

Regeneration and Economic Development Department

APPLICATION NO: 21/00577/KMBC1
Council

APPLICANT: Knowsley Metropolitan Borough

WARD AFFECTED: St Gabriels

DEVELOPMENT: CONSTRUCTION OF A SHARED USE CYCLEWAY/PEDESTRIAN PATHWAY INCLUDING REGRADING OF LAND, LANDSCAPING, BOUNDARY TREATMENTS, SIGNAGE AND OTHER ASSOCIATED WORKS TO CONNECT FROM ROD MILL GROVE ON THE PRESCOT PARK WAY HOUSING ESTATE TO THE NORTHERN SECTION OF STADT MOERS PARK.

LOCATION OF SITE: Prescott Park Development, Prescott, Knowsley, L34 1BA

KNOWSLEY LOCAL PLAN ALLOCATION –

Railway - Railway

South Prescott Action Area - Action Areas

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS8 - Green Infrastructure

SAVED UDP

DQ4 – Trees and Development

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Network Rail - Consent required by NR for the Council to undertake any works on NR land

James Towers - Landscape Architect - No objections to amended drawings

Arboricultural Officer - No objections subject to mitigation tree planting and tree re-locations

Highway Authority - No objections

Note – The applicant is currently in discussions with Network Rail's asset division to obtain the necessary agreements to undertake work on their land.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

During the course of the application the application site boundary was revised (to omit the section of cycle path through Stadt Moers Park) and neighbouring residents were re-consulted on the proposals.

ARTICLE 35

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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:

PROPOSAL

This application relates to a section of existing footpath running through the Prescott Park housing development from Rod Mill Gove to the railway bridge leading to the northern section of Stadt Moers Park. A new cycle path is also proposed in Stadt Moers Park however this section has been removed from this application and is being constructed under Local Authority permitted development.

POLICY CONSIDERATIONS

This site is allocated as the South Prescott Action Area on the Local Plan policies map. There is an existing crushed stone footpath along this route and the proposal is to widen the path in places to 3m and finish with a top surface of bit-mac and edging kerbs.

The principal of a footpath has already been established along this route and this proposal seeks to improve the existing path to create a pedestrian/cycle path linking the housing estate to Stadt Moers Park.

The proposal would be in compliance with Local Plan policies listed above.

PLANNING HISTORY

15/00022/OUT – Outline application for up to 750 dwellings and 929sqm of industrial/commercial floorspace (use classes B1, B2 and B8) all matters reserved for future approval. Approved December 2016.

14/00668/FUL - Engineering works comprising of construction of spine road, drainage swale & noise attenuation bund (to serve previously approved mixed development scheme ref 14/00094/OUT) – Approved January 2015

14/00151/FUL – Enabling works comprising operations for the remediation and regrading of the site in preparation for development. Approved September 2014.

16/00330/FUL - VARIATION OF CONDITION 2 ATTACHED TO APPROVED APPLICATION 14/00668/FUL TO ALLOW FOR THE RE - DESIGN OF DRAINAGE SWALES AND NOISE ATTENUATION BUND AND REMOVAL OF CONDITIONS 7, 9 & 10 RELATING TO SITE REMEDIATION, PREVENTING THROUGH TRAFFIC AND TRAFFIC CALMING MEASURES. Approved - September 2016

DESIGN / LAYOUT CONSIDERATIONS

The existing footpath would be re-constructed and resurfaced throughout and would have a bit mac top surface. Due to the existing gradients on site parts of the footpath would be built up to reduce the steep gradients for cyclists and pedestrians and to reduce the likelihood of ponding in the southern section of the path near the railway bridge.

The path would be signed throughout the route comprising either signs on bollards and wayfaring signs (maximum 2.4m high). Tactile paving would be introduced at junctions.

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A 2m high palisade fence is proposed to join into existing 2.4m acoustic boundary fence towards the southern boundary. This is a requirement of Highways England and would not in itself require planning permission.

TREE CONSIDERATIONS

The proposals would result in six relatively young trees and five groups of trees (planted as part of the landscaping for the new residential development) being removed. Of these 4 individual trees and 1 group of trees could be re-planted elsewhere on the site.

The Council's arboriculture officer has no objections providing the trees to be removed are replaced on a 2:1 basis 20-25cm girth, 5 days notice is provided to the LPA to ensure the protective fencing around the existing trees to be retained can be inspected on site and a layout plan is provided showing the locations of the trees to be relocated within the wider development site.

The proposal would therefore be in compliance with Local plan policies CS21 and saved UDP policy DQ4.

DRAINAGE CONSIDERATIONS

Ground levels are to be increased towards the southern section of path near the bridge to alleviate ponding issues the site experiences in this area. Towards the southern boundary an area of existing landscaping currently experiences flooding and it is proposed to create a depression/ detention basin to alleviate flooding issues though to be caused by run off from adjacent sound attenuation embankment.

CONCLUSION & REASON FOR DECISION.

The proposed cycle path and associated works are acceptable in terms of design and appearance. The tree loss is unavoidable due to the widening of the path however the trees to be removed are relatively young and can either be replanted elsewhere on the wider development or replaced with mitigation tree planting which can be secured by planning condition.

The proposal would be in compliance with the Local Plan and Saved UDP policies listed above.

RECOMMENDATION:

That Planning Permission be granted subject to the following conditions.

- 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) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

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- 3) No part of the development hereby permitted shall be commenced until:-

At least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in the approved arboricultural method statement 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.

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 for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 4) Prior to the implementation of any landscaping or the removal of trees from the site a scheme for replacement / re located tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 2:1 basis at 20-25cm girth. The scheme should include the location, size and species of the replacement relocated trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme 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 ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/03/2022	22/00011/AIA	-	ARBORICULTURE IMPACT ASSESSMENT
29/03/2022	22/00011/AMS	-	ARBORICULTURE METHOD STATEMENT
23/03/2022	CT01010103 (002)	-	PHASE 4 LAYOUT AMENDED
23/03/2022	CT0016 REV 2	-	AMENDED SITE LOCATION PLAN
15/02/2022	CT0201 REV D3	-	PHASE 4 GUARDRAILS AND BOLLARDS
15/02/2022	CT1101 REV D4	-	PHASE 4 KERBS AND FOOTWAYS
15/02/2022	CT1201 REV D3	-	ROAD MARKINGS AND SIGNS
15/02/2022	CT0111 REV D3	-	PROPOSED CONTOURS

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15/02/2022	CT0114 REV D3	-	LONG SECTIONS AND CROSS SECTIONS
10/12/2021	CT00112 REV 1	-	TRANSITION CONTOURS AND FOOTWAY SPEC

Informatives

None

Mark Quinn
27 April 2022

Alan Kilroe
4 May 2022

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