



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00556/FUL

Name and address of applicant

GK Build 1 Ltd
9 Union Court
Liverpool
L2 4JS

Name and address of agent

Architecture JD
Suite 407
1 Old Hall Street
Liverpool
L3 9HF

Date of Receipt: 7 September 2022

Date Valid: 12 September 2022

Address/Location Of Development:

Land At Woodcroft
West Street
Prescot
Knowsley
L34 1LF

Description of Development:

**APPLICATION TO VARY CONDITION NO. 4 (APPROVED PLANS) 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)**

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 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 pack/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

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance: -

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
DQ5 - Development in Conservation Areas

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

National Planning Policy Framework

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Mark Quinn on 0151 443 2381)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

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

- 4 United Utilities (see attached consultation response).
- 5 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.

Executive Director - Regeneration and Economic Development

Date: 19 December 2022

IMPORTANT NOTES FOR YOUR ATTENTION:

1. 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.
2. 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.
3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.