METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 01/00320/FUL
Date of Receipt: 14.05.2001
Date Valid: 16.05.2001

Name and address of applicant
Knowsley Development Partnership
Calder Grange
Knottingley
West Yorkshire
WF11 8DA

Name and address of agent
Caddick Construction Ltd
Calder Grange
Knottingley
West Yorkshire
WF11 8DA

Address or location of development
Land Bounded By Kitling Road, Penrhyn Road And Villiers Road Knowsley Knowsley

Nature and particulars of application
ERECTION OF 3 NO. INDUSTRIAL UNITS WITH ANCILLARY OFFICE ACCOMMODATION, TOGETHER WITH CAR PARKING AND NEW ACCESSES OFF VILLIERS ROAD AND PENRHYN ROAD

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five 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.

2. The development hereby permitted shall be carried out only in accordance with the amended plans referenced:

   01 08 03 Revision A, titled Floor Plan received 27 June 2001 which indicates the floor layout of Unit "A" (5750 Systems Building);

   01 08 02 Revision B, titled Elevations received 27 June 2001 which indicates the proposed elevations for Unit "A" and clarifies the area to be covered by the mezzanine floor;

   01 02 13 Revision B, titled Building Plan Unit "C" received 27 June 2001 which indicates the proposed elevations for Unit "C" and clarifies the area to be covered by the mezzanine floor; and

   01 08 04 Revision C, titled Site Plan received 27 June 2001 which indicates the revised site layout incorporating 5750 Systems building and shows gross floor areas removed.

3. Other than that indicated on Drawing ref: 01-08 02 relating to Unit 'A' (5750 Building), 01 02 12 Rev. B relating to Unit 'B' and 01 02 13 Rev. B relating to Unit 'C', no further mezzanine floor shall be installed without a further specific planning permission being sought and obtained beforehand.

   Reason: To ensure that there is adequate parking within the site in the interests of highway safety and to comply with Policy T12 of the Knowsley Unitary Development Plan as adopted June 1998.

4. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

   Reason: In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan, adopted June 1998.

5. Prior to the first occupation, the proposed entrance doors and windows to the units hereby permitted shall be colour coated/painted a colour to a specification previously submitted to and agreed in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan, adopted June 1998.

6. No part of the development hereby permitted shall be commenced until details and samples of all proposed external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

   Reason: In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan, adopted June 1998.

7. No part of the development hereby permitted shall be brought into use or occupied until the car parking, servicing/heavy goods vehicle manoeuvring areas have been laid out in accordance with the details on drawing 01 08 04 Revision C received 27 June 2001. These areas shall thereafter be made available for these uses at all times that the development is in use.

   Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, as referred to in Knowsley's Unitary Development Plan, Policy Ec5.

8. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:-

   a. the exact location and species of all existing trees and other planting to be retained;

   b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sq m of all new planting;

   c. an outline specification for ground preparation;

   d. all proposed hard landscape elements and pavings, including layout, materials and colours;

   e. the proposed arrangements and specifications for initial establishment maintenance and longer-term maintenance of all planted and/or turfed areas.

   The scheme shall be wholly implemented in its finally approved form within 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.

   Reason: In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan, adopted June 1998.

9. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site, the details of which to be submitted as a requirement of Condition 7 of this permission, have been protected by fencing, of a minimum height of 1.2 metres, which shall use vertical and horizontal scaffolding poles or equivalent stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing beforehand by the Local Planning Authority and retained in the approved position until the development is completed.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined.

Reason: To protect existing trees within the site in the interests of visual amenity, and to comply with Policy En25 of the Knowsley Unitary Development Plan, adopted June 1998.

10. No part of the development hereby permitted shall be commenced until the protective fencing required by condition 8 of this permission has had plywood panels firmly attached to it for its entire length and height. The plywood panels shall be retained in position until the development is completed.

Reason: To protect existing trees within the site in the interests of visual amenity, and to comply with Policy En25 of the Knowsley Unitary Development Plan, adopted June 1998.

11. At least two working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in condition 9 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity, and to comply with Policy En25 of the Knowsley Unitary Development Plan, adopted June 1998.

12. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and site glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tanker overflow pipe outlets should be detailed to discharge downwards into the bund. The development shall be carried out only in accordance with the agreed scheme.

Reason: To prevent pollution of the water environment, and to comply with Policy PWM1 of the Knowsley Unitary Development Plan, adopted June 1998.

13. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage.

14. Notwithstanding the details of the car parking spaces indicated on Drawing No. 00-122-01, Rev.B, received 14 May 2001 a further 1 no. parking space suitable for a disabled person's car space shall be provided and retained as such at all times that the proposed development is in use.

Reason: To ensure that there is adequate parking within the site in the interests of highway safety and to comply with Policy T12 of the Knowsley Unitary Development Plan as adopted June 1998.

15. Notwithstanding the plans submitted with the application, no unit permitted as part of the development shall be used for a primary use falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 until the following details have been submitted to, and agreed in writing by, the Local Planning Authority:-

    i) A Green Travel Plan (GTP) to indicate measures for travelling to the site by alternative modes of transport, and to include a timescale for implementing the measures within the GTP.

    ii) A plan showing a scheme for the laying out of the car parking provision for the development, in which connection, the number of spaces shall not be less than that shown on the approved plans, but shall be determined in conjunction with the GTP agreed under (i) above, and/or as may be agreed by the Local

Planning Authority. The agreed car parking scheme shall be implemented prior to the first occupation of the respective unit.

Reason: To ensure that there is adequate parking within the site in the interests of highway safety and to comply with Policy T12 of the Knowsley Unitary Development Plan as adopted June 1998.

16. Any security fencing to be provided within the site shall be constructed in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the location, materials and elevational details of any such proposed fencing. All security fencing to the frontages of the site facing Kitling Road, Penryhn Road or Villiers Road shall be set within the site, a minimum of 2 metres from the boundaries of the site facing these highways, except with the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan adopted June 1998.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; Merseyside Fire Authority, North West Water, The Environment Agency, and the Council's Transportation and Engineering Services Division and Site Development Management Team.

Director Of Planning And Development

Date: 05.07.2001

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN