



Knowsley Council

PLACE DIRECTORATE

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 21/00152/FUL

Name and address of applicant

Cromer House Dental Practice
20 Archway Road
Huyton
L36 9XB

Name and address of agent

Unit 3 Design Studio Ltd
22A Jordan Street
Liverpool
L1 0BP

Date of Receipt: 23 February 2021

Date Valid: 17 March 2021

Address/Location Of Development:

20- 22 Archway Road
Huyton
L36 9XB

Description of Development:

CHANGE OF USE OF DWELLING (22 ARCHWAY ROAD) TO FORM EXTENSION TO 20 ARCHWAY ROAD DENTAL PRACTICE TOGETHER WITH THE DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION INCLUDING THE INSTALLATION OF 4 NO ROOFLIGHTS

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Reason: For the avoidance of doubt.

3. No part of the development hereby permitted shall be commenced until the following details have been submitted to and have been approved by, the local planning authority:

- a) Facing, roofing and hard surfacing materials
- b) The design and finish of all new gates, railing and pillars.

The approved details shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

4. No part of the development hereby permitted shall be commenced until the following details have been submitted to and have been approved by, the local planning authority:

o Elevation and section details of the proposed windows. Sectional detail shall be submitted at a scale of no less than 1:2 (The windows shall be constructed of timber and be of sliding sash design).

The approved details shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

5. No part of the development hereby permitted shall be occupied until Details of landscaping have been submitted to and have been approved by, the local planning authority:

The approved details shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

6. The development hereby permitted shall not be occupied until details of bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

Reason: To provide appropriate habitats for bats in accordance with policy CS8 of the Core Strategy, adopted January 2016.

7. No dwelling shall be occupied until a single outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space has been provided. The charge point shall be located in accordance with the approved drawing: (Proposed Site Plan - AL-20-100- Revision P5 received 28/04/21).

The chargepoint 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.

- e) The chargepoint shall be clearly marked as such and its purpose explained to new users in any travel plan.

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.

8. No construction work, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08.00 - 18.00 Monday to Friday;

08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. The front facing doors shall be of timber construction, with a painted finish.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

10. The proposed roof lights shall be installed flush with the plane of the roof and coloured to match the roofing material.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

11. No tree felling, scrub clearance, vegetation management, ground clearance or building works are to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present.

Reason: to protect ecology in accordance with policies CS2 and CS8 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/05/2021	AE-20-001	P3	Proposed Front and Rear Elevations
28/04/2021	AL-20-100	P5	Proposed Site Plan
17/03/2021	AL-00-001	P2	Site Location Plan
17/03/2021	AE-01-001	P1	Existing Elevations
17/03/2021	AE-20-002	P2	Proposed Side Elevations
17/03/2021	AL-00-002	P2	Existing Site Plan
17/03/2021	AL-01-001	P2	Existing Ground and First Floor Plans
17/03/2021	AL-01-002	P1	Existing Floor Plans Second and Roof
17/03/2021	AL-20-010	P1	Proposed Ground Floor Plan

17/03/2021	AL-20-020	P1	Proposed First Floor Plan
17/03/2021	AL-20-030	P1	Proposed Second Floor Plan
17/03/2021	AL-20-040	P1	Proposed Roof Plan
17/03/2021	AL-63-001	P1	Proposed lighting plan
17/03/2021	AS-20-001	P2	Proposed Section A-A
17/03/2021	AS-20-002	P2	Proposed Section B-B
17/03/2021	-	-	Arboriculture Impact Assessment & Method Statement
17/03/2021	RPT_204003_C2_210201	-	Design and Access 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:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS22 - Sustainable and Low Carbon Development

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

H5 - Development within Primarily Residential Areas

DQ2 - Security in the Built Environment

DQ4 - Trees and Development

ENV5 - Contaminated Land

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 (Andrew Hunt on 0151 443 2204)

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.

Informatives

- 1) The applicant, their advisers and contractors should be made aware that if any European protected species (bats) are found, then as a legal requirement, work must cease, and advice must be sought from a licensed specialist.
- 2) See attached letter from Cadent Gas

Executive Director - Regeneration and Economic Development



Date: 24 June 2021

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.

Andrew Hunt
Knowsley Council
1st Floor Huyton Library
Civic Way
Huyton
L36 9GD

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 30/03/2021

Our Ref: NW_GW1B_3NWP_028763

Your Ref: 21/00152/FUL (HD)

RE: Formal Planning Application, L36 9XB 20-22 Archway Road, Huyton

Thank you for your enquiry which was received on 30/03/2021.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- I Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- I Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- I Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- I Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- I In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

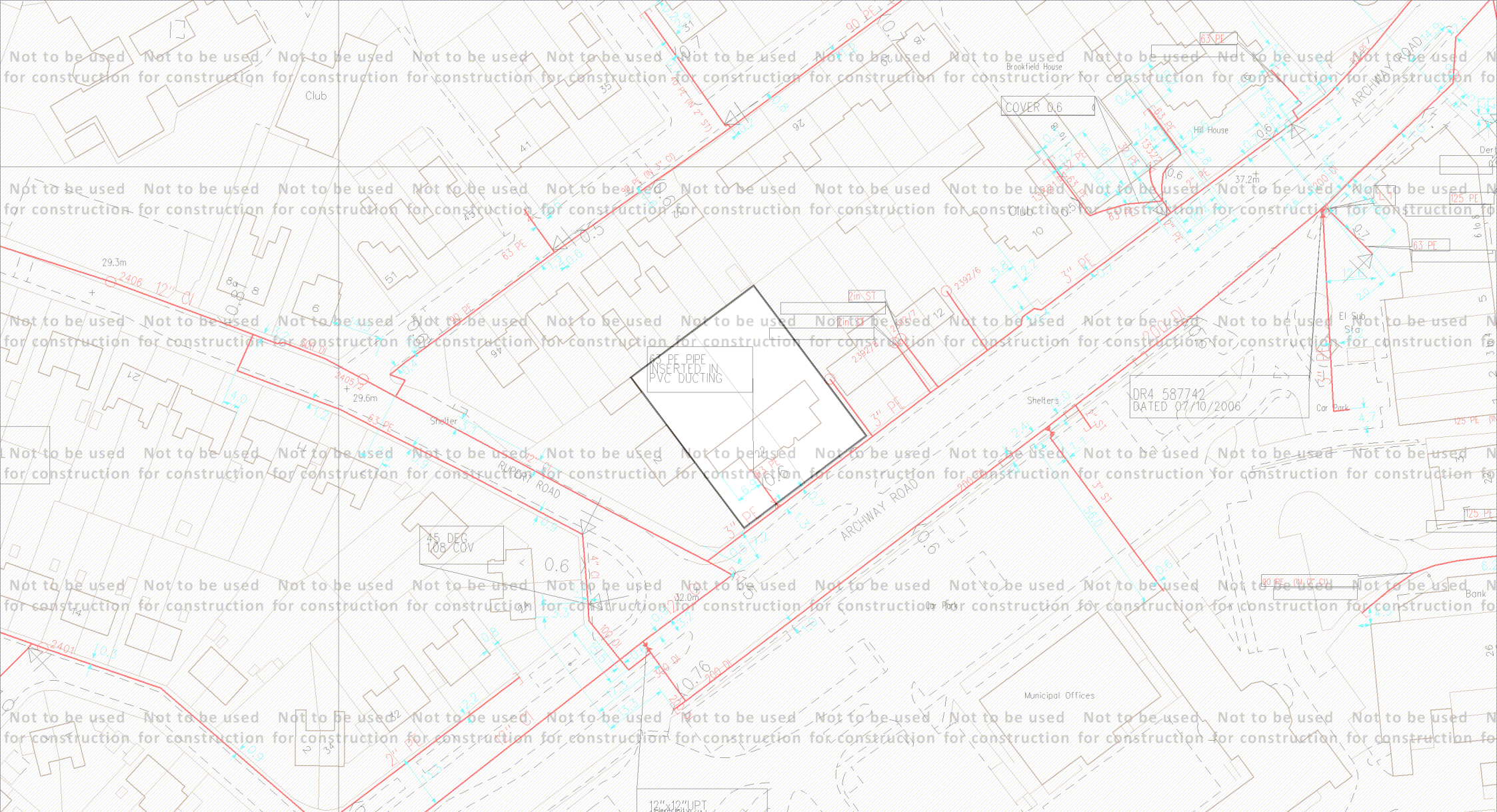
Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: NW_GW1B_3NWP_028763		View extent: 361m, 196m		Do not proceed without further consultation				Map 1 of 1 (GAS)	
USER: Harriet.dennis		LP MAINS		This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.				MAPS Plot Server Version 1.11.0	
DATE: 30/03/2021		MP MAINS						 Your Gas Network	
DATA DATE: 29/03/2021		IP MAINS							
REF: 21/00152/FUL (HD)		LHP MAINS							
MAP REF: SJ4490		NHP MAINS							
CENTRE: 344099, 390942		0m 25m Approximate scale 1:1250 on A4 Colour Landscape		Requested by: Knowsley Council					
Some examples of Plant Items:				     				This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886	
Valve		Depth of Cover							
Syphon		Diameter Change							
Material Change		Out of Standard Service							

ENQUIRY SUMMARY

Received Date

30/03/2021

Your Reference

21/00152/FUL (HD)

Location

Centre Point: 344099, 390942

X Extent: 57

Y Extent: 59

Postcode: L36 9XB

Location Description: L36 9XB 20-22 Archway Road, Huyton

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 500

Actual Scale: 1:1250 (GAS)

Real World Extents: 361m x 196m (GAS)

Recipients

pprsteam@cadentgas.com

Enquirer Details

Organisation Name: Knowsley Council

Contact Name: Andrew Hunt

Email Address: planning@knowsley.gov.uk

Telephone: 0151 443 2381

Address: 1st Floor Huyton Library, Civic Way, Huyton, L36 9GD

Description of Works

P/A CHANGE OF USE OF DWELLING (22 ARCHWAY ROAD) TO FORM EXTENSION TO 20 ARCHWAY ROAD DENTAL PRACTICE TOGETHER WITH THE DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION INCLUDING THE INSTALLATION OF 4 NO ROOFLIGHTS. W/L

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public