in 1 in 100 and 1 in 1000 year flooding events. The applicant has submitted a Flood Risk Assessment and Drainage Strategy which demonstrates that no unacceptable flood risk would take place on the site. This has been reviewed by the lead local flood authority who have no objection subject to a condition to secure a detailed drainage scheme. Overall, subject to this condition, there would be no harm in relation to flood risk and the application complies with Core Strategy Policy CS24.

OTHER CONSIDERATIONS

It is considered that issues in relation to contamination can be adequately addressed through conditions, which is supported by the views of relevant consultees. In relation to anti social behaviour, there is no site specific evidence that the loss of parking spaces will cause significant issues at the location, given the extensive parking areas elsewhere.

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CONCLUSION

The development is acceptable in principle and would not cause harm in relation to the character of the area, ecology, highway safety, flood risk or amenity. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2019).

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) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- a. Boundary Treatment Plan – Rev P2 - (Received 18/06/2024)
- b. Proposed Plans and Elevations Bungalow 1 – Rev P9 - (Received 17/06/2024)
- c. Proposed Plans and Elevations Bungalow 2 – Rev P6 - (Received 17/06/2024)
- d. Proposed Streetscene – Rev P8 - (Received 17/06/2024)
- e. Proposed Site Plan – Rev P10 - (Received 17/06/2024)
- f. Proposed Location Plan – Rev P9 - (Received 17/06/2024)

Reason: For the avoidance of doubt.

Pre Commencement

- 3) BNG Gain Plan

Prior to commencement of development a Biodiversity gain plan and Habitat Management and Monitoring plan (HMMP) for offsite habitats shall be submitted to and approved in writing by, the Local Planning authority. Works shall be carried out in accordance with the approved details and retained hereafter.

Within the Biodiversity Gain Plan developers need to provide their:

- completed metric tool calculation
- pre-development and post-development plans (showing the location of on-site habitat, the direction of north and drawn to an identified scale)

Developers must also provide:

- biodiversity net gain register reference numbers if they're using off-site units
- proof of purchase if they're buying statutory biodiversity credits

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Reason: In order to meet Biodiversity Net Gain and to ensure compliance with NPPF 2024.

4) Contamination

A Phase I site investigation shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing in order to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment.

If identified as necessary by the desk study a Phase 2 site investigation and remediation proposals shall be submitted for approval prior to works commencing.

A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: To protect human health from contamination risks in the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5) Construction Management Plan

No part of the development hereby permitted shall be commenced until a construction management plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:

- Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
- Methods that can be put in place quickly, should odour control be required. (There is potential for odour from the historic use of the site, particularly when ground excavations take place).
- Methods for dust control and suppression.
- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials.
- Location of site compound.
- Details of relevant pest control measures that will be put in place during the construction phase.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

6) Drainage Scheme

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Development shall not commence until a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753) and the criteria as set out within Liverpool City Region Combined Authority Strategic Flood Risk Assessment (Nov 23) has been submitted and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings and summary calculations using the principles as set out in Flood Risk Assessment report (dated Oct 24). The works shall be implemented in accordance with the approved scheme before the development is brought into use and retained hereafter.

Reason: In order to provide sustainable drainage for the site 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.

7) Bird and Bat Boxes

Prior to works above slab level, details of bird and bat boxes (including their number, location and detailed specification) shall have been submitted to and have been approved in writing by, the local planning authority. All works shall be carried out in accordance with the approved details prior to occupation of any dwelling and shall be retained as such hereafter.

Reason: In order to secure bird and bat boxes on the site to improve biodiversity in accordance with policy CS8 in the Knowsley Local Plan Core Strategy (2016)

Pre occupation

8) Planting

a) Ecology

Prior to the occupation of any dwellings, details of planting of hedgerow and an ecologically sensitive planting scheme shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the approved details in the next available planting season and retained as such hereafter.

b) Trees

Prior to occupation of any dwelling or within the first planting season, the trees shown on Proposed Site Plan (REV P10 received 17/06/2025) shall have been planted on site. The trees shall be 14-16cm girth native broadleaf.

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.

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Reason: In order to improve biodiversity at the site and to ensure compliance with Knowsley Local Plan Core Strategy policies CS19 & CS8 and saved Replacement UDP policy DQ4

9) Visibility Splays

No part of the development shall be brought into use until visibility splays of 2.4 metres by 25 metres, have been provided at the proposed (access). 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 CS19 & CS7 of the Core Strategy, adopted January 2016.

Ongoing

10) Demolition/ Construction Hours

No demolition or 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 ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

11) Permitted Development

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, Part 1 Class a) and Class e) or any amendments made to that Order, shall not apply to the dwellings approved (Shown on the Proposed Site Plan – Rev P10 – received 17/06/2025):

- no extensions shall be carried out to the dwelling(s)
- no outbuildings shall be erected.

unless planning permission for such development has been granted by the Local Planning Authority.

. Reason: To protect the residential and visual amenities of the area, safeguard the character of this residential development and to comply with the National Planning Policy Framework; 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.

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12) Reasonable Avoidance Measures

Terrestrial Mammals

. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on hedgehogs, amphibians and reptiles. :

Hedgehogs

- A pre-commencement check for hedgehog;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Amphibians and Reptiles

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians / reptiles present to move away from the affected areas;
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles.

Reason: In the interests of biodiversity conservation, to protect existing wildlife on site and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

13) Hedgehog Highways

Any fences installed on site shall have hedgehog highways (13cm x 13cm Gaps in the fences) to allow the free movement of hedgehogs. The gaps shall be installed prior to the erection of the fence and retained hereafter.

Reason: In the interests of biodiversity conservation, to protect existing wildlife on site and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

14) Fixed Plant Noise

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS

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4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property in Marled Hey

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	Mark Quinn
	<u>12/08/2025</u>
<u>Date:</u>	<u> </u>

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

INFORMATIVES

1) **Protected Species**

The applicant, their advisers and contractors should be made aware that if bats or great crested newt are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

2) **Highways**

No development shall take place across the public highway that exists over part of the land before formal action has been finalised to extinguish the public highway to the satisfaction of the Council as Local Planning Authority. The applicant is advised that a Stopping Up Order must be obtained before any development is carried out on land forming part of the adopted highway. Early engagement with the Department for Transport is recommended to avoid delays.

For advice and applications, the applicant should contact:

Department for Transport

Telephone: 0300 330 3000,

Email: ntc.enquiries@dft.gov

Further guidance can be found at:

<https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways>

3) **Merseyside Fire and Rescue – See Letter**

4) **United Utilities – See Letter**

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- 5) The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should previously unsuspected contamination be encountered during the development of the site.

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