



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00488/FUL

Name and address of applicant

Premier Inn Hotels Ltd.
C/O Agent

Name and address of agent

Walsingham Plannig
Brandon House
King Street
Knutsford
WA16 6DX

Date of Receipt: 22 August 2025

Date Valid: 10 September 2025

Address/Location Of Development:

The Chapel Brook Premier Inn
Wilson Road
Huyton
Knowsley
L36 6AD

Description of Development:

**ERECTION OF 2-STOREY EXTENSION TO PROVIDE ADDITIONAL BEDROOMS
TOGETHER WITH ALTERATIONS TO CAR PARKING AND ASSOCIATED
WORKS**

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. No above ground construction works shall take place until samples and / or full specification of materials to be used externally on the development hereby permitted 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.

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 the national Planning Policy Framework (2024 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. Notwithstanding the submitted drainage plans and documents, prior to the commencement of the development hereby permitted, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to first occupation of the development hereby permitted, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to comply with Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2024).

5. Prior to first occupation of the development hereby permitted, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a management company; and

(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development and to comply with the National Planning Policy Framework (2024) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

6. No part of the proposed development hereby permitted shall be commenced until details of the proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the floor levels of the proposed buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of amenity and to comply with the National Planning Policy Framework (2023) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

7. No part of the development hereby permitted shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of construction effects. The Plan shall include but not be limited to the following:
 - a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also for the operation of any temporary power generation or pumping plant which will operate overnight.
 - b) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - c) Methods for dust control and suppression.
 - d) Details of methods for pest control to be taken during both the demolition and construction phases.
 - e) Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles (for each phase as necessary); and the methods of loading and unloading of plant and materials.
 - f) Management of deliveries and construction vehicle traffic:-
 - i. Prevention of waiting / layover of construction related traffic on the highway including measures to avoid obstruction of Wilson Road.
 - ii. Construction vehicle routing and access arrangements.
 - iii. Measures for the control of traffic to and from the site which minimise disruption to the public highway.

- iv. Consideration of any temporary traffic management arrangements which may be necessary during periods of construction.
- v. Routes of deliveries / construction traffic to and from the site via M62 and A5080.
- vi. Hours of deliveries.
- vii. Temporary pedestrian and cycle route arrangements, if applicable.

Note reversing on the highway is not permitted without a trained Banksman (RoSPA or equivalent).

- g) Details of how the developer will coordinate with the Local Highway Authority to avoid compounded disruption due to the concurrent works at Tarbock Island and Wilson Road,
- h) Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.
- i) The parking of vehicles of site operatives / staff and visitors.
- j) Adequate provision for addressing any abnormal wear and tear to the highway.
- k) Proposed hours of construction which unless otherwise agreed with the Local Planning Authority shall be limited to 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays / Public Holidays.
- l) Adequate provision for addressing any abnormal wear and tear to the highway.
- m) The details of the design, siting and maintenance of any security hoardings.
- n) There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of the environment and neighbouring occupiers / areas and in the interest of highway safety and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies EC3, ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8. Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: In the interests of the amenity of neighbouring sites and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies ENV2 and EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 9. No soil (topsoil and subsoil) is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by

the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information.

The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with the National Planning Policy Framework (2024), Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

10. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building work is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To ensure no harm is caused to Protected Species and to comply with the National Planning Policy Framework (2024) and Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy.

11. The development hereby permitted shall not be occupied until:

- a) Scheme details of bird boxes to include number (no less than two), type and location on an appropriately scaled plan as well as timing of installation, has been submitted to and agreed in writing by the Local Planning Authority; and
- b) Evidence of implementation (i.e. photographs) in accordance with the agreed details has been provided to the Local Planning Authority.

The development shall be carried out only in accordance with the agreed details.

Reason: In the interests of biodiversity conservation and to comply with the National Planning Policy Framework (2024) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

12. Prior to the commencement of the development hereby permitted and throughout the construction phase, the following reasonable avoidance measures shall be put in place:
 - a) A pre-commencement check for badger and / or hedgehog mammals;
 - b) All trenches and excavations should have a means of escape (e.g. a ramp);
 - c) Any exposed open pipe systems should be capped to prevent mammals gaining access; and
 - d) Appropriate storage of materials to ensure that mammals do not use them.

The reasonable avoidance measures outlined shall be adhered to at all times during the construction phase of the development.

Reason: In the interests of biodiversity conservation and to comply the National Planning Policy Framework (2024) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

13. Prior to first installation of any external lighting, precise scheme details shall be submitted to and approved in writing by the Local Planning Authority.

The details of the scheme shall include, but not be limited to:

oPositioning details.

oA detailed description and manufacturer's specifications / details of the type of lighting.

olsolux plot and details of luminosity.

oShow that there would be no overspill of light onto surrounding land, habitats and the highway network.

oSteps taken to minimise excessive light spill.

oShow that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met.

oMake reference to the 'Bats and Artificial Lighting at Night' guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.

oHave regard to the recommendations in the submitted Bat Emergence and Re-Entry Surveys Report dated 19 June 2024 prepared by Arbtech.

The lighting shall be installed in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure that light pollution is minimised and that any lighting does not adversely impact on visual and local amenity; protected species; the safe operation of highway infrastructure and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV3 in the Knowsley Replacement Unitary Development Plan, adopted June 2006.

14. Prior to the commencement of development, a biodiversity enhancement strategy shall be submitted to and agreed in writing by the Local Planning Authority. The strategy shall be in accordance with the recommendations of the Preliminary Ecological Appraisal and Roost Assessment, dated 1 May 2024 and the addendum report Bat Emergence and Re-Entry Surveys (BERS) dated 18 June 2024, produced by Arbtech which recommend the following to enhance the site for Biodiversity:

-Leaving wildflower buffers around the site where possible;

-Planting of wildflower seed mixes;

-Installing a bug hotel;

-The installation of two bat boxes.

Reason: In the interests of biodiversity conservation and to comply the National Planning Policy Framework (2024) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

15. Notwithstanding the submitted details, prior to the commencement of development, the landscaping scheme shall be updated to include the following:

a) Soft Landscaping

A detailed landscaping scheme, the details of which shall relate to all land surfaces not built upon and shall include, but not limited to:

i.Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.

ii.The exact location and species of all existing trees and other planting to be retained.

iii.Replacement tree and hedge planting for trees lost on a 2:1 basis.

- iv. Alternative tree species and spacing and beech hedgerow as recommended by the Council's Landscape Architect.
- v. Biodiversity enhancements required pursuant to Condition 14 of this permission.
- vi. All proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sqm of all new planting.
- vii. Updated outline specification for ground preparation in line with recommendations of the Council's Landscape Architect.
- viii. Updated arrangements and specifications for initial establishment as recommended by the Council's Landscape Architect.
- ix. Maintenance and longer-term maintenance of all planted and / or turfed areas.

b) Hard Landscaping

A full specification of materials to be used for the construction of hard surfacing throughout the site.

The updated scheme shall be submitted to and agreed in writing by the Local Planning Authority.

The approved details shall be wholly implemented in their finally approved form within the first available planting season following the substantial completion of development or a timetable to be submitted to and agreed by the Local Planning Authority.

Any tree or other planting which is lost, felled, removed, dies, 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 unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and biodiversity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Trees and Development SPD (2016) and Design Quality in New Development SPD (2016).

16. No development shall take place until a Landscape Environmental Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. This should include management and care of existing and proposed trees, shrubs and hedgerows, the wildflower and amenity grassed areas, existing vegetation, the maintenance of any ecological features such as bird and bat boxes and habitat piles and the maintenance of the hard infrastructure.

The LEMP shall include, but not be limited to, the following:

- a) What areas are under the maintenance contract.
- b) Who is to be the responsible body for managing the maintenance.
- c) Who is the contractor to carry out the works directed in the LEMP.
- d) What they are being asked to do in terms of a specification.
- e) A maintenance schedule of what is to be carried out and when

The agreed details shall be implemented in full and maintained thereafter if required.

Reason: To secure the long-term management and maintenance of landscape and ecological features, having regard to the National Planning Policy Framework (2024), Policies CS2, CS8 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

17. No development approved by this permission shall commence until a Biodiversity Gain Plan for delivery and monitoring of Biodiversity Net Gain, completed statutory Biodiversity Metric, baseline habitat map, landscape plan and Habitat Management and Maintenance Plan have been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall be prepared in accordance with the BNG Metric (received 16 October 2025) or such updated metric that has been submitted to and approved in writing by the LPA prior to commencement of development, and any relevant national guidance in place.

The Biodiversity Gain Plan and Metric shall be implemented broadly in accordance with the Landscape Plans (referenced: 1136-SW-01 Rev. A (Detailed Landscape Proposals - 1 of 2 and 1136-SW-02 Rev. A (Detailed Landscape Proposals - 2 of 2)) (or such updated iteration that has been submitted to and approved in writing by the LPA prior to commencement of development)

A timetable for the implementation of all soft landscaping shall be submitted to the Local Planning Authority prior to commencement of development and the soft landscaping shall then be delivered in accordance with the approved implementation timetable.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, to protect and enhance biodiversity and to comply with the Environment Act 2021.

18. Prior to the commencement of development, a method statement, prepared by a competent person, for the control and disposal of Willow leaved cotoneaster (*Cotoneaster salicifolius*), a non-native invasive plant species identified as being present on the application site, in line with appropriate controlled waste measures and in accordance with the recommendations of the submitted Preliminary Ecological Appraisal and Roost Assessment dated 1 May 2024, prepared by Arbtech shall submitted to and agreed in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the agreed method statement.

Reason: In the interest of avoiding the spread of identified non-native species during construction works in the interests of biodiversity and to comply with the National Planning Policy Framework (2024) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

19. Prior to the commencement of the development hereby permitted, a Site Waste Management Plan or similar mechanism detailing the minimisation of waste production shall be submitted to and approved in writing by the Local Planning Authority. The plan should also include details of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal.

The following information should be included within the audit (or similar mechanism) as stated in the Planning Practice Guidance (Waste) para. 49.

- o the anticipated nature and volumes of waste that the development will generate.
- o where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development.

- o the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- o any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

The development shall be carried out only in accordance with the approved details.

Reason: To reduce and manage waste generated from the development in accordance with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy WM8 of the Merseyside and Halton Joint Waste Local Plan (2013) and Planning Policy Guidance (Waste) (2014).

20. The development hereby permitted shall not be occupied until the vehicle parking spaces have been provided in accordance with Drawing No. AP4 Rev. B - Proposed Site Plan [Rev. A] received 16 October 2025. Thereafter those spaces shall be retained for the parking of vehicles only and in accordance with an agreed Car Park Management Strategy agreed pursuant to Condition 25 of this permission.

Reason: To ensure that adequate on site vehicle parking facilities are provided in the interests of highway safety and amenity, and to comply with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD.

21. Prior to the first occupation of the development hereby permitted, full details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- oType, number, and layout of cycle stands.
- oProvision for covered and secure storage.
- oSeparate provision for staff and guests.
- oLocation in relation to building entrance.
- oLighting and natural surveillance measures.
- oProvision for electric cycle charging where feasible.

The scheme shall be implemented in accordance with the agreed details prior to first occupation and retained thereafter for its intended use.

Reason: To ensure adequate provision and availability of secure cycle parking provision in accordance with the principles of sustainable development and development and to comply with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2026 and the Ensuring a Choice of Travel SPD (2010).

22. Prior to the first occupation of the development hereby permitted a Car Park Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include, but not be limited to:

- oDetails of how parking spaces will be allocated between hotel guests and restaurant patrons.
- oMeasures to prevent overspill and ensure availability for hotel users, particularly during peak periods.
- oAny signage, operational controls, or enforcement mechanisms proposed to manage parking demand.

oThe approved strategy shall be implemented prior to first occupation and adhered to thereafter.

Reason: To ensure the effective operation of the shared car park and prevent overspill or conflict between hotel and restaurant users, in the interest of highway safety and operational efficiency and to comply with the National Planning Policy Framework (2024) and Policies CS2, CS7 and CS19 of the Local Plan: Core Strategy, adopted January 2016.

23. Prior to first installation, precise scheme details of any dedicated refuse and recycling facilities / enclosure(s) required to serve the extended premises shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To secure a suitable provision of waste storage and suitable enclosures to support the development and to ensure suitable waste management practices and adequate waste storage / facilitation of waste collection in order to comply with the National Planning Policy Framework (2023), Policies CS2, CS19 and CS26 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy WM9 of the Joint Waste Local Plan (2013)

24. Prior to their installation precise scheme details of the proposed air source heat pumps (ASHP) as identified in the submitted Energy Strategy referenced C8824-TLP-00-XX-XX-BP-100 P0, (revised 14 May 2024) received 22 August 2025, prepared by Thornley & Lumb Partnership Ltd, shall be submitted to and agreed in writing by the Local Planning Authority.

The scheme details shall include, but not be limited to:

- i. Manufacturer's details, including technical specifications.
- ii. A scaled plan showing the location(s),
- iii. Elevational details, including all dimensions
- iv. Details of any enclosure or screening including detail of the materials and finishes.
- v. Mounting detail.
- vi. Noise emission data.
- vii. ASHP-MCS 020 Noise Impact Assessment.

The air source heat pump(s) shall be installed only in accordance with the approved details and retained as such thereafter.

Reason: To ensure that the development does not result in unacceptable visual harm and noise disturbance and to comply with the National Planning Policy Framework (2024), Policies CS2, CS19 and CS22 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

25. The development hereby permitted shall be implemented in accordance with the recommendations contained within the submitted Arboricultural Method Statement, prepared by Arbtech Consulting Ltd ref: AMS 02 dated 7 August 2025 received 22 August 2025, Arboricultural Impact Assessment ref: Arbtech AIA 02, received 22 August 2025 and Tree Protection Plan ref: Arbtech TPP 02, received 22 August 2025.

All tree protection methods detailed in the approved Arboricultural Method Statement shall be installed prior to the commencement of the development and shall remain in place at all times during the construction phase of the development.

Reason: To ensure that the proper protection of trees has been carried out in the interests of biodiversity and visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

26. Before the development hereby permitted is first brought into use, a detailed scheme for the acoustic treatment of windows to bedrooms on the eastern façade of the proposed extension shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall incorporate acoustically treated mechanical ventilation to remove the need to open windows for ventilation purposes, Such agreed measures shall be implemented in full prior to the first use of the development and retained in full thereafter.

Reason: To safeguard occupiers of the proposed bedrooms from noise and disturbance and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

27. The number of bedrooms within the development hereby approved hotel extension shall be limited to no more than 23.

Reason: For the avoidance of doubt and to enable the Council to assess any proposal to increase bedroom numbers in light of the planning considerations and prevailing policy at that time.

28. The development hereby permitted shall be used as a hotel only and for no other purpose, including any other purpose in Class 1 of the Town and Country Planning (Use Classes) Order (as amended) or any change of use permitted under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any provision equivalent to that Class in any statutory instrument revoking or re-enacting these orders with or without modification.

Reason: In granting this permission the council has had regard to the specific circumstances of the proposal, any change may give rise to materially different planning considerations and to allow the Council to have the opportunity to reassess any changes having regard to circumstances at the time.

29. /b BIODIVERSITY NET GAIN (BNG) APPLICATION SUBJECT TO GAIN CONDITION:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ('the biodiversity gain condition') that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Knowsley Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are below:

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the

Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/09/2025	PP-14198647v2	-	SITE LOCATION PLAN
16/10/2025	AP4	REV. B	PROPOSED SITE PLAN
22/08/2025	AP8	-	EXISTING AND PROPOSED NORTH EAST ELEVATIONS SHOWING EXTENSION ALTERATIONS
22/08/2025	AP07	-	1:100 PROPOSED PLANS AND ELEVATIONS
22/08/2025	AP5	-	PROPOSED GROUND AND FIRST FLOOR EXTENSION PLANS
22/08/2025	-	-	ARBTECH AIA 02
22/08/2025	-	-	ARBTECH TPP 02
22/08/2025	AMS 02	-	ARBTECH ARBORICULTURAL METHOD STATEMENT (7 AUGUST 2025)
12/12/2025	FEBRUARY 2025	-	WHITBREAD'S ELECTRIC VEHICLE CHARGING STATEMENT
16/10/2025	-	-	BNG STATUTORY METRIC CALCULATION (DATED 14/10/2025)
15/10/2025	2024/7922/TTN0 3	-	TRANSPORT TECHNICAL NOTE (OCTOBER 2025)
16/10/2025	-	2.1	PRELIMINARY ECOLOGICAL APPRAISAL AND ROOST ASSESSMENT (1 MAY 2024) UPDATED 15/10/2025
16/10/2025	-	ISSUE 5	BIODIVERSITY NET GAIN ASSESSMENT (UPDATED 15/10/2025)
22/08/2025	CRM.1483.051.G E.R.001.A	-	PHASE 1 COAL MINING RISK ASSESSMENT

22/08/2025	C8824-TLP-00-XX-XX-BP-100 P01	-	ENERGY STRATEGY
22/08/2025	-	ISSUE 2	BAT EMERGENCE AND RE-ENTRY SURVEYS (BERS) (19 JUNE 2024)
22/08/2025	2024/7922/TP02	ISSUE A	TRAVEL PLAN JULY 2025
22/08/2025	2024/7922/TS02	ISSUE A	TRANSPORT STATEMENT JULY 2025

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:-

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS1 - Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS4 - Economy and Employment
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- CS19 - Design Quality and Accessibility in New Development
- CS21 - Greenspaces and Trees
- CS22 - Sustainable and Low Carbon Development
- CS24 - Managing Flood Risk
- CS26 - Waste Management

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

- DQ4 - Trees and Development
- EC3 - Primarily Industrial Areas
- EC6 - Tourism and Cultural Development
- DQ2 - Security in the Built Environment
- ENV2 - Noise and Vibration
- ENV3 - Light Pollution
- ENV5 - Contaminated Land

SUPPLEMENTARY PLANNING DOCUMENTS

- Ensuring a Choice of Travel SPD (2010)
- Design Quality in New Development SPD (2016)
- Trees and Development SPD (2016)

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 (Maxine Wishart on 0151 443 2319)

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.

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

- 1 Comments of the Coal Mining Authority in their letter dated 3 October 2025 (attached)

INFORMATIVE NOTE:

The site lies within an area that has been defined by the Mining Remediation Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place. If any suspected coal mining feature is encountered on site, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: www.gov.uk/report-coal-mine-hazard

- 2 Contaminated Land (Advisory Note)

The comments of the Environmental Health Team - Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

- 3 United Utilities
The comments of United Utilities in their letter (attached) dated 16 January 2026.
- 4 European Protected Species
The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.
- 5 Advertisements
Any signage / advertisement associated with the development may require a separate Express Consent to Display Advertisements. Please contact the Planning Team email: DCSubmissions@Knowsley.gov.uk for further advice.

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

Executive Director - PLACE

Date: 13 March 2026

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.

Knowsley Council
By email

Your ref 25/00488/FUL
Our ref DC/25/3368
Date 16-JAN-26

Dear Planning Team

Location : The Chapel Brook Premier Inn Wilson Road Huyton Knowsley L36 6AD
Proposal : ERECTION OF 2 STOREY EXTENSION TO PROVIDE AN ADDITIONAL 23 NO. BEDROOMS TOGETHER WITH ASSOCIATED ALTERATIONS TO CAR PARKING AND ASSOCIATED WORKS

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

Directed by the principles set out in the National Planning Practice Guidance and the new National Standards for Sustainable Drainage Systems (2025) we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water Hierarchy'.

All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

Noting this is a Full application, we request that the applicant provides a detailed drainage plan showing the ultimate discharge points for both foul and surface water, and that United Utilities has the opportunity to review and comment on this plan PRIOR TO DETERMINATION of this application. The plan should also include finished floor levels in metres AOD to review the drainage.

Should planning permission be granted without the provision of this information we request the following condition is attached to any subsequent Decision Notice:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;***
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and***
- (v) Foul and surface water shall drain on separate systems.***

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 5.0 'Contacts'.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. An example condition is included with the Appendix, Section 2.2.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: [Working near our pipes - United Utilities](#). Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 5.0 'Contacts'.

WATER EFFICIENCY IN NEW DEVELOPMENT

All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day (l/p/d) as set out in Building Regulations Approved Document G. If your adopted development plan includes a policy that implements the tighter water efficiency standard of 110 l/p/d for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

United Utilities' Planning Team

APPENDIX:
Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 6.0 'Contacts' (below).

1.0 DRAINAGE DESIGN

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy

The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

The standards indicate that surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable. Therefore, drainage proposals for new development must be designed to maximise the retention of surface water on-site and minimise the volume and rate of surface water discharge off-site.

United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible. Surface water connections, particularly to the combined sewer, should only be considered as the last resort.

Where surface water connections already exist, the applicant must provide clear evidence of these connections along with calculations on rates of discharge, to demonstrate a reduction in

discharge rates. Without this evidence, applicants will be required to discharge at a greenfield rate of run-off.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

3.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

3.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 6.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The

actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. We strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus.

Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 6.0. 'Contacts' (below). United Utilities Water PLC will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#).

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this

instance, the developer should contact our Developer Services team as soon as possible. See Section 6.0 'Contacts'.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

4.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 6.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 6.0 'Contacts'.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

5.0 GROUNDWATER PROTECTION ZONES

Groundwater Protection Zones (GPZs), also known as Source Protection Zones (SPZs), identify the groundwater catchment areas of sources of potable water and show where they may be at particular risk from polluting activities on or below the land surface.

The Environment Agency has a series of published position statements documenting their approach to managing and protecting groundwater; [The Environment Agency's approach to groundwater protection](#). This document includes position statements, including restrictions or extra controls, that are applicable to certain activities within a Source Protection Zone 1 (SPZ1)

of a groundwater source, which are designed to protect groundwater intended for human consumption. It is important that the applicant reviews the Environment Agency's advice, or any subsequent guidance, in its entirety.

Nb. In order to protect groundwater quality surrounding United Utilities boreholes, we may request the principles outlined within the Environment Agency's document are applied to Source Protection Zone 2 (SPZ2), as well as SPZ1.

The applicant can seek further advice from our Groundwater Engineering Team. See 'Contacts' Section below.

6.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

SLUDGE PIPELINES: DeveloperServicesWater@uuplc.co.uk

GROUNDWATER PROTECTION ZONES:

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at Groundwater@uuplc.co.uk

PROPERTY SEARCHES (FOR ASSET MAPS):

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. To book an appointment, the applicant should email propertysearches@uuplc.co.uk or call **0370 751 0101**

Alternatively, a number of providers offer a paid for mapping service, including United Utilities. To purchase a sewer and water plan from United Utilities, visit [Property Searches | United Utilities](#)

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk