
From: Gavin, Rebecca
Sent: 11 November 2022 15:52
To: Quinn, Mark
Subject: RE: 22/00447/KMBC1 MILLBROOK PRIMARY
Attachments: Warranty Periods for SALE of NEW Build MODULAR Buildings.pdf

Hi Mark

The warranty for the modular building structure is 25 years (see attached). As standard the council carries out condition surveys on all its assets on rolling programme.

Rebecca Gavin
Building Surveyor
Assets

Telephone: 0151 443 2606
Mobile: 07766780375

Knowsley Council, Huyton Municipal - Third Floor, Archway Road, Huyton, Knowsley, L36 9UX



From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 07 November 2022 15:50
To: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>
Subject: RE: 22/00447/KMBC1 MILLBROOK PRIMARY

Hi Becky

I have discussed this again with Alan and an amended proposed elevations plan is required which specifies precisely what materials are proposed for the various elements of the modular building. Given that this is to be a permanent structure the LPA have to be satisfied that the facing materials proposed are acceptable.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB

From: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>

Sent: 04 November 2022 14:48

To: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Subject: RE: 22/00447/KMBC1 MILLBROOK PRIMARY

Hi Mark

The modular is not a temporary solution, it is to be used to accommodate an extra 30 pupils.

Regards

Becky

Rebecca Gavin
Building Surveyor
Assets

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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Sent: 04 November 2022 14:28

To: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>

Subject: RE: 22/00447/KMBC1 MILLBROOK PRIMARY

Importance: High

Hi Becky

I have sent the delegated report re Millbrook primary to Alan and he has queried the need for a condition on the application restricting the building to a temporary period as over time the appearance of such buildings can deteriorate and they are often not intending to be permanent structures Do you know how long this building is required for ? i.e. how long would it be on site.

Thanks

Mark Quinn
Principal Planner
Planning

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From: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>
Sent: 02 November 2022 16:55
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Subject: Re: 22/00448/KMBC1 - MOSSBROW ROAD & 22/00447/KMBC1 MILLBROOK PRIMARY

Hi Mark

Yes to the extension on Millbrook and if you hold the application for Mossbrow.

Regards

Becky

From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: Wednesday, November 2, 2022 4:43:16 PM
To: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>
Subject: RE: 22/00448/KMBC1 - MOSSBROW ROAD & 22/00447/KMBC1 MILLBROOK PRIMARY

Hi Becky

22/00447/KMBC1 MILLBROOK PRIMARY – That's fine can we agree to an extension of time until 9th November for the delegated report to be signed off and decision issued. Can you confirm your agreement to this extension please.

22/00448/KMBC1 – KNOWSLEY CENTRAL SUPPORT – Just to be clear are you saying you may be submitting amended plans for the scheme – do you want me to hold in abeyance for now? Can you address the issue of the car park extension and repositing of the fence in the amended submission.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>
Sent: 02 November 2022 14:40

To: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Cc: Halligan, Kieran <Kieran.Halligan@knowsley.gov.uk>

Subject: RE: 22/00448/KMBC1 - MOSSBROW ROAD & 22/00447/KMBC1 MILLBROOK PRIMARY

Hi Mark

Sorry for the delay.

22/00447/KMBC1 MILLBROOK PRIMARY

I have attached the proposed external wall finishes for the Millbrook Modular Classroom. We asked the contractor to provide illustrations of the evaluations to match the existing building. Which is a combination of red and white upvc infill panels and timber shiplap.

22/00448/KMBC1 – KNOWSLEY CENTRAL SUPPORT – this scheme will be a none award however this project may change in size and scope. I will confirm once I know more information.

Regards

Becky

Rebecca Gavin
Building Surveyor
Assets

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Knowsley Council, Huyton Municipal - Third Floor, Archway Road, Huyton, Knowsley, L36 9UX



From: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Sent: 25 October 2022 16:31

To: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>

Subject: RE: 22/00448/KMBC1 - MOSSBROW ROAD & 22/00447/KMBC1 MILLBROOK PRIMARY

Hi Becky

These apps are good to go I just need a response to my email in order for me to complete the delegated report. Once I have this I will come back and request an extension of time.

Thanks

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB

From: Quinn, Mark

Sent: 14 October 2022 14:07

To: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>

Subject: RE: 22/00448/KMBC1 - MOSSBROW ROAD & 22/00447/KMBC1 MILLBROOK PRIMARY

Hi Becky

I have visited both of these sites today and have the following comments:-

22/00448/KMBC1 – KNOWSLEY CENTRAL SUPPORT

The existing modular buildings is faced in brickwork , can you please confirm the materials proposed for the new modular building. i.e the main part of the building and trims top and bottom. Whilst the precise materials /colours/ bricks can be secured by condition we do required some confirmation at this stage. E.g. main building brickwork and cladding to the top and bottom trims etc

The proposal would result in a small extension to the existing car park into the adjacent playing field and the existing fence repositioned which in principle is acceptable. I have added this to the description of development. Can you please annotate the proposed site layout to show the car park extension and the section of the fencing to be repositioned.

22/00447/KMBC1 – MILLBROOK PRIMARY, KIRKBY ROW

Can you please confirm the materials to be used on the main walls/ trims e.g brickwork / cladding etc.

Reagrds

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

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From: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>
Sent: 05 October 2022 14:40
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>; Halligan, Kieran <Kieran.Halligan@knowsley.gov.uk>
Subject: RE: 22/00448/KMBC1 - MOSSBROW ROAD

Hi Mark

Sorry for the delay, see below the response to your queries.

Regards

Becky

Rebecca Gavin
Building Surveyor
Assets

Telephone: 0151 443 2606
Mobile: 07766780375

Knowsley Council, Huyton Municipal - Third Floor, Archway Road, Huyton, Knowsley, L36 9UX



From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 23 September 2022 16:15
To: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>; Halligan, Kieran <Kieran.Halligan@knowsley.gov.uk>
Subject: RE: 22/00448/KMBC1 - MOSSBROW ROAD

Hi Rebecca/Kieran

Further to my e mail earlier this week I have spoken to Lee who provided you with some pre application advice and have the following comments to make.

There appears to be a discrepancy between the proposed floor plans and elevations in respect of the number of windows.

For example Rear elevation A – 8 windows are shown on the plans and 9 indicated on the elevation (1st Floor)
Rear elevation GF – 8 windows indicated on the floorplan and 9 shown on the elevation. **See attached the revised Plans**

Rear elevation B – Plans show 2 windows on the first floor but the elevation only shows one. **See attached the revised Plans**

The floor plans are not scaling correctly at 1:100. **See attached the revised Plans**

In addition on the floor plans some of the windows appear to cross the walls dividing two rooms. I assume this is an error as this would cause difficulties maintain/opening the windows and would look very odd. **See attached the revised Plans**

Lee mentioned that with the existing highways issues (on street parking) then a community consultation with neighbours was suggested. Was this carried out? Notwithstanding this when the additional information is submitted Jon Parry from Highway has said that he will visit the site to assess the situation and we cant be seen to be supporting any proposal which will make this situation any worse. **A consultation with the neighbours was out carried out, I assumed that this would be carried out as part of the planning process.**

Lee also mentioned about where the pupils would be decanted to whilst the works on the new buildings are taking place, has any decision been made on this matter. (possibility that one building would be sited elsewhere temporarily?). **The decant of the 30 existing pupils will be carried out before the summer and accommodated within the school.**

I am still waiting for a response from the arboricultural officer on this application.

I look forward to your response on the above and the matters raised in my E mail of 20/09.

Regards

Mark Quinn
Principal Planner
Planning

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Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



KNOWSLEY
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INVEST
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From: Quinn, Mark

Sent: 20 September 2022 17:08

To: Gavin, Rebecca <Rebecca.Gavin@knowsley.gov.uk>; Halligan, Kieran <Kieran.Halligan@knowsley.gov.uk>

Subject: 22/00448/KMBC1 - MOSSBROW ROAD

Hi both

Not sure who is dealing with this one as we have you both down as contacts.

The Highways team have requested the following information.

The application documentation doesn't provide sufficient information. No schedule of existing accommodation to be demolished is provided, nor is any information relating to whether the proposed development will lead to an increase in the maximum number of students and staff.

Is this proposal additional accommodation for the existing students or are the school looking to increase their capacity ?

Please find attached consultation responses (attached) from Merseyside Fire , United Utilities and Cadent Gas

Environmental Health have requested a demolition/ construction management plan be submitted both for this application and for 22/00447/KMBC1. This can be secured by a pre commencement condition, please confirm your agreement to this.

Can you please provide contact details for the site manager so I can arrange a site visit.

Regards

Mark Quinn
Principal Planner
Planning

Telephone: 0151 443 2223

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB





flexible modular accommodation

WARRANTY PERIODS FOR SALE OF SIBCAS STANDARD EQUIPMENT

- Sale of Sibcas Manufactured Standard Modular Buildings

Description	New
Building Structure	25 Years
Building External Roof	15 Years
Building External Facade	10 Years
Building External Doors	5 Years
Building External Debris Skirt	12 Months
Building Internal fabric, fixtures, fittings & finishes	12 Months
Mechanical & Electrical	12 Months
Consumables	No Warranty

- Sale of Sibcas Manufactured Steel; Ramps, Steps & Staircases

Description	New	Refurbished
Ramps, Steps, Staircases; Structure	5 Years	3 Years
Ramps, Steps, Staircases; Wearing Surface	12 Months	6 Months

Warranties are provided subject to a reasonable maintenance regime being carried out by the customer. Warranties are specifically invalidated should alterations be carried out or the equipment is moved, unless that work is undertaken by the Sibcas.

Sibcas warrant that they will use good quality materials and will take reasonable skill, care & diligence of a competent & experienced contractor and will provide a building which is of satisfactory quality. 'Fit for purpose' confirmations or guarantees are not provided and are excluded from any agreement.

Warranty work will be attended to by Sibcas during normal working hours. If warranty work is required to be undertaken outwith normal working hours, then the additional costs of working outwith normal working hours are to be met by the customer.