



Knowsl@y Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00271/FUL

Name and address of applicant

Cornerstone
1530 Arlington Business Park
Theale
Berkshire
RG7 4SA

Name and address of agent

Sinclair Dalby Limited
3 Princes Street
Bath
BA1 1HL
United Kingdom

Date of Receipt: 23 May 2024

Date Valid: 29 May 2024

Address/Location Of Development:

Existing Telecommunications Site At The Nursery
Knowsley Hall, Knowsley Lane
Prescot
L34 7HE

Description of Development:

REMOVAL OF AN EXISTING 24M LATTICE MAST (26M TO TOP OF ANTENNAS) SUPPORTING 6 NO. ANTENNAS AND 2 NO. DISHES AND ASSOCIATED ANCILLARY EQUIPMENT. ERECTION OF A 30M LATTICE TOWER (30.2M TO TOP), SUPPORTING 12 NO. ANTENNAS, 2 NO. RELOCATED 0.3M DISHES AND 2 NEW 0.3M DISHES, 3 NO. EQUIPMENT CABINETS, ASSOCIATED ANCILLARY EQUIPMENT AND WORKS.

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. Within one month of the proposed mast being brought into operation the existing 24m high lattice tower and associated equipment shall be removed from the site.

Reason : In the interests of visual and residential amenity and to minimise impacts on the openness of the green belt and to minimise any harm to the Grade II registered Knowsley Park and in turn the setting of the Grade II* listed Knowsley Hall and to ensure the proposal is in compliance with Knowsley Local Plan policies CS5 and CS20 and Saved UDP policy ENV8 and guidance in NPPF.

4. The materials and colour finish for the proposed fencing and the colour finishes for the equipment cabinets and lattice tower shall be in accordance with the details in an E mail from the agent dated 2nd October 2024.

Reason: For the avoidance of doubt and in the interests of visual amenity to ensure compliance with Knowsley Local Plan policies CS19 & CS20

5. Notwithstanding the details submitted prior to the development hereby permitted being first brought into operation a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual trees on a 2:1 basis. The scheme should include the location, size (minimum 12-14cm girth)and species of the replacement trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/05/2024	J240325-GGC-ZZ-ZZ-D-ARB-0101	P01	TREE RETENTION AND PROTECTION PLAN
23/05/2024	93232	1.0	ARBORICULTURAL IMPACT ASSESSMENT
11/11/2024	301	REV D	PROPOSED SITE ELEVATION
11/11/2024	201	REV C	PROPOSED SITE PLAN
11/11/2024	102	REV A	TREE PLANTING SCHEME
11/11/2024	100	REV B	LOCATION 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:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY
CS2 - Development Principles

CS5 - Green Belt

CS7 - Transport Networks

CS20 - Managing the Borough's Historic Environment

CS19 - Design Quality and Accessibility in New Development

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

DQ4 - Trees and Development

ENV8 - Telecommunications Developments

National Planning Policy Framework

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.

A handwritten signature in black ink, appearing to read 'Dubai'.

Executive Director - Regeneration and Economic Development

Date: 21 November 2024

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.
- 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.