

<u>APPLICATION NO:</u>	22/00556/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Land At Woodcroft, West Street, Prescot		
<u>PROPOSAL:</u>	APPLICATION TO VARY CONDITION NO. 4 (MATERIALS TO WOODCROFT VILLA – PLOT 1) ATTACHED TO PLANNING PERMISSION 18/00785/FUL TO ALLOW FOR REPLACEMENT WINDOWS IN WOODCROFT (PLOT 1) TO BE RETAINED (AS OPPOSED TO RETENTION OF THE ORIGINAL WINDOWS)		

Site Description

This application relates to a site within Prescot Town Centre conservation area and within the setting of two listed buildings: the Parish Church of St Mary (Grade I) and Our Lady Immaculate Church (Grade I). The site contains a Victorian Villa (Woodcroft) built in 1860.

Woodcroft is set back from the boundary of West Street by 31m and two new dwellings are being erected in between West Street and Woodcroft. Along the boundary of the site and West Street is a 2m high boundary wall and mature trees. Therefore only very limited views of Woodcroft would be available from West Street. The main views of the property would be from within the site itself.

Proposal

It is proposed to vary condition 4 attached to planning permission 18/00785/FUL to allow for replacement windows in Woodcroft Villa (Plot 1) which have already been installed to be retained as opposed to the retention of the original windows which was required by condition 4.

Condition 4 states *“The materials to be used on Woodcroft Villa (Plot 1) shall be as follows:- the roof shall remain natural slate, rainwater goods shall be cast iron, painted timber barge boards, soffits and brackets. Any new brickwork shall match the existing. Existing timber doors and windows should be retained and refurbished unless where expressly agreed with the Local Planning Authority.*

Reason : To maintain the external character and appearance of this non-designated heritage asset and of the Prescot Town Centre Conservation Area and to comply with Policy CS19, CS20 and DQ5 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.”

The existing windows to Woodcroft were hardwood either single glazed or double glazed. The majority of the existing windows being single glazed, sliding sash windows. There was also one top hung window and one modern casement window that have been replaced with new timber sliding sash windows.

The existing windows had a painted white finish, a lamb's tongue bead to the interior and white painted putty to the exterior.

The proposed windows which have been installed are all timber framed, double glazed

sliding sash windows with a white painted finish. Victorian style horns are incorporated to all windows, a routed bead to the interior and a white painted timber bead to the exterior.

Consultations

Prescot Town Council - No Comments Received

Conservation & Design Officer - Raised objections due to the fact that the original windows appeared to be salvageable, some replacement windows could be replaced providing they matched more closely to the historic original windows. The window frame and glazing bars of the replacement windows are wider than the original design resulting in a less elegant and authentic appearance. The spacer bar is black instead of white making it more noticeable.

Representations

This application has been publicised by letters sent to 24 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

15/00335/FUL – Change of use of office to children's day nursery with external play area. Granted August 2015.

18/00785/FUL - DEMOLITION OF 2 STOREY BUILDING, TIMBER CLAD BUILDING, RECEPTION BUILDING AND PRE-FABRICATED OFFICE BUILDING, CONVERSION OF VICTORIAN BUILDING TO FORM 1 NO. FIVE BED DWELLING AND ERECTION OF 7 NO. TWO STOREY DWELLINGS, TOGETHER WITH VEHICULAR/PEDESTRIAN ACCESSES, LANDSCAPING AND ASSOCIATED WORKS - Granted June 2020.

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 application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

(ADOPTED JUNE 2006)

DQ5 - Development in Conservation Areas

National Planning Policy Framework

Policy CS2 supports the protection and enhancement of the historic environment.

Policy CS20 seeks to preserve or enhance the borough's historic assets including conservation areas.

Saved policy DQ5 states new development must preserve or enhance the character or appearance of the conservation area having regard to materials and architectural detail of existing buildings in the conservation area.

Paragraph 203 of the NPPF (2021) states *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The main issue in the determination of this application relates to the harm caused to the character and appearance of the conservation area and the non- designated heritage asset (Woodcroft) from the removal of the existing windows (not all where original windows) and the replacement with new timber framed sliding sash windows.

Condition 4 attached to planning permission 18/00785/FUL is clear in that the existing windows should be retained and refurbished unless expressly agreed by the Local Planning Authority. To date no such agreement is in place.

The supporting documentation from the applicant states that existing windows were assessed and found for the most part not original to Woodcroft and there were a variety of window styles from original lambs tongue double sliding sash; routed frame double sliding sash, and more modern hung casement windows.

Of the 23 existing windows 13 were found to be of the original double sliding sash design consisting of single glazed frames with lambs tongue detailing. Many of the sashes on the existing windows were badly damaged the applicant therefore concluded that while the outer window frames and internal surrounds were salvageable and should be retained and refurbished it would be difficult to refurbish the single glazed window sashes to an acceptable standard.

The applicant's opinion was that it was unviable for the single glazed existing units to receive double glazed units and a wholesale window replacement scheme would be the preferred option to unify the elevational treatment and internal appearance of the proposed dwelling.

This would also address the energy requirements without the need to resort to secondary glazing which would have been difficult to achieve elegantly given the wish to retain internal existing features such as window surrounds/ shutter boxes and plaster details around the ceilings.

It is disappointing that the applicant made this decision without discussions with the Local Planning Authority as an agreed approach to the window replacement could have been reached.

The fact that the windows are all sliding sash painted timber windows is positive and until the new windows are viewed at close range it is difficult to tell if the windows are existing or new replacements.

The objections raised by the conservation officer are noted and it is acknowledged that there are differences between the existing and replacement windows. Notably the width of the glazing bars (22mm in the existing 35mm in the new windows) and other parts of the frame are also wider, the double glazing has a back spacer bar (as opposed to white) which makes this additionally noticeable and out of keeping with this non- designated heritage asset.

Notwithstanding the differences between the existing and replacement windows on balance given that their overall appearance of the replacement windows is very similar to the existing windows and they are now all of the same style sliding sash) it is not considered that any significant harm would be caused to the Conservation Area and the character and appearance of the Conservation Area would be preserved.

It should also be noted that it would be permitted to change windows to any dwelling within the Conservation Area under permitted development rights. That could mean windows being changed from Timber to UPVC and different styles of windows being installed.

There would be minor harm caused to the non – designated heritage asset due to the loss of some original windows. However, although an initial inspection of the windows was undertaken on site a detailed survey of the windows has not been submitted so it is not possible to determine exactly how many of the windows could have been successfully repaired and the impact of any secondary glazing which would have been required to achieve the necessary energy rating for the conversion.

On balance whilst some improvements to the windows could have been made such as the colour of the spacer bar and possibly the width of the glazing bar and frame this is not considered to cause substantial harm such that the application should be recommended for refusal and taking all matters into account it is not considered that a refusal of permission would be upheld at a planning appeal given that it is not considered any harm would result to the designated heritage asset (i.e. Prescot Town Centre Conservation Area).

Planning Conditions

As this is an application made under S73 of the Town and Country Planning Act 1990 the relevant conditions attached to the original planning permission need to be included on this planning permission. Where the conditions have been discharged or part discharged they have been amended accordingly.

Conclusion

The proposal would not result in any harm to the designated heritage asset , would preserve the character and appearance of the conservation area and cause only minor harm to the

non designated heritage asset. The replacement windows are considered to be acceptable in terms of the material, finish and window type (sliding sash) it is some of the finer details which it is considered could have been improved so they matched more closely to the historic original windows.

On balance the replacement windows are considered to be acceptable and would not conflict with the above planning policies or guidance in the NPPF (2021)

Recommendation

That Planning Permission be granted subject to the following conditions:-

- 1) 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.

- 2) Notwithstanding any description of materials in the application, within one month of the date of this permission samples and / or full specification of materials to be used externally including external doors, windows, rainwater goods and eaves details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials including render and mortar. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area. In the interests of visual amenity and to comply with Policy CS19, CS20 and DQ5 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 3) The materials to be used on Woodcroft Villa (Plot 1) shall be as follows: - the roof shall remain natural slate, rainwater goods shall be cast iron, painted timber barge boards, soffits and brackets. Any new brickwork shall match the existing unless where expressly agreed with the Local Planning Authority.

Reason:- To maintain the external character and appearance of this non-designated heritage asset and of the Prescott Town Centre Conservation Area and to comply with Policy CS19, CS20 and DQ5 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The stone site boundary walls to the western and southern site boundaries shall be retained in situ and prior to the first occupation of the site the walls shall be repaired in accordance with a scheme comprising schedule of repair works, methods and materials to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area. In the interests of visual amenity and to comply with Policy CS19, CS20 and DQ5 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) Prior to installation, details of all means of enclosure (including walls, fences ,gates and gate piers) shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure indicated on the approved scheme shall be

constructed in accordance with that scheme before the dwellings on the plots to which they relate are first occupied.

Reason: To ensure satisfactory privacy for occupants of the proposed dwellings, in the interests of visual amenity, to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Policies CS2, 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.

- 6) Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

a) hard surfaced areas and materials, including highways and driveways (including drainage details of parking spaces)

b) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

In respect of those landscaped areas located outside of the curtilage of any dwelling a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

The landscape management plan shall be implemented as approved before the development is occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 7) Within 14 days of the date of this permission a contaminated land remedial strategy, together with a timetable of works, shall be submitted to and agreed in writing by the Local Planning Authority:

- a) Site investigation shall be carried out in accordance with the site investigation strategy approved pursuant to condition 8 (part a) attached to Planning Permission 18/00875/FUL.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with current guidance and best practice. The identity of the person shall be notified to and be approved by the Local Planning Authority prior to the site investigations commencing.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the

Local Planning Authority prior to any remediation works taking place. The Local Authority must have approved such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

d) Any approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance in accordance with a detail to be first agreed in writing by the Local Planning Authority. A suitably qualified person as first agreed in writing by the Local Planning Authority shall be present on site to supervise investigation and remediation works when such works are taking place. If during the works contamination is encountered which has not previously been identified then the Local Planning Authority shall be notified immediately and all works shall cease pending the submission of additional information on the nature of the contamination and proposals as to how the contamination shall be fully dealt with and an appropriate remediation scheme shall be agreed in writing with the Local Planning Authority and carried out in accordance with agreed timescales.

e) Prior to the first occupation of [the building/any dwelling] on site a closure report shall be submitted to and approved in writing by the Local Planning Authority.

The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: 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.

- 8) The development shall be carried out in accordance with the Construction Management Plan approved pursuant to condition 9 attached to Planning Permission 18/00785/FUL.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 9) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Proposed Drainage Strategy (ref 19-009). For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 19 l/s. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and to ensure compliance with Policy CS24 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 10) The remedial works in respect of shallow mine workings shall be fully implemented in accordance with the details approved pursuant to condition 11 attached to Planning permission 18/00785/FUL prior to the commencement of development.

Reason: To ensure sufficient information is available pertaining to ground conditions and coal mining legacy to enable appropriate remedial and mitigation measures to be identified and undertaken prior to building works being undertaken on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

- 11) The Cycle parking scheme approved pursuant to condition 12 attached to planning permission 18/00785/FUL shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 12) The gates to the site entrance shall be fixed open at all times in accordance with the details submitted.

Reason: To ensure that the gates do not encroach onto the adopted highway or obstruct vehicular access into the site and to and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 13) No dwelling hereby permitted shall be occupied until it has been provided with an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space.

All chargepoints shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent, and
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome park/travel planning advice

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core

Strategy, adopted January 2016 and NPPF Para 110.

- 14) The archaeological work shall be carried out in accordance with the written scheme of investigation approved pursuant to condition 15 attached to planning permission 18/00785/FUL.

Reason: In the interests of archaeological investigation or recording and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 15) The bird and bat boxes approved pursuant to condition 16 attached to planning permission 18/00785/FUL shall be installed in accordance with the approved details prior to the first occupation of the dwellings and shall be retained at all times thereafter.

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

- 16) 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, Parts 1 a) - f) and 2 a) - b), or any amendments made to that Order, shall not apply:

- i. no extensions shall be carried out to the dwelling(s)
- ii. no garages or carports shall be erected within the curtilage of the dwellings
- iii. no vehicle standing space shall be provided within the curtilage of the dwellings
- iv. no buildings, gates, walls, fences or other structures shall be erected within the curtilage of the dwellings
- v. no means of access shall be constructed to the curtilage of the dwellings
- vi. no windows or dormer windows shall be added to the dwelling(s)

unless on application to the Local Planning Authority, planning permission for such development has been granted.

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.

- 17) The lighting scheme approved pursuant to condition 18 attached to planning permission 18/00785/FUL shall be installed in accordance with the approved details prior to the first occupation of the development.

Reason: In the interests of residential amenity, security and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 18) The protective fencing referred to in the approved Arboriculture Method statement 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/09/2022	049-00-A	-	LOCATION PLAN
07/09/2022	-	-	VARIATION OF CONDITION 4 DETAILS
07/09/2022	049-116-B	-	EXTERNAL WINDOW AND DOOR SCHEDULE
07/09/2022	D27.01-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.02-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.03-B	-	
07/09/2022	D27.04-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.05-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.06-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.07-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.08-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.09-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.10-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.11-B	-	
07/09/2022	D27.12-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.13-B	-	
07/09/2022	D27.14-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.15-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.16-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.17-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.18-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.19-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.20-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.21-B	-	EXISTING AND PROPOSED WINDOW DETAILS
07/09/2022	D27.22-B	-	EXISTING AND PROPOSED WINDOW DETAILS

07/09/2022	D27.23-B	-	EXISTING AND PROPOSED WINDOW DETAILS
16/03/2020	049-02-U	-	PROPOSED SITE LAYOUT
17/12/2018	PR05 - D	-	PROPOSED STREET ELEVATIONS
15/11/2019	049-21-E	-	PLOT 1 - PROPOSED FLOOR PLANS AND ELEVATIONS
22/02/2020	049-22-F	-	PLOT 2 - PROPOSED FLOOR PLANS AND ELEVATIONS
22/02/2020	049-24-F	-	PLOT 3 - PROPOSED FLOOR PLANS AND ELEVATIONS
22/02/2020	049-25-F	-	PLOT 4 - PROPOSED FLOOR PLANS AND ELEVATIONS
22/02/2020	049-26-F	-	PLOT 5 - PROPOSED FLOOR PLANS AND ELEVATIONS
22/02/2020	049-27-F	-	PLOT 6 - PROPOSED FLOOR PLANS AND ELEVATIONS
22/02/2020	049-28-F	-	PLOT 7 - PROPOSED FLOOR PLANS AND ELEVATIONS
22/02/2020	049-29-F	-	PLOT 8 - PROPOSED FLOOR PLANS AND ELEVATIONS
16/03/2020	049-04	REV B	EXISTING SECTIONS
16/03/2020	049-06	REV A	PROPOSED SECTIONS
21/02/2020	-	-	BAT ROOST ASSESSMENT
17/12/2018	PRO3 -D	-	PROPOSED STREET SCENE
03/06/2020	-	-	BAT ROOST ASSESSMENT -ROOF VOID
25/02/2020	FEB 2019	REVISED FEB 2020	ARB METHOD STATEMENT

Signed Case Officer: Mark Quinn

Signed Authorising Officer: Alan Kilroe

Date: 15/12/22

Informatives

1. Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.

2. Merseyside Fire Authority (see attached consultation response).

3. United Utilities (see attached consultation response).

4. Written indemnity would be required to KMBC Waste and Recycling Management Team against damage to the private road surface from all interested parties for the life time of the development.

