

Regeneration and Economic Development Department

APPLICATION NO: 22/00213/REM

APPLICANT: Bloor Homes Limited

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE

LOCATION OF SITE: Land North Of M62 Motorway, Off Windy Arbor Road, (Halshead), Whiston, Knowsley, L35 1RB,

This application was presented to planning committee on the 12th January 2023. Members agreed the recommendation set out in the committee report and resolved to grant planning permission subject to the conditions listed in the committee report. These conditions were set out in the committee report under headlines with some summaries of the detail and the triggers. As such, the full condition wording is set out below for final sign off by the Head of Planning & Building Control.

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 the Construction Environmental Management Plan referenced 422533 October 2019 Rev. 1 prepared by RSK Environment Ltd (RSK), received 20 November 2019, relating to Phase 1 of the development, no part of the development hereby permitted shall commence until an updated Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigating environmental effects during construction. The Plan shall include timing/implementation details and shall include, but not be limited to the following:

a)Methods for the mitigation of noise and vibration from building works, including any piling works, and also for the operation of any temporary power generation or pumping plant which will operate overnight.

b)Control of transfer of mud out of the site - details of wheel washing facilities including location and type.

c)Methods for the control of dust and asbestos airborne fibres

d)Details of methods for pest control.

e)Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading/unloading and turning areas for plant, materials and delivery vehicles (for each phase as necessary);

f)Management of deliveries including prevention of waiting/layover of construction related traffic on the highway; measures for the control of traffic to and from the site; and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.

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g) Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.

h) An implementation programme of works.

i) The parking of vehicles of site operatives and visitors.

j) Adequate provision for addressing any abnormal wear and tear to the highway.

k) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

l) Scheme for recycling/disposal of waste resulting from construction works.

m) The details of the design, siting and maintenance of any security hoardings.

n) There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.

o) A scheme identifying ecological mitigation. For the avoidance of doubt, in addition to the measures included within the submitted CEMP (RSK, Construction Environmental Management Plan, October 2019), an Ecological Clerk of Works shall be appointed to undertake and ensure the following:

- * Pre-start check for breeding birds including ground nesting birds;
- * Pre-start check for terrestrial mammals e.g. badger, hedgehog and brown hare;
- * Tree survey for ash dieback in W2 in summer 2022 as recommended by the Arboricultural Implications Assessment and Method Statement (Tree Solutions, March 2022);
- * A 5m ecological buffer and protection measures e.g. HERAS fencing for Big Water and Big Water Wood, Halshead Park LWS, mature woodland at former Saunders Nursery and Priority Habitat hedgerow;
- * Amphibian, brown hare and terrestrial mammals Reasonable Avoidance Measures.

p) Site Waste Management - details shall reflect the submitted CEMP in relation to how waste materials on site will be managed including development of a Bloor Homes Site Waste Management Matrix (SWMM) for the earthworks and construction phase. The SWMM will detail how each waste stream will be managed; the projected waste volumes and the Duty of Care checks on all waste carriers and permitted disposal/ treatment sites.

The development hereby approved shall thereafter be carried out in accordance with the measures described within the approved Construction Environmental Management Plan.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers/areas and in the interest of highway safety and to comply with the National Planning Policy Framework (2019), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy WM8 the Merseyside and Halton Joint Waste Local Plan, adopted 2013 and the Halshead Garden Village Masterplan SPD, adopted June 2017. This is a pre-commencement condition to ensure that the main environmental effects are mitigated from the very start of the construction process.

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- 3) The updated Arboricultural Impact Assessment and Arboricultural Method Statement (reference 22/AIA/Knowsley/25 dated March 2022) shall be adhered to throughout the construction period and the tree protection measures shall be erected in accordance with the approved details set out in the updated Arboricultural Impact Assessment and Method Statement prior to any works commencing on the development hereby permitted. At least five working days prior written notice shall be given to the Local Planning Authority prior to the erection of the protective fencing and the protection fencing shall then be retained in place until the development is complete.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing required pursuant to the approved Arboricultural Method Statement is in place prior to works commencing. This condition has been imposed having regard to visual amenity, biodiversity and to protect the existing trees in compliance with the National Planning Policy Framework (2021), Policies CS2, CS8, CS19, CS21 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Halsnead Garden Village Masterplan SPD, adopted June 2017. The protective fencing should be in place prior to commencement to ensure that the fencing protects the trees before construction starts on site.

- 4) Prior to first occupation of the development hereby permitted, full details of the access up to the boundary adjacent to Simons Close ('the access scheme') shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these details shall include:

- (i) Siting, materials and edging details of the footpath;
- (ii) Soft landscaping details for the boundary of the development with the properties along Simons Close;
- (iii) Details of barriers to prevent access by scramblers/quad bikes, including elevations of the barriers, siting and details of any boundary treatments to prevent vehicles going around the barrier to gain access;
- (iv) Timetable for implementation.

The access scheme, including the barriers, shall be implemented in accordance with the approved details and retained thereafter in perpetuity.

Reason: To minimise the opportunities for anti social behaviour and in the interests of visual amenity. This condition is imposed having regard to policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and saved policy DQ2 of the Replacement Unitary Development Plan and the NPPF.

- 5) The parking provision shown within the curtilage of each dwelling on the approved site layout plan (NW056-PD-2001 D) shall be provided prior to first occupation of the dwelling to which it relates. The parking provision shall not be used for any other purpose other than the parking of vehicles and shall be hard surfaced in accordance with the hard surfacing details approved under condition 10.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2, CS19, SUE2, SUE2C and CS7 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework.

- 6) For plots 150, 160 and 161 (as shown on the site layout plan, reference NW056-PD-2001 D), the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1, Classes A and C shall not apply in respect of the insertion of windows. For the avoidance of doubt, no further windows (except for those shown on the approved plans) shall be inserted in

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the side elevations or side roof slope of plots 150, 160 and 161 without the express consent of the Local Planning Authority.

For plots 160 and 161 (as shown on the site layout plan reference NW056-PD-2001 D), the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1, Classes 1 A and B shall not apply in respect of the erection of side extensions or side dormer extensions. For the avoidance of doubt, there shall be no side extensions (including side dormer extensions) to plots 160 and 161 without the prior written consent of the Local Planning Authority and planning permission will be required for the erection of any side extensions/side dormer extensions.

For all plots shown on site layout plan reference NW056-PD-2001 D, the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1, Class F and Part 2 Class A or any amendments made to that Order, shall not apply in respect of the erection of boundary treatments within the front garden curtilage and (for corner properties only) side garden curtilage and for the construction of any hardstanding within the front garden curtilage. For the avoidance of doubt, planning permission will be required for the construction of new hardstanding and for the erection of boundary treatments within the front garden curtilage (and for side garden boundary treatments for corner plots).

Reason: The specific circumstances of the site warrant the Local Planning Authority to retain control over any further development in the interests of highway safety, to ensure a satisfactory development of the site in the interests of protecting the amenity of occupiers, visual amenity and to safeguard the character of the development in order to comply with the National Planning Policy Framework (2021), Policies CS2, CS7, CS19 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Halsnead Garden Village Masterplan SPD, adopted June 2017 and the Halsnead Design and Local Distinctiveness Guide, July 2020.

- 7) Any north/north west facing side elevation window within plots 150, 160 and 161 shall be obscurely glazed and any opening elements shall be 1.7m, or more, above floor level.

Reason: To protect residential amenity in accordance with policies CS2, CS19 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Halsnead Garden Village Masterplan SPD, adopted June 2017, the Halsnead Design and Local Distinctiveness Guide, July 2020 and the NPPF.

- 8) Prior to first occupation of the development hereby permitted, full details of the nodes to include soft and hard landscaping, materials, street furniture and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The nodes shall then be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure a legible development is secured in accordance with policies CS2, CS19, SUE2 and SUE2C of the Knowsley Local Plan Core Strategy, the NPPF, the Halsnead Garden Village Supplementary Planning Document and the Halsnead Garden Village Design and Distinctiveness Guide.

- 9) Prior to any above ground works being undertaken, details to secure the delivery of the northeast access road up to the boundary with Main Drive, to include details of materials and how a seamless link can be delivered, together with the submission of a scheme to temporarily prevent vehicular access onto Main Drive (to include

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barrier/bollard details and siting) until such a time as the access can be safely opened, and a timetable for implementation (to include triggers for opening up the access) shall be submitted to and approved in writing by the Local Planning Authority. The northeast access shall then be delivered in accordance with the approved scheme to ensure the northeast access road from the site onto Main Drive offers a seamless route for pedestrians, vehicles and cyclists into/out of the site. The temporary barrier/bollards preventing vehicular access as well as the removal of this barrier/bollards shall also be provided and then subsequently removed in accordance with the approved details. The link shall be retained in perpetuity thereafter.

Reason: In the interests of highway safety, to ensure the provision of a safe and adequate means of access to the development and to secure comprehensive development. This condition is imposed having regard to Policies CS2, CS7, CS19, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Halsnead Garden Village Masterplan SPD, adopted June 2017, the Halsnead Design and Local Distinctiveness Guide, July 2020 and the NPPF.

- 10) Notwithstanding the details required by other conditions, the hard and soft landscaping (excluding the nodes and the access point with Simons Close which are addressed under separate conditions) shall be carried out in accordance with the following approved plans:

Landscaping Plan NW034-LS-019 Rev E;
Landscaping Plan NW034-LS-020 Rev E;
Landscaping Plan NW034-LS-021 Rev E;
Landscaping Plan NW034-LS-022 Rev E;
Landscaping Plan NW034-LS-023 Rev E;
Hard Surfacing Plan NE056-PD-2010 Rev C.

Prior to the first occupation of any dwelling, a timetable for implementation of the hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping shall then be carried out in accordance with the approved timetable. Any soft landscaping shall commence within the first planting season (after commencement of any part of the development hereby permitted) and shall be then be implemented in accordance with the timings that have previously been submitted to and approved in writing by the Local Planning Authority.

Any newly planted tree or shrub 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, to ensure the provision of a comprehensive scheme of landscaping across the site, in the interests of highway safety and to promote biodiversity. This condition is imposed having regard to Policies CS2, CS7, CS19, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Halsnead Garden Village Masterplan SPD, adopted June 2017, the Halsnead Design and Local Distinctiveness Guide, July 2020 and the NPPF.

- 11) Prior to the commencement of development, details of a sustainable SUDS based surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority, based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2). The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall

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include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.
- (vii) Suitable drainage drawings, summary calculations and results of all investigations detailing the proposed surface water drainage based on: the Flood Risk Assessment prepared by Lees Roxburgh dated April 2018 reference 6238/R1 Rev B 22.11.19; Flood Risk and Surface Water Drainage Statement to Accompany PRO-FORMA 1: Sustainable Drainage System dated 10 May 2022; and the proposed Drainage Drawing prepared by Lees Roxburgh 21.12..22 referenced 6238-01-06-G.

The drainage scheme shall also include:

- (viii) provision of a safeguarded pipe route within the east area of the site for a future outfall from development of Area E to the north east, as shown on plan reference 6238_01-06 rev G (entitled Preliminary Drainage Strategy); and
- (ix) construction of a manhole with connections up to the eastern boundary of the site to allow drainage to Big Water and to allow water to be directed from the site boundary to serve potential future connection(s) from development of Area E or any other connections as set out in plan reference 6238_01-06 rev G (entitled Preliminary Drainage Strategy) received by email dated 21/12/22 15:16. For the avoidance of doubt, this connection shall run directly up to and touching the site boundary to allow any future connection to occur without requiring any encroachment of new pipework within the application site.

The pipe route required by (viii) above shall be made available for installation of a drainage pipe and its associated easement and there shall be no building over any part of this route.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to the first occupation of any dwelling (or such other timing that has been previously submitted to and approved in writing by the Local Planning Authority) the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the National Planning Policy Framework (2019), and Policies CS2, CS24 and SUE2 of the Knowsley Local Plan: Core Strategy adopted January 2016, the Halsnead Garden Village Masterplan SPD, adopted June 2017, the House of Commons Written Statement 161 for Sustainable Drainage Systems and Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) . This is a pre-commencement condition to secure a comprehensive drainage strategy before the phase 2 development is carried out.

- 12) The boundary treatments shall be erected in accordance with the details within the approved plans references NW056-PD-2045 (Fencing Details) and NW056 PD 2004 Rev E (Means of Enclosure). The brick to be used for the boundary treatments shall be submitted to and approved in writing by the local planning authority prior to the erection of any boundary treatments within the phase 2 development. The boundary

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treatment for each plot shall be erected in accordance with the approved details prior to the occupation of each dwelling to which the boundary treatment relates.

Any post and panel fencing that is erected on the boundary of the site, with existing properties, shall have no gaps between the panels, with the exclusion of any hedgehog holes.

Reason: In the interests of visual amenity, to protect residential amenity and to ensure the development is in keeping with the character of the area. This condition is imposed having regard to Policies CS2, CS19, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Halsnead Garden Village Masterplan SPD, adopted June 2017, the Halsnead Design and Local Distinctiveness Guide, July 2020 and the NPPF.

- 13) Notwithstanding the submitted plans, prior to the commencement of any development, full details of the existing and proposed ground levels (including levels on the adjacent land (and including levels for all vehicular manoeuvring, pedestrian/cyclist and parking areas, garden levels and finished floor levels) shall be submitted to and approved in writing by the Local Planning Authority, with full details of adequate mitigation measures to support the adopted highway, public areas as deemed necessary by the Local planning Authority and any retaining structures. The submitted details shall include sections across the site. The development shall be implemented in accordance with the approved details prior to the first occupation of any dwelling.

Reason: In the interests of visual amenity and to ensure the impact of the development on adjacent properties and the locality/proposed street scene is acceptable, in the interests of highway and pedestrian safety and amenity of all users of the proposed highway network and to comply with the National Planning Policy Framework (2021), Policies CS2, CS7, CS19, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies T7 and T10 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Halsnead Garden Village Masterplan, adopted June 2017. This is a pre-commencement condition to ensure the levels details are secured in the earliest phase of the development to promote a comprehensive development.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/12/2022	NW034-LS-019	REV E	LANDSCAPING PLAN
15/12/2022	NW034-LS-020	REV E	LANDSCAPING PLAN
15/12/2022	NW034-LS-021	REV E	LANDSCAPING PLAN
15/12/2022	NW034-LS-022	REV E	LANDSCAPING PLAN
15/12/2022	NW034-LS-023	REV E	LANDSCAPING PLAN
21/12/2022	NW056-PD-2001	REV D	SITE LAYOUT PLAN
07/11/2022	NW056-PD-2002	-	LOCATION PLAN
21/12/2022	NW056-PD-2007	REV D	MATERIALS LAYOUT - NOTE: The substitution with similar materials if the approved material is not available is NOT hereby approved.
15/12/2022	NW056-PD-2011	REV C	VEHICLE CHARGING LAYOUT
15/12/2022	NW056-PD-2012	REV C	PROPOSED SHED AND BIN LAYOUT
07/11/2022	NW056-PD-2045	-	PROPOSED FENCING DETAILS

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04/04/2023	NW056-PD-2004	REV E	MEANS OF ENCLOSURE
06/04/2022	301.PL-02	-	LAWRENCE RENDER
16/12/2022	1627-SP05	REV A	SWEPT PATH ANALYSIS PLAN
06/04/2022	GL01.PL-01	-	SINGLE GARAGE
06/04/2022	GL02.PL-01	-	DOUBLE GARAGE
06/04/2022	301.PL-01	-	LAWRENCE BRICK
06/04/2022	372_372-1.PL-01	-	BYRON BRICK
06/04/2022	372_372-1.PL-02	-	BYRON RENDER
06/04/2022	384_384-1.PL-01	-	MAKENZIE BRICK
06/04/2022	384_384-1.PL-02	-	MAKENZIE RENDER
06/04/2022	384_384-1.PL-04	-	MAKENZIE FLOOR PLANS
06/04/2022	385.PL-01	-	HENLEY BRICK
06/04/2022	385.PL-02	-	HENLEY RENDER
06/04/2022	385.PL-03	-	HENLEY TUDOR
06/04/2022	386_386-1.PL-01	-	KILBURN BRICK
06/04/2022	386_386-1.PL-02	-	KILBURN RENDER
06/04/2022	389_389-1.PL-01	-	GROVIER BRICK
06/04/2022	389_389-1.PL-02	-	GROVIER RENDER
06/04/2022	400.PL-01	-	HILLCOTT BRICK
06/04/2022	400.PL-02	-	HILLCOTT RENDER
06/04/2022	400.PL-03	-	HILLCOTT TUDOR
06/04/2022	401.PL-01	-	WOLLATON BRICK
06/04/2022	401.PL-02	-	WOLLATON RENDER
06/04/2022	401.PL-03	-	WOLLATON TUDOR
06/04/2022	401.PL-05	-	WOLLATON FLOOR PLANS
06/04/2022	470.PL-01	-	HALLAM BRICK
06/04/2022	470.PL-02	-	HALLAM RENDER
06/04/2022	470.PL-03	-	HALLAM TUDOR
06/04/2022	471.PL-01	-	LYDGATE BRICK
06/04/2022	471.PL-02	-	LYDGATE RENDER
06/04/2022	471.PL-03	-	LYDGATE TUDOR
06/04/2022	471.PL-05	-	LYDGATE FLOOR PLANS
06/04/2022	476.PL-01	-	WYATT BRICK
06/04/2022	476.PL-02	-	WYATT RENDER
06/04/2022	476.PL-03	-	WYATT TUDOR
06/04/2022	476.PL-05	-	WYATT FLOOR PLANS
06/04/2022	477.PL-01	-	MORRIS BRICK
06/04/2022	477.PL-02	-	MORRIS RENDER
06/04/2022	486.PL-01	-	LOCKE BRICK
06/04/2022	486.PL-02	-	LOCKE RENDER
06/04/2022	486.PL-03	-	LOCKE TUDOR
06/04/2022	807.PL-01	-	LYTTELTON BYRON BRICK
06/04/2022	807.PL-02	-	LYTTELTON BYRON RENDER
06/04/2022	807.PL-04	-	LYTTELTON BYRON FLOOR PLANS
15/12/2022	NW056-PD-2010	REV C	HARD SURFACING PLAN

Informatives

- 1 The applicant's attention is drawn to comments from UU, the EA and Merseyside Fire and Rescue.

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- 2 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.

Signed Case Officer¹:

C Appleyard

**Signed Authorising
Officer²:**

A. [Signature]

Date:

9 May 2023

Clare Appleyard

25 April 2023

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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