



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

**Town and Country Planning (General Permitted Development) (England) (Order)
2015 (as amended)**

NOTICE OF DETERMINATION IN RESPECT OF DEMOLITION

Application No: 23/00432/DEMCON

Name and address of applicant

Livv Housing Group
Lakeview
Kings Business Park
Kings Drive
Prescot
Merseyside
L34 1PJ

Name and address of agent

Sutcliffe
18-20 Harrington Street
Liverpool
Merseyside
L2 9QA

Your application to Knowsley Metropolitan Borough Council dated 18 April 2023 to determine whether prior approval was required in respect of your proposed demolition of:-

20 Fairhaven
Tower Hill
Kirkby
Knowsley
L33 1UY

has been duly considered and you are HEREBY NOTIFIED that the method of the proposed demolition and restoration of the site of which details were set out in your application does require the Council's prior approval for the following reason(s):-

1. The applicant be informed that under the terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 that prior approval for the demolition of the buildings is required. Following receipt of the information requested prior approval for the demolition works is hereby granted in accordance with the documents set out in Schedule 1.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/07/2023	-	-	Email from agent dated 5 July 2023 with additional information in relation to methods for the mitigation of noise and vibration from demolition works.
30/05/2023	-	-	Email from agent dated 30 May

			2023 with additional information in relation to pest control; external lighting; contractors / delivery vehicles not arriving too early /no engines idling when close to residential properties.
18/04/2023	33350-SUT-ZZ-XX-DR-S-1101	-	Location Plan
10/07/2023	Rev. 2 (10 July 2023)	-	Demolition Phase Health, Safety & Environmental Plan Rev. 2 (10 July 2023)
02/05/2023	FDL001	-	Internal Soft Strip - Method Statement
02/05/2023	FDL002	-	Mechanical Demolition - Method Statement
26/07/2023	-	-	Email from agent dated 26 July 2023 with additional information in relation to the soil supplier comprising R Draper & Sons, Kirkby which will include certification.
20/07/2023	-	-	Email from agent dated 20 July 2023 with additional information in relation to timescales for the restoration of the site following demolition.
21/07/2023	-	-	Soil Sampling Methodology

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats & Species Regulations 2017, the latter of which deems them a European Protected Species. It is a criminal offence to deliberately kill or injure a bat, to disturb or destroy a bat roost or to obstruct an entrance to a roost.

If the building is found to contain evidence of bats, work should stop immediately, and an ecological consultant engaged for advice on how to proceed. A European Protected Species license will be required from Natural England before any works can take place.

All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 31 July 2023