



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 22/00213/REM

Name and address of applicant

Bloor Homes Limited
1 Campion Park
London Road
Holmes Chapel
Cheshire
CW4 8AX

Name and address of agent

Stantec
Oxford Place
61 Oxford Street
Manchester
M1 6EQ

Date of Receipt: 6 April 2022

Date Valid: 10 May 2022

Address/Location Of Development

Land North Of M62 Motorway
Off Windy Arbor Road
(Halsnead)
Whiston
Knowsley
L35 1RB

Description of 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**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Reserved Matters Approval 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 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.
 - 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, Halsnead 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 Halsnead 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.

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 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 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 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 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
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

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters 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:-

This informative is only intended as a summary of the reason(s) for the granting of Reserved Matters. Should you require any further details relating to the decision please contact the relevant case officer (Clare Appleyard on 0151 443 2848)

ARTICLE 35 STATEMENT

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.

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

Executive Director – Regeneration and Economic Development

Date: 10 May 2023

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. 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.**

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.

Knowsley Council
By email

Your ref: 22/00213/REM
Our ref: DC/22/1767v3
Date: 17-MAR-23

Dear Planning Team

Location : Land North Of M62 Motorway Off Windy Arbor Road (Halsnead) Whiston Knowsley L35 1RB

Proposal : 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

United Utilities wish to make the following comments regarding the proposal detailed above.

DRAINAGE

Further to our review of the submitted documents, Drawing 02-03-1, Rev AE - Dated 01.03.23, we can confirm the proposals are acceptable in principle.

We request the following drainage condition is attached to any subsequent approval:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. 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 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.***

The approved schemes 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 occupation of the proposed development, 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.

The applicant can discuss any of the above with Developer Engineer, **Nicola Pilkington**, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. We believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in any subsequent Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. The following may be a useful example.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company and we would not be involved in the discharge of the management and maintenance condition in these circumstances.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. *Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).*

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater

asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email: dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 4000 (Calls may be recorded)

Inspecting Officer: Linda Kirby

Email: planningandbuildingregulationsteam@merseyfire.gov.uk

Web Site: www.merseyfire.gov.uk

Your ref: 22/00213/REM

Our ref: CFP/915630/LK/BOC

Date: 21st June 2022

Dear Sir / Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NO: 22/00213/REM

**PROPOSAL: 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.**

ADDRESS: LAND NORTH OF M62 MOTORWAY OFF WINDY ARBOR ROAD (HALSNEAD)

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.
- * Water supplies for fire-fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

- * The premises should comply with Section 55 of the County of Merseyside Act 1980.

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,



Linda Kirby
Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire & Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.
One to two hectares 35 litres per second.
Two to three hectares 50 litres per second.
Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Knowsley Metropolitan Borough Council
Development Control
PO Box 26
Huyton
Liverpool
L36 9FB

Our ref: SO/2020/120260/02-L01
Your ref: 22/00213/REM
Date: 20 May 2022

Dear Clare Appleyard

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.

LAND NORTH OF M62 MOTORWAY OFF WINDY ARBOR ROAD (HALSNEAD) WHISTON KNOWSLEY L35 1RB.

Thank you for consulting us on the above application, on 19 May 2022.

Environment Agency Position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

Contaminated Land Commentary

This development site appears to have been the subject of past industrial activity which poses a medium or high risk of pollution to controlled waters.

However, we are unable to provide site-specific advice relating to land contamination as we have recently revised our priorities so that we can focus on:

- Protecting and improving the groundwater that supports existing drinking water supplies
- Groundwater within important aquifers for future supply of drinking water or other environmental use

We recommend that you refer to our published '[Guiding Principles for Land Contamination](#)' which outlines the approach which should be adopted when managing this site's risks to the water environment.

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 174 of the National Planning Policy Framework.

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Liza Willow

Planning Advisor

Liz.Willow@environment-agency.gov.uk