METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

Application No: 01/00163/OUT
Date of Receipt: 12.03.2001
Date Valid: 12.03.2001

Name and address of applicant
Hazels Development Company
52 Poland Street
London
W1V 4LP

Name and address of agent
Austin-Smith Lord
6 Bowood Court
Calver Road
Warrington
WA2 8QZ

Address or location of development
Kings Business Park Liverpool Road Prescot Knowsley Merseyside

Nature and particulars of application
OUTLINE APPLICATION - PROPOSED BUSINESS PARK

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Outline 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. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than whichever is the later of the following dates:-

   (a)the expiration of five years from the date of this permission; or

   (b)the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

   Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely, the siting, design and external appearance of the buildings, and the landscaping of the site (including both the structural landscaping and landscaping within the individual plots which shall all be treated as a reserved matter).

   Reason: The application is in outline from only.

3. The permission hereby granted shall enure for the benefit of the following uses only, and shall be carried out within the plots as indicated on the indicative plan no. L (-) 03 received by the Local Planning Authority on 28 March 2001:-

   Use Class

Unit 1	B1- Business
	C1- Hotel
Units 2-4	B1- Business
	B2- General Industrial

C1- Hotel
Units 5-10 B1- Business

The individual plots shall not be used for any development other than those use classes indicated above, unless a further application has been submitted to, and approved by, the Local Planning Authority.

No use within Use Class B2 shall operate on the site without a specific permission being granted by the Local Planning Authority for that use.

Reason: To ensure that proposed areas are appropriate for the development hereby permitted in outline, having regard to residential amenity and to comply with Policy G5 of the Knowsley Unitary Development Plan (adopted June 1998).

4. A scheme shall be submitted and approved in writing by the Local Planning Authority with any detailed application for the approval of reserved matters in respect of siting, design and external appearance which specifies the provisions to be made for the control of noise emanating from the site. All works which form part of the scheme shall be carried out prior to the operation commencing and shall be maintained in accordance with the approved scheme at all times that the permitted activity is carried on. The scheme shall show that during operation of the development the level of noise, expressed as a rating level, shall be lower than the existing background level by at least 5dB(A), to be determined over periods of 0800 - 1800 hours, Monday to Friday, 2300 - 0700 hours on any day, and at all other times. The noise levels shall be determined at the nearest noise sensitive development, with measurements and assessments made according to BS 4142:1997).

Reason: To safeguard local residents from noise and disturbance and to comply with Policy PWM1 of the Knowsley Unitary Development Plan (adopted June 1998).

5. Any application for approval of reserved matters in respect of siting and/or landscaping shall include a tree survey, including a plan(s) to a scale of not less than 1:200 and attached tree schedule.

The plans and particulars shall include:

(a) the precise location of each existing tree on or near the site which has a stem diameter at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each tree, and allocating a reference number to each tree;

(b) details of the species, diameter, approximate height and assessment of the general health and stability of each existing tree;

(c) details of any proposed pruning of any tree to be retained either within or adjacent to the site;

(d) details of any proposed alterations in existing ground levels and of the position and depth of any proposed excavation.

(e) the location of all proposed building works, roads, driveways or other development in relation to the trees.

All works identified in the tree survey shall be in accordance with British Standard documents No's 3998, 1989 and 5837, 1991.

No part of the development, or works to trees, shall be carried out except in accordance with a relevant approval of reserved matters covering the above items.

Reason: In the interests of visual amenity, and comply with Policy En25 of the Knowsley Unitary Development Plan (adopted June 1998).

6. No tree within the site shall be cut-down, up-rooted, topped, lopped, destroyed or in any other way damaged, (nor any hedge within the site cut-down or grubbed out), without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard the amenity of a site covered by an Area Tree Preservation Order within the Green Belt and to comply with Policy En25 of the Knowsley Unitary Development Plan (adopted June 1998).

7. Any tree which is proposed to be felled shall be replaced by two trees, one of which shall be of at least extra heavy standard; the species, precise location and timing of the replanting of which shall be submitted to and agreed in writing with the Local Planning Authority before development commences. All replanting subsequently approved shall take place in accordance with the approved planting details and timescale and any which fails within five years of replanting shall further be replaced in agreement with the Local Planning Authority.

   Reason: In the interests of visual amenity and to comply with Policy En25 of the Knowsley Unitary Development Plan (adopted June 1998).

8. The Reserved Matters application in respect of landscaping shall include the following details, to be submitted on a plan of scale 1:200 and with any supporting statements:-

   a. the exact location and species of all existing trees and other planting to be retained; (see also Condition 5 above);

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

   c. an outline specification for ground preparation;

   d. all proposed boundary treatments, with supporting elevations and construction details. In particular this scheme shall include full details of security walls and fences to be erected around the site boundary;

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

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

9. Prior to tree surgery, crown lifting or felling of any existing tree within the site a survey (the methodology of which has previously been agreed in writing by the Local Planning Authority) should be conducted by a person, the identity of whom has been previously agreed in writing by the Local Planning Authority to investigate whether the trees are utilised by bats and the survey results passed onto the Local Planning Authority. The survey report should specify details of any mitigation measures that may be required and the approved scheme shall be wholly implemented before any works to the trees commences and thereafter retained in its entirety.

   Reason: To ensure the protection of habitat of bats, which are protected species under the Wildlife and Countryside Act 1981.

10. No part of the development hereby permitted shall be commenced until a long-term management plan for a twenty-five year period (or length of time the development is in use, whichever is the sooner) for the protection and enhancement of the existing sandstone geological exposure shall be submitted to and approved in writing by the Local Planning Authority. This feature shall be protected/enhanced in accordance with the approved management plan.

    Reason: To ensure the long-term protection and enhancement of the existing geological exposure and to comply with Policy En20 of the Knowsley Unitary Development Plan as adopted June 1998.

11. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site 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).

12. 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 10 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).

13. Buildings on Plots 1 and 5-10 inclusive shall be so sited so that any goods receiving/despatch areas are located on the front elevation (facing towards the business park) and not on any side or rear elevation unless previously agreed in writing by the Local Planning Authority.

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

14. 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 and residential amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan (adopted June 1998).

15. No external plant or machinery shall be permitted on plots 1-10 (inclusive) without the prior written permission of the Local Planning Authority.

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

16. No flues or ventilation openings from any industrial process shall be permitted to any building except in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all necessary steps including filtration where appropriate, to ensure that no nuisance is caused to occupiers of adjacent premises. All works which form part of the scheme shall be carried out prior to the operation commencing and shall be maintained in accordance with the approved scheme at all times that the permitted activity is carried on.

    Reason: To safeguard the amenities of nearby residential dwellings and to comply with Policy Ec5 and PWM1 of the Knowsley Unitary Development Plan (adopted June 1998).

17. Prior to the commencement of any part of the development hereby permitted, a green travel plan shall be submitted to and approved in writing by the Local Planning Authority. The contents of the plan shall reflect the guidance contained in 'PPG13 Transport' identifying measures to restrict demand for car travel and the recommendations within the plan shall be implemented prior to the occupation of any building on the site.

    Reason: To identify and implement measures to restrict the demand for car travel in accordance with the guidance in PPG13 'Transport'.

18. Prior to the commencement of development in each plot, a drainage layout and calculations for the individual development plots shall be submitted to and approved in writing by the Local Planning Authority. The drainage shall be installed in accordance with the approved layout.

    Reason: To achieve satisfactory site drainage.

19. The drainage layouts referred to in condition 18 shall include oil interceptors through which all surface water drainage from hardstandings shall be passed. The oil interceptors shall be designed and constructed to have a capacity and details compatible with, the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; The Coal Authority, Merseyside Fire Authority, North West Water and The Environment Agency.

Graham Smith

Director Of Planning And Development

Date:15.06.2001

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.