



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

This application is subject to a S111 Agreement of the Local Government Act 1972 & Associated S106 Agreement of The Town & Country Planning Act 1990 and needs to be read in conjunction with those Agreements.

PLANNING PERMISSION

Application No: 24/00068/FUL

Name and address of applicant

Barratt & David Wilson Homes (North
West)
C/o Agent

Name and address of agent

Aster Planning LLP
Mynshulls House
14 Cateaton Street
Manchester
M3 1SQ

Date of Receipt: 12 February 2024

Date Valid: 14 May 2024

Address/Location Of Development:

Land South Of Cherryfield Drive
Kirkby Town Centre
Knowsley

Description of Development:

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 800 DWELLINGS (USE CLASS C3) WITH VEHICULAR ACCESS FROM CHERRYFIELD DRIVE AND BEWLEY DRIVE AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE , AMENDMENT TO THE EXISTING CHERRYFIELD DRIVE CAR PARK TO PROVIDE A REVISED LAYOUT , LANDSCAPING AND 16 ADDITIONAL PARKING SPACES AND HIGHWAY IMPROVEMENTS TO CHERRYFIELD DRIVE.

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. Notwithstanding any description of materials in the application, no above ground construction works of any phase of development shall take place until samples and / or full specification of materials to be used externally on the buildings/plots [to which they relate within that phase] have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. In respect of apartment block B1-B12 design details, materials and finishes are required for balconies, cills, detailed panelling below windows, string courses, parapets, eaves details and rainwater goods. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. All site works shall be carried out in accordance with Construction Management Plan, Cherryfield, Kirkby - Ref: CEMP:CFD:NS:01 received 06.12.24 , Construction Methodology Appendix 7.1 received 23.10.24 and Appendix 7.3 Demolition and Construction Mitigation Measures received 23.10.24. For the avoidance of doubt there shall be no construction works on site or deliveries to the site outside the hours of 08.00-18.00 Monday - Friday, 08.00-13.00 on Saturdays and no works or deliveries on a Sunday or Bank Holiday.

Reason :To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006

5. A dwelling that does not have a garage shall not be occupied until a scheme for the provision of covered and secure space/s for cycles has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this is not a space within the residential property. For a one bedrooomed dwelling one secure and covered space shall be provided, for two and three bedrooomed dwellings there shall be two secure and covered cycle spaces and for a dwelling with four or more bedrooms four secure and covered spaces for cycles shall be provided.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016

6. No part of the development hereby permitted shall be occupied prior to implementation of the Interim Travel Plan listed within the approved documents pertaining to this application. During the first year of occupation an approved Full Travel Plan based on the Interim Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable and to ensure compliance with saved policy T9 in the Knowsley Replacement Unitary Development Plan, adopted 2006.

7. Prior to the commencement of development hereby submitted an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include:-

Details of all protective measures required to retain the health and stability of all retained trees and/or hedges on or adjacent the site including; fencing, designated washing and mixing areas, designated site cabin areas, access in and out the site, special surfaces and site supervision.

All works identified in the method statement shall be in accordance with British Standard documents No's 3998:2010 and 5837:2012.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. Development shall not commence (with the exception of demolition and remediation works) until a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2) has been submitted and approved in writing by the Local Planning Authority . The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the proposed surface water drainage works as set out in Flood Risk Assessment and Drainage Management Strategy, prepared by Betts Hydro Consulting Engineers Dec 2021 and Drainage Drawing H9305-DWH-XX-XX-DR-CE-202100 Revision P03 dated 20.11.24. The drainage works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

In the preparation of the surface water and drainage strategy, detailed design drawings, calculations and supporting information the following elements shall be expected to be considered:

- (i) Given the site characterises and the results of soakaways tests undertaken, the surface water discharge from the development site to Kirkby Brook is advocated.
- (ii) The proposed drainage strategy report needs to provide a full picture of existing surface water management system on the site and identifies how/where the surface water runoff is discharged. Should any part of the existing drainage system serving the site is to be utilised in the post development drainage strategy, they need to be identified, and a CCTV survey of their conditions shall be required.
- (iii) A SuDS aims to minimise the impacts from a proposed development on water quality and maximise amenity and biodiversity. In designing an appropriate set of SuDS techniques for a development site, the LLFA will therefore be expecting above ground, green SuDS to be prioritised to promote water quality, amenity and biodiversity. As agreed, the proposed drainage strategy shall include permeable pavement at 50% of proposed driveways (i.e. Drainage Drawing H9305-DWH-XX-XX-DR-CE-202100

Revision P03 dated 20.11.24) and water butts at all proposed dwellings.

- (iv) Water quality should be taken into account as part of the proposed drainage design. It will be required to demonstrate that adequate water quality of the off-site surface water flows (draining into watercourse) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved.
- (v) In setting discharge point for post development, the connection point should be discussed and agreed with the asset owner (i.e. Environment Agency). Where third party agreements to construct sewers and to discharge flows are required, then written evidence of these the agreements shall be provided.
- (vi) Groundwater levels on the site and its fluctuations will be required.
- (vii) A layer of post development permeable and impermeable areas of the site will be required.
- (viii) The application of the 1 in 30 rainfall event for designing post development pipes and network system so that the site to remain dry would be an acceptable assumption. However, an assessment of flood risk, flooded area and water depth at surcharging points/manholes during the 1 in 100 rainfall event plus 40% CC shall be required. More importantly, it should be demonstrated that excess flood water for events up to the 1 in 100 rainfall event plus 40% CC would not affect the people and assets within the site, can be discharged/conveyed to the allocated attenuation facilities by gravity, and would not leave the site affecting surrounding areas.
- (ix) No overland exceedance flood flow scenario has been undertaken. A plan showing overland exceedance routes in the event of a failure of the drainage system or storm event in excess of the 1 in 100 + 40% CC storm event shall be required. Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design scenario. The impact of exceedance flows from and on adjacent land should also be considered. The duration of flooding, maximum depth and the route of flood flows shall be established and managed so as to mitigate the flood impact to people and property. For the assessment of an exceedance event impact, it would be expected to consider the 1 in 200 rainfall event plus climate change.
- (x) No risk assessment of drainage features failure has been undertaken. The risk assessment should include for blockage of pipes, blockage of outlet structures and risk of impediments across planned flood routing paths. The application should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been engaged to limit risk of failure. This will also inform the maintenance plan with regards to corrective actions needed should a failure occurs.
- (xi) In compliance to the above, a Drainage Plan showing drainage layout, manholes including cover and invert levels, proposed finished floor levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details will be required. Results showing all the modelling criteria and summary network results for critical 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% CC storm events showing maximum water level, flow and velocity and details of any surface flooding anticipated will be required.
- (xii) In compliance to the above, a summary drainage report setting out the Drainage Strategy and results of the calculations shall be submitted.
- (xiii) A timetable for implementation of the drainage works including an assessment of any phasing of the development.
- (xiv) Surface Water must drain at the restricted rate of 25l/s into the United Utilities network.

Reason:

To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

9. If the sustainable drainage system is not adopted by a public body or statutory undertaker then, prior to first occupation, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- a) details of provision for management and maintenance by a resident's management company.
- b) A schedule for on-going inspections relating to performance and condition.
- c) Details for planned maintenance and a mechanism for remedial and urgent repair works.
- d) Means of access for inspection and maintenance purposes.

The plan shall be implemented and completed in accordance with the agreed timescales contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

10. Prior to the first occupation of the development hereby permitted a leaflet informing residents of the importance of European sites and responsible user code and the location of Suitable Alternative Natural Greenspace (SANG) shall be submitted to and approved in writing by the Local Planning Authority. The approved leaflet shall be included in the sales packs for all the dwellings in the application site.

Reason: To ensure compliance with the Habitat Regulation Assessment and to reduce recreational pressure on the European and nationally designated sites.

11. No dwelling shall be occupied until details of the number and location of bird nesting boxes and bat boxes to be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed in accordance with the approved details prior to the first occupation of the dwellings and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

12. Prior to the commencement of development a scheme to prevent the spread of invasive species shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following information:
 - A plan showing the extent of the plants;
 - The methods that will be used to prevent the plant/s spreading further, including demarcation;

- The methods of control that will be used, including details of post-control monitoring and
- How the plants will be disposed of after treatment/removal.

The invasive species shall be treated/removed in accordance with the approved scheme.

Reason : To eradicate and prevent the spread of invasive species throughout the site.

13. No development or demolition shall take place until the applicant or their agents, has secured the implementation and submission of a report on a programme of archaeological works. That programme of archaeological works should be undertaken in accordance with a Project Design which has been submitted to and approved in writing by the local planning authority prior to works taking place. The Project Design must include the following five steps:

- A phased programme and methodology of site investigation and recording;
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
- Provision for appropriate publication and dissemination of the archaeology and history of the site;
- Provision for archive deposition of the report, finds and records of the site investigation; and
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design.

Reason :In the interests of archaeological investigation or recording and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

14. Prior to the commencement of each phase of the development hereby permitted a site waste management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the recycling/disposal of waste resulting from demolition and construction works. The development shall be carried out thereafter in accordance with the approved management plan.

Reason : To ensure the effective recycling/disposal of waste from the development to ensure compliance with Policy WM8 in the Merseyside and Halton Waste Local Plan.

15. Prior to their installation full details of the precise location , appearance and specification of photovoltaics and air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority . The air source heat pumps shall be 5db below the background noise level, and the sound pressure level needs to be below 42dB, 1m from each site boundary, with vibration mitigation measures in place. The photovoltaics and air source heat pumps shall be installed in accordance with the approved details.

Reason : In the interests of visual and residential amenity and to ensure compliance with Knowsley Local Plan policies CS19 and CS22.

16. Prior to their installation full details of the proposed electricity sub stations including materials shall be submitted to and approved in writing by the Local planning

Authority. The sub stations shall be installed in accordance with the approved details.

Reason : In the interests of visual and residential amenity and to ensure compliance with Knowsley Local Plan policy CS19.

17. Notwithstanding the hard landscaping details submitted prior to the installation of any hard landscaping a revised scheme shall be submitted for all areas of hardstanding including specifications for permeable paving areas or ,paving to private paths around the dwellings , public open space footpaths, and raised tables full details and specification of these materials shall be submitted to and approved in writing by the Local Planning Authority. The hardstanding shall be installed in accordance with the approved details and shall be retained as such thereafter. Should the areas of permeable paving need to be replaced the replacement surface shall be constructed from permeable materials.

Reason : In the interests of visual and residential amenity and to ensure adequate sustainable drainage is provided on site in accordance with Local Plan Core Strategy Policies CS19 and CS24.

18. Notwithstanding the details submitted prior to the construction of any pedestrian links between the application site and Valley Park full details of their precise location, specification, materials and timetable for installation shall be submitted to and approved in writing by the Local Planning Authority. The pedestrian links to the park shall be installed in accordance with approved details and timetable.

Reason : To ensure that the pedestrian links are installed in appropriate locations within the park , in the interests of visual amenity and to ensure compliance with Knowsley Local Plan policies CS8 and CS19.

19. Notwithstanding the details submitted full details of all boundary treatments (including gates walls and fences) including elevations and specifications shall be submitted to and approved in writing by the Local Planning Authority. The details shall include 13cm x 13cm gaps in the close boarded timber fences (with the exception of the acoustic fencing) and full details/specifications of the 1.8m , 2m and 4m acoustic fencing. The boundary treatments shall be installed in accordance with the approved details prior to the first occupation of the dwelling to which they relate or in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory privacy for occupants of the proposed dwellings, in the interests of visual and residential amenity to satisfactory mitigate noise impacts and to comply with Policies CS2, CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

20. Prior to the installation of any pedestrian path/ pedestrian access points within the development a scheme for wayfinding signage (including Kirkby Town Centre, Kirkby Leisure Centre & Valley Park), materials, lighting , seating and timetable for construction shall be submitted to and approved in writing by the Local Planning Authority. The signage, paths and access points shall be installed in accordance with the approved scheme prior to any of the pedestrian paths being brought into use.

Reason : To aid legibility throughout the site, to promote sustainable travel, in the interests of visual and residential amenity and to ensure compliance with Policy CS19 in the Knowsley Local Plan Core Strategy.

21. Notwithstanding the details submitted no phase of the development shall be occupied until full details of both hard and soft landscaping works for both the structural landscaping and on plot landscaping for in individual phases have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- b) hard surfaced areas and materials,
- c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work. The planting plans shall include a minimum of 455 to be planted throughout the site with a minimum girth of 12-14cm)
- d) existing plants / trees to be retained
- e) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.
- f) A detailed Landscape and Ecological Management Plan which covers management of the site in perpetuity

The landscape and Ecological management Plan shall include the following :-

- Description and evaluation of the features to be managed;
- Ecological trends and constraints on site which may influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- Personnel responsible for implementation of the plan;

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates or in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

22. Prior to the commencement of plots T18- T23 (inclusive), T34 - T60 (inclusive), T64- T73 (inclusive) , T84-T98 (inclusive), D194 - D263 (inclusive) D178-D189 (inclusive) & D160-D162 (inclusive) as shown on Drg No 203001 Rev AB received 15/01/2025 a scheme for the protection of the dwellings from noise from the sports pitches at Kirkby Leisure Centre, Cherryfield Drive, shall be submitted to and approved in writing by the local planning authority.

The scheme shall be based on the findings of an approved noise survey or noise modelling procedure. All works which form part of the scheme shall be completed before any of the relevant dwellings are occupied and retained at all times thereafter. Evidence of the agreed measures shall be submitted to the local planning authority

prior to occupation of the properties. For the avoidance of doubt the scheme shall include the installation of anti- vibration brackets to the fences surrounding the existing sports pitches in the Kirkby Leisure Centre Site.

The scheme shall ensure that noise exposure within living rooms and bedrooms and gardens does not exceed the relevant standards. Where windows are required to be kept closed to meet the indoor noise levels then an alternative means of ventilation shall be provided.

All works which form part of the scheme shall be implemented in full in accordance with the scheme as agreed prior to first use.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

23. Prior to the first occupation of the development hereby permitted an Active Travel Route Audit shall be submitted to and approved in writing from the Local Planning Authority. The recommendations of the Active Travel Audit shall be implemented in accordance with the timescales contained therein.

Reason : To promote and enhance sustainable travel and to ensure compliance with Policy CS7 in the Knowsley Local Plan Core Strategy.

24. A. Risk Assessment

No development (excluding demolition works) shall take place until an assessment of the risks posed by ground gas and/or vapour has been submitted to and approved in writing by the Local Planning Authority.

- B. Submission of Remediation Scheme/Ground Gas Mitigation Design Report

Where ground gas and/or vapour is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme/ground gas mitigation design report has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

- C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

25. A. Asbestos Risk Mitigation Plan

No development (excluding demolition works) shall take place until an Asbestos Risk Mitigation Plan has been submitted to and approved in writing by the Local Planning Authority.

B. Implementation of Approved Scheme

The development shall be implemented in accordance with the agreed Remediation Strategy (E3P, October 2024, Ref: 15-280-R2-3). Interim verification reports should be submitted for:

- The area of the former petrol station
- The south west area of the north west parcel (area of heavy end hydrocarbon contamination)

A verification report shall be submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

C. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

D. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

26. A. Implementation of Approved Scheme

The development shall be implemented in accordance with the agreed Remediation Strategy (E3P, October 2024, Ref: 15-280-R2-3) and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

27. The Reasonable Avoidance Measures (RAMs) as set out in Section 4.2 of the EIA Addendum Water Vole and Otter presence/absence survey October 2024 Ref 2021-295 e shall be implemented in full at all times during the course of the development.

Reason : To ensure adequate protection is given to Water Vole which are a protected species and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy (2016).

28. Prior to the first occupation of the development a scheme for off site cycle accessibility improvements from the proposed development site to and from the local attractors such as schools and Kirkby Railway Station including a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and timetable contained therein.

Reason : To improve cycle accessibility between the application site and neighbouring areas and to promote sustainable modes of travel to ensure compliance with Policy CS7 in the Knowsley Local Plan Core Strategy and the National Planning Policy Framework.

29. Prior to the 1st occupation of the development hereby permitted a scheme shall be submitted to include dimension cross section drawings that precisely indicate the nature of streets and also include details of access points and crossing transition points for all footways/active travel routes within the development which shall include supporting details (e.g. lighting) . The scheme shall include a timetable for implementation. The scheme shall be implemented in accordance with the approved details and timetable.

Reason : To ensure the development includes easy pedestrian and cycle connections within and between neighbourhoods to ensure compliance with Policy CS7 in the Knowsley Local Plan Core Strategy and National Planning Policy Framework.

30. Prior to the first occupation of the development hereby permitted a scheme for off site cycleway improvements along Cherryfield Drive and Bewley Drive shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation of the scheme. The cycleway improvements shall be installed in accordance with the approved scheme and timetable.

Reason : To improve cycle links to/from the development in the interests of sustainable travel and to ensure compliance with Policy CS7 in the Knowsley Local Plan Core Strategy and guidance in National Planning Policy Framework.

31. Prior to the first occupation of the apartments B1-B12 and T1-T6 hereby permitted the electric vehicle charging points shall be installed in accordance with Proposed Site Layout 203001 Rev AA.

Reason : To ensure a sufficient number of electric vehicle charging points are provided in accordance with the guidance in the New Residential Development Supplementary Planning Document (September 2018)

32. Pre-commencement investigations shall be undertaken by a suitably-qualified person to establish whether evidence of rodent activity, and/or rat colonies are on the site. If one or more nests are found, baiting shall be carried out to include any burrows and voids which may lead to sub-ground access points for rodents, on a weekly basis for the duration of the development with the developer keeping a record of dead rats and bait activity.

Reason : To control the spread of rodents from the development site to neighbouring dwellings in the interests of residential amenity and to

33. Prior to the 1st occupation of any dwelling within phase 1 of the development a scheme shall be submitted for the upgrade to 3 No existing bus stops (stops S52012C, S52011A and S52011B) on Cherryfield Drive . For the avoidance of doubt the scheme shall include access kerbs and shelters. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the 20th dwelling on Phase 1 .

Reason : To ensure appropriate upgrades are made to public transport infrastructure adjacent to the proposed development and to ensure compliance with Policy CS7 in the Knowsley Local Plan, Core Strategy (2016).

34. Prior to the 1st occupation of any dwelling within phase 3 of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority to include the provision of a new bus stop adjacent to Bracknell Close . For the avoidance of doubt the scheme shall include the bus stop pole with access kerbs. The approved scheme shall be implemented prior to the occupation of the 20th dwelling in phase 3 of the development.

Reason :To ensure appropriate upgrades are made to public transport infrastructure adjacent to the proposed development and to ensure compliance with Policy CS7 in the Knowsley Local Plan, Core Strategy (2016).

35. Prior to the commencement of any dwelling within phase 3 which bounds any of the existing dwellings in Whinberry Drive or Pondwater Close full details of the garden land levels to the proposed dwellings and proposals to prevent surface water or groundwater from adversely affecting the gardens to the existing dwellings have been submitted to and approved in writing by the Local Planning Authority. The proposed dwellings in phase 3 shall be constructed and finished in accordance with the approved details.

Reason: To protect the amenity of the existing dwellings in Whinberry Drive and Pondwater Close and to ensure the gardens to the existing dwellings are not adversely effected by surface water or ground water from the proposed development to ensure compliance with Policies CS19 and CS24 in the Knowsley Local Plan Core Strategy (2016)

36. Prior to the first occupation of the development hereby permitted details of the re surfacing of the existing car park together with a timetable for the implementation of the works to the car park shall be submitted to and approved in writing by the Local Planning Authority. The re-configuration, re-surfacing , extension and landscaping of the existing car park shall be fully implemented in accordance with the agreed timetable.

Reason : To ensure the improvement works to the existing car park are undertaken in a timely manner and to maintain this car parking facility for users of the town centre. To ensure compliance with Policy CS7 in the Knowsley Local Plan Core Strategy, 2016.

37. Prior to the first occupation of any phase of the development the vehicular access from either Cherryfield Drive or Bewley Drive to serve that phase of the development shall be fully implemented in accordance the approved site layout .

Reason : To ensure adequate vehicular access is provided to serve each phase of this development in the interests of amenity and highway safety to ensure compliance with policies CS7 and CS19 of the Knowsley Local Plan, Core Strategy, 2016.

38. Prior to the commencement of each phase of the development details of existing site levels and finished floor levels for every dwelling plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason : In the interests of visual and residential amenity and to ensure compliance with Policy CS19 in the Knowsley Local Plan Core Strategy.(2016)

39. Prior to the installation of any lighting on the development a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include lighting for the dwellings served by shared private drives.

For the avoidance of doubt, the scheme shall include drawings of the lighting and lighting columns, a site layout indicating positions of the lighting, isolux and luminosity details and manufactures specifications. The lighting scheme shall be designed so that it protects ecology and does not result in excessive light spill onto any habitat areas on or adjacent to the site.

No dwelling on the site shall be occupied until the lighting has been installed in accordance with the approved scheme.

Reason: In the interests of residential amenity, security and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

40. Prior to the 1st occupation of any dwelling in phase 1 of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include improvements to the traffic signal controller at the junction of Bewley Drive/Valley Road/ Whitefield Drive junction to reduce queueing at the junction. The approved scheme shall be implemented prior to the occupation of the 20th dwelling in phase 1 of the development.

Reason : To ensure that this signalised junction is optimised to minimise queueing in the interests of highway safety and to ensure compliance with Policy CS7 in Knowsley Local Plan Core Strategy adopted 2016.

41. Prior to the first occupation of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include full details of all of the improvement works proposed to Cherryfield Drive including a timetable for the implementation of the works. The approved scheme shall be implemented in accordance with the agreed timetable.

Reason : In the interests of highway safety and to ensure the improvement works are implemented in a timely manner to ensure compliance with Policies CS7 and CS19 in the Knowsley Local Plan , Core Strategy (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/11/2024	201001	P01	LOCATION PLAN
15/03/2024	NW23-43	-	DEMOLITION PLAN
29/11/2024	-	-	PHASING PLAN
15/01/2025	203001	AB	OVERALL PLANNING LAYOUT

20/12/2024	202100	P03	OVERALL PERMEABLE PAVING PLAN
15/01/2025	203004	AB	DWH PLANNING LAYOUT SHEET 1 OF 2
15/01/2025	203005	AA	DWH PLANNING LAYOUT SHEET 2 OF 2
15/01/2025	203400	G	DWH AFFORDABLE PLAN SHEET 1 OF 2
15/01/2025	203401	G	DWH AFFORDABLE PLAN SHEET 2 OF 2
15/01/2025	203250	H	DWH BOUNDARY TREATMENT PLAN SHEET 1 OF 2
15/01/2025	203251	H	
15/01/2025	021100	G	DWH ELECTRIC VEHICLE CHARGING LAYOUT SHEET 1 OF 2
15/01/2025	021101	G	DWH ELECTRIC VEHICLE CHARGING POINT PLAN SHEET 2 OF 2
15/01/2025	203500	F	DWH REFUSE LAYOUT SHEET 1 OF 2
15/01/2025	203501	F	DWH REFUSE LAYOUT SHEET 2 OF 2
15/01/2025	203450	G	DWH STOREY HEIGHTS PLAN SHEET 1 OF 2
15/01/2025	203451	G	DWH STOREY HEIGHTS PLAN SHEET 2 OF 2
29/11/2024	203550	E	DWH STREET SCENE
29/11/2024	NW-23-27	-	DWH HOUSETYPE PACK
06/12/2024	BM-23-27	-	BARRATT HOUSE TYPE PACK
09/01/2025	AB/01	D	AMBLESIDE/BUTTERMERE APARTMENTS
24/12/2024	30021	P04	SITE SECTIONS SHEET 1 OF 3
24/12/2024	30022	P05	SITE SECTIONS SHEET 2 OF 3
24/12/2024	30023	P04	SITE SECTIONS 3 OF 3
15/01/2025	203001	28	BARRATT PLANNING LAYOUT
15/01/2025	203250	05	BARRATT BOUNDARY TREATMENT PLAN
15/01/2025	021100	06	BARRATT EV CHARGING PLAN
15/01/2025	203500	06	BARRATT REFUSE LAYOUT
15/01/2025	203850	06	BARRATT STOREY HEIGHT LAYOUT
06/12/2024	203550	-	BARRATT STREET SCENES
15/01/2025	203400	05	BARRATT AFFORDABLE LAYOUT
16/10/2024	1321-AIA-V1-C	C	ARBORICULTURAL IMPACT ASSESSMENT
13/05/2024	2021-296	V2	ECOLOGICAL SURVEY AND ASSESSMENT
23/10/2024	2021-296	E	WATER VOLE REPORT
04/12/2024	REV C	-	SOCIAL VALUE STRATEGY
06/12/2024	CEMP.CFD.NS.01	-	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
23/10/2024	APPENDIX 7.1	-	CONSTRUCTION METHODOLOGY
23/10/2024	APPENDIX 7.3	-	DEMOLITION AND CONSTRUCTION MITIGATION MEASURES

10/05/2024	APPENDIX 6.1	1.5	TRANSPORT ASSESSMENT (AMENDED)
20/12/2024	313001	P03	PROPOSED LEVELS (RIDGE AND EVES LEVELS TO WHINBERRY DRIVE)
20/12/2024	202100	P03	PERMEABLE PAVING AREAS
10/05/2024	APPENDIX 6.2	VERSIO N 1.4	INTERIM TRAVEL PLAN

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:-

H5 - Development within Primarily Residential Areas

DQ2 - Security in the Built Environment

ENV6 - Landfill Gas

Trees and Development SPD (2016)

CS17 - Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

CS21 - Greenspaces and Trees

CS24 - Managing Flood Risk

CS27 - Planning and Paying for New Infrastructure

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

T7 - New Development and Walking & Cycling Routes

KNOWSLEY LOCAL PLAN: CORE STRATEGY

H7 - Provision. of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOS)

T5 - Location of Major Traffic Generating New Development

T8 - Transport Assessments

T9 - Travel Plans

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV5 - Contaminated Land

National Planning Policy Framework

Adding Social Value to Development, Employment and Skills SPD (2018)

SUPPLEMENTARY PLANNING DOCUMENTS

Amended New Residential Development SPD (2018)

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

Developer Contributions SPD (2016)

CS7 - Transport Networks

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS3 - Housing Supply, Delivery and Distribution

CS8 - Green Infrastructure

CS15 - Delivering Affordable Housing

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 (Mark Quinn on 0151 443 2223)

ARTICLE 35 STATEMENT

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.

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.

- 1 See comments from Cadent Gas -15/07/24
- 2 See comments from Natural England (23/07/24)
- 3 See Comments from Merseyside Fire Service
- 4 See comments from United Utilities (14/08/24)
- 5 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.
- 7 With regard to condition 21 (Landscaping), the following matters should be taken into account when preparing a revised landscaping scheme.

Structural Landscaping

The proposed Marginal/Aquatic species are limited and include predominantly sedges and rushes. In addition, *Glyceria maxima* is also included. This species can become invasive at the detriment of more ecologically valuable species. It is recommended that *Glyceria maxima*, *Juncus effusus*, *Juncus inflexus* and *Carex acuta* are replaced with a mixture of the following species:

- o *Caltha palustris*;
- o *Lythrium salicaria*;
- o *Veronica beccabunga*;
- o *Myosotis scorpioides*;
- o *Eupatorium cannabinum*;
- o *Stachys palustris*; and
- o *Filipendula ulmaria*

The proposed seed mix for the areas identified as Amenity Meadow Areas is EM1. This mix is limited in species diversity and should be replaced with EM3.

- The main hedge being proposed around the estate is *Prunus lusitanica* (Portugal laurel) this is a large shrub and grows above 12m and is wider than 8m. I would therefore strongly propose a beech hedge, which is less vigorous in its growth and has great all year-round interest.
- The birch trees (*Betula nigra*, *Betula pendula* and *Betula utilis jacquemontii*) are coloniser species so are relatively short-lived trees and need replacing with climax species, for longer term impact.
- *Prunus avium* 'Plena' is being proposed for street trees, I realise that the blossom in spring would have a striking impact, however, these varieties have a wide habitat and tend to cause root problems for hard surfaces, so I would suggest this needs to be altered to street trees which will not cause these types of ongoing problems.
- Noted that *Prunus avium* is also being proposed alongside footpaths, would also look to set these at least 5m away from paths so that they don't negatively impact the surfacing.
- The *Photinia x fraseri* 'Red Robin' is a shrub which needs to be pruned relatively hard on a regular basis to keep a tight form. As such it is not deemed suitable for this location. Better alternative would be *Amelanchier x grandiflora* 'Robin Hill'
- *Sorbus aucuparia*, these trees have a lot of berries and often poor structural form, so if used locate within open spaces rather than alongside paths / roads.
- Lavender is a relatively short lived species (4 to 6 years), as this is being used as single species hedgerows there needs to be provision for them to be replaced if and when they fail, alternatively a more durable plant can be used.
- Native hedgerow should have 60% *Crataegus* sp and set in a double staggered row, 5m, so that there is a continuous run of hawthorn along the length. *Prunus spinosa* suckers a lot so would avoid using, *Viburnum opulus* will not keep its form well, so if used should be kept to a minimum (similar quantity to *Rosa* sp), Would recommend increasing *Ilex* sp to 20% and *Acer Campestre* is a good hedging species to be included.

Detail 2: Tree pit in hard landscape:

- This will not provide adequate rooting zone for healthy trees, they need to provide root cell systems for 17m³. As each tree needs an allowance of 17m² of soft / permeable surface per tree.
- On this detail, they are proposing a tree grill system with loose gravel around the tree trunk. We have found that laying a flexible bonded stone system is more cost effective and can be adjusted more easily as the tree grows.

On the specification:

- Tree clearance this needs to be 2m clearance and if in trafficked situations (ie bus routes), higher to ensure that the trees don't hit the traffic passing.
- With the Premium Strimmer Tree Guard, how is it ensured that there is enough growing space for the tree trunk?
- Would recommend trees are staked at 1500mm high rather than 900mm as they are prone to having their stems snapped by people causing antisocial behaviour.
- There is a lack of specification when it comes to planting. It is expected that they would need to include:
 - o Ameliorant/ Conditioner are required: Peat free compost at 7 Ltrs / pit and a UK origin mycorrhizal fungi including bio-additives (We are confident in what is supplied by Plant Works

UK Ltd (Tel: 01795 411 527) - called Rootgrow Professional, where UK origin mycorrhizal fungi includes bio-additives. Mycorrhizal fungi component to contain spores, mycelium, dried plant root containing mycelium and attapulgite clay, colonised by mycelium. Product should not contain fertilisers. Additives should be proven to enhance mycorrhizal colonisation). so this will need to be similar to this.

o The shrubs and whips should be planted with slow-release fertiliser (like Agroblen tablets)

- There needs to be a Landscape management plan and associated works schedule which covers at least 30 years, which needs to:

- Ensure all trees are protected from failure / removal into the long term.

- Ensure all dead, dying and vandalised plant stock to be replaced to ensure successful establishment of landscape planting

- Ensure tree ties need to be removed from 3 years on, but will depend upon the firmness of the root take.

Phase 1 (Plot Landscaping)

The shrub planting is all quite standard, the maintenance will need to include planting replacements for example lavender and hebe plants can be relatively shortlived.

As to habitat forming environments in this urban environment more ilex planting would be required as this creates good evergreen habitat environments for birds.

- 8 Refer to letter from Environment Agency dated 18/11/24
- 9 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under s38 and s278 of the Highways Act 1980 (for roads proposed for adoption and off site highway works respectively). The applicant is advised to contact the Site Development Team at SiteDevelopment@knowsley.gov.uk to discuss the matter further.
- 10 New street lighting and signing to be installed on the existing public highway or highway proposed for adoption will be subject to a commuted sum to cover its future maintenance as part of the Council's Street Lighting and Signing PFI Contract. The relocation of any existing street lighting columns will need to be undertaken/agreed by the Street Lighting and Signing PFI Contract Service Provider. The applicant is advised contact SiteDevelopment@knowsley.gov.uk
- 11 It should be noted that the Council operates the Advance Payments Code in accordance with Sections 219 - 225 of the Highways Act 1980. This Code applies wherever a new building is to be erected which will have a frontage onto a new section of road which is to be offered for adoption (or where the Council determines that these areas are potentially adoptable), unless a Road Adoption Agreement under Section 38 of the Act has been concluded, or the street has been declared a private road. Failure to deposit or secure monies with the Highway Authority prior to the commencement of building work in accordance with the Code is an offence, which could lead to the suspension of construction and may lead to prosecution and a fine.



Executive Director - Regeneration and Economic Development

Date: 11 April 2025

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.
- 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.