METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 01/00105/FUL
Date of Receipt: 16.02.2001
Date Valid: 16.02.2001

Name and address of applicant
Mr A Roche
19 Fairdale Road
Walton
Liverpool
L9 2AU

Name and address of agent
Andrew Williams
437 Warrington Road
Rainhill
Merseyside
L35 4LL

Address or location of development
Land At Lodge Works Birchill Road Knowsley Industrial Park Knowsley

Nature and particulars of application
ERECTION OF 3 NO. UNITS FOR USE CLASSES B1, B2 AND B8

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 five 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.

2. Prior to the units hereby permitted being occupied, works shall be carried out on site in accordance with the points 2), 3) and 5) of the letter from the agent dated 6 April 2001.

   Reason: For the avoidance of doubt and in the interest of visual amenity and to ensure a satisfactory site layout in accordance with Policy Ec5 of the Unitary Development Plan.

3. No part of the development hereby permitted shall be commenced until details of the proposed external facing materials to be used on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

   Reason: In the interests of visual amenity and in accordance with Policy Ec5 of the Unitary Development Plan.

4. Notwithstanding the car parking layout as detailed on the proposed site layout received 16 February 2001 a scheme for the layout of areas for the parking of customer and staff cars of minimum dimensions 4.8m x 2.4m connected with the proposed use and including an appropriate number of disabled persons car spaces each of minimum dimensions 5m x 3.5m, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use or occupied until the car parking areas have been laid out in accordance with the approved scheme. These areas shall thereafter be made available for vehicle parking and manoeuvring purposes at all times that the proposed development is in use.

Reason: To ensure that adequate on-site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity and in accordance with Policy Ec5 of the Unitary Development Plan.

5. No part of the development hereby permitted shall be commenced until a desk study has been undertaken by a suitably qualified person(s) and approved in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination, a detailed site investigation by a suitably qualified person(s) shall be carried out to establish the degree and nature of the contamination, and shall include such remediation measures as are necessary. All the measures identified under these provisions shall be implemented in accordance with a timetable suggested by the investigator and agreed in writing by the Local Planning Authority.

   Reason: To ensure a safe form of development that poses no unacceptable risk of pollution and in accordance with Policy PWM1 of the Knowsley Unitary Development Plan, adopted June 1998.

6. The windows of the wc facilities of each of the industrial units hereby permitted as shown on the right side elevation Drawing No. D/ARW/SLG01/JN867/2 received 23 February 2001 shall be obscure glazed at all times that the units are on site.

   Reason: In the interest of privacy of the occupiers of the units.

7. No part of the development hereby permitted shall be commenced until a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be completed prior to the occupation of the use of the units hereby permitted.

   Reason: To ensure satisfactory drainage of the site and in accordance with Policy En2 of the Unitary Development Plan.

8. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

   Reason: In the interests of visual amenity and in accordance with Policy Ec5 of the Unitary Development Plan.

9. No work shall be carried out outside the confines of the buildings on the site.

   Reason: In the interests of visual/residential amenity and in accordance with Policy Ec5 of the Unitary Development Plan.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; The Environment Agency, Merseyside Fire Authority and the Council's Transportation and Engineering Services Division.

[redacted]

Director Of Planning And Development

Date:12.04.2001

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: 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.
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.

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.