METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00374/REM
Date of Receipt: 12.06.2000
Date Valid: 26.06.2000

Name and address of applicant
Morris Homes Ltd
Morland House
18 The Parks
Newton Le Willows
Merseyside WA12 OJQ

Name and address of agent

Address or location of development
Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley

Nature and particulars of application
RESERVED MATTERS APPLICATION FOR THE ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

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 whichever is the later of the following dates:-

   a. the expiration of five years from the date of the outline permission.

   b. the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

   Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990.

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

   Reason: In the interests of visual amenity.

3. The development hereby permitted shall be carried out only in accordance with the amended plans referenced A/G155/SK02 Rev E received on the 7th August 2000 which indicates a revised site layout.

   Reason: For the avoidance of doubt and to accord with the terms of the application as amended.

4. None of the dwellings hereby permitted shall be brought into use until the car parking spaces to serve the dwellings in question have been surfaced in accordance with details to be agreed beforehand in writing by the Local Planning Authority and laid out in accordance with the submitted layout plan ref: A/G155/SK02 Rev E received on 7 August 2000. These spaces shall thereafter be made available for the parking of cars at all times that the dwellings to which they relate are in use.

   Reason: To ensure adequate off-street parking facilities are provided in the interests of highway safety and amenity as referred to in Knowsley Unitary Development Plan Policy H6.

5. Notwithstanding the provisions of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be placed or erected in front of the forwardmost part of any wall of a building which fronts on to or bounds a highway, carriageway or footpath without a further specific planning permission having been sought and obtained beforehand.

Reason: To safeguard the character of this residential development.

6. The integral/attached garages hereby permitted shall be retained as such at all times and shall not be converted to living accommodation.

Reason: To ensure adequate off-street parking facilities are provided in the interests of highway safety and amenity as referred to in UDP policy H6.

7. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site (as indicated on drawing No A/G155/SK02 Rev E received on 7 August 2000) have been protected by fencing, of a minimum height of 1.2 metres, which shall use vertical and horizontal scaffolding poles or equivalent stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing beforehand by the Local Planning Authority and retained in the approved position until the development is completed.

Spoke with Morris Homes 28/02/01 – personal force to be erected.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined.

Reason: To protect existing trees within the site in the interests of visual amenity as referred to in Unitary Development Plan policy En25.

8. At least two working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in condition 6 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity, as referred to in the Unitary Development Plan Policy En25.

9. Notwithstanding the details on the submitted layout plan referenced A/G155/SK02 Rev E received 7 August 2000 no boundary treatments shall be erected until a plan has been submitted clearly indicating the location of all walls and fences to the site boundaries and the individual dwelling plots. The boundary treatments shall be erected in accordance with the submitted details.

Reason: For the avoidance of doubt and in the interests of visual amenity, as referred to in Unitary Development Plan Policy H6.

10. No works to the existing hedges to be retained along the northern site boundary shall be undertaken until full details of the maintenance works to be carried out have been submitted to and approved in writing by the Local Planning Authority. The necessary works to the hedge should then be carried out in accordance with the approved details.

Reason: In the interests of visual and residential amenity, as referred to in Unitary Development Plan Policy En25.

11. Before any part of the development hereby permitted is commenced a programme showing the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority and the development shall not proceed other than in accordance with the approved programme.

Reason: To secure, in the interests of local amenity, the orderly development of the land having regard to the need to ensure appropriate timing for the construction of the bund to ensure adequate residential amenity for future occupiers.

12. Notwithstanding the notes attached to the submitted layout plan ref: A/G155/SK02 Rev E no trees shall be removed from the group referenced H2 on the tree survey other than those indicated on the site layout plan without the written permission of the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of visual amenity, as referred to in Unitary Development Plan Policy En23.

13. No development shall take place within 43 m of the near side carriageway edge on the M62 until a detailed assessment of air quality in the area of these dwellings has been carried out by an appropriately qualified person(s) (the methodology of which shall previously be agreed in writing by the Local Planning Authority) and the findings submitted and approved in writing by the Local Planning Authority. Such assessment shall identify the predicted levels of Nitrogen Dioxide in 2005 for this area of the site. In the event of predicted levels exceeding the target levels set out in the Air Quality Regulations 1997 this permission shall be taken as excluding approval for the siting of dwellings on plots 26-34 on plan (A/G155/SK02 Rev E) necessitating an amendment to that part of the layout.

Reason: To ensure future occupiers of plots 26-34 are not subjected to exceedences in Nitrogen Dioxide in the interests of Health.

14. No part of the development hereby permitted shall commence until an assessment of likely noise levels at plots 6 & 7 has been undertaken by an appropriately qualified person(s) and details of suitable noise attenuation measures for protecting the proposed dwellings on plots 6 and 7 from road traffic noise on Cronton Road and noise from the proposed warehouse and distribution building at Halewood International, has been submitted to and approved in writing by the Local Planning Authority. All detailed measures which form part of the approved noise attenuation scheme, shall be completed before the occupation of plots 6 & 7.

Reason: To safeguard the residential amenities of the occupiers of the proposed dwellings, as referred to in Unitary Development Plan Policy H6.

15. Prior to the commencement of development a management plan for the section of the landscaped bund outisde the curtilage of individual dwellings including for the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity.

16. No works shall be carried out to the existing woodland area adjacent to the eastern site boundary until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the Local Planning Authority, to investigate whether the woodland is utilised by bats, or is or has been utilised by barn owls, and the survey results passed to the Local Planning Authority. The approved scheme shall be wholly implemented before any works to the trees commences and thereafter retained in its entirety.

Reason: To ensure the protection of habitat of bats and barn owls, which are protected species under the Wildlife and Countryside Act 1981.

17. Prior to the commencement of development detailed drawings and a specification for the acoustic fencing and bund shall be submitted to and approved in writing by the Local Planning Authority. The fence and bund shall be provided in accordance with the approved scheme at a stage of development agreed in the phasing programme to be submitted pursuant to Condition 11.

Reason: In the interests of the quietude and general amenity of future residents.

18. Notwithstanding the landscaping scheme submitted (plan reference 1572.03.Rev B) received 21 August 2000 additional details pursuant to the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted commencing.

The details shall be submitted at a scale of 1:200 and shall incorporate:-

I. details of surfacing adjacent to fencing on the public open space.
II. the realignment of the path in the area of POS.

III. the propsed native tree and shrub planting adjacent to Roscoe's Wood replaced with heavy standard trees (18-25cm girth) and grass.
IV. details of fencing to the pumping station and of a fence/wall to divide the bund and the public open space.
V. detail for the maintenance gate to the POS.
VI. a temporary area of planting between the end of the access road between plot 6 & 8 and the boundary fence.
VII. supplementary planting on the bund, and
VIII. all proposed tree planting within the public open space of heavy standards 18-25cm girth.

Reason: In the interests of visual amenity.

19. Development shall not commence until a scheme is submitted to and approved in writing by the Local Planning Authority indicating how the exisitng mineshafts located on the site are to be treated including details of capping. The mineshafts shall be treated in accordance with the approved details and the phasing programme to be approved pursuant to Condition 11.

Reason: In the interests of safety and visual/residential amenity.

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

The Council's Site Development Management Team, The Coal Authority, North West Water, Merseyside Fire Authority And The Environment Agency.

It is advised that the following details would be suitable for submission in relation to the landscaping scheme required by Condition 12:

i) The 3 timber post and rail fence set into a 1m tarmac strip which on the Public Open Space side needs to be concrete edged and set at ground level.
ii) The footpath in the Public Open Space to be realigned closer to Roscoe's Wood and an avenue of heavy duty standard trees (18-25cm girth) should be planted along the paths length.
iii) The proposed native tree and shrub planting adjacent to Roscoe's Wood to be replaced with heavy standard trees (18-25cm girth) and grass.
iv) Details of the fencing to the pumping station to include the extension of the fencing to the boundary with plot 26, the strip of land in between the pumping station and plot 26 to be surfaced in tarmac and the provision of a pedestrian access gate to provide maintenance of the garage wall of plot 26.
v) The rear boundary fence to the south of plot 26 to be extended to meet the proposed acoustic fence and the area of grass on the bund adjacent to plot 26 tol be replaced with native and tree shrub planting.
vi) Detail for the maintenance gate should be a 5 bar steam pipe gate with protected hinges and cover to locking mechanism.
vii) A temporary area of planting between the end of the access road between plot 6 & 8 and the boundary fence.
viii) The native tree and shrub planting on the bund should be supplemented by the planting of 30 no. native feathered trees planted in groups of 3-5.
ix) All proposed tree planting within the public open space should be heavy standards 18-25cm girth.

The programme indicating the phasing of development as required by Condition 11 shall include details of the phasing and completion of the landscaping scheme.

The applicant's attention should be drawn to the need to avoid timber fencing which would visible from Whitefield Lane as requested by Planning Committee.

G. Smith

Director Of Planning And Development

Date:24.08.2000

MUNICIPAL BUILDINGS
ARCHWAY ROAD

HUYTON, MERSEYSIDE L36 9FB

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.

This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.

Notes:

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

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

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

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

KNOWSLEY
METROPOLITAN BOROUGH
Department of Planning and Development

PLANNING SERVICES

ISO 9002 (1994) Documented Quality System

Operating Procedure OP02 – DECISION/PD RECORD SHEET

APPLICATION NO. 00 B741 REM.	APPROVE ✓	REFUSE

No.	Standard Code	Comment/Variable Wording	Relevant Consultees for Conditions
1.	M26		Planner
2.	AOS	see report	–
3.	NS	" "	–
4.	U07		–
5.	NS	" "	–
6.	T18	" "	Phil Valentine
7.	T20	" "	Phil Valentine
8.	–	" "	
9.	–	" "	Landscape Arch
10.	–	" "	Planner
11.	–	" "	Phil Valentine
12.	–	" "	Planner / En Health
13.	–	" "	En Health
14.	–	" "	Planner / Landscape Arch
15.	–	" "	JACAS
16.	–	" "	En Health
17.	–	" "	Leisure Services Landscape Architect
18.	–	" "	Leisure Services Landscape Architect

Note No.	Standard Code	Comment/Variable Wording
1.	SDT.	
2.	BC	
3.	NW	
4.	FIRE	
5.	ENVAG	

6-8 - See attached sheet

Permitted Development Rights Removed	YES	NO

Details i) no gates walls fences between front of dwelling & highway
ii) garages not to be converted without further planning application

Amendments Negotiated	NO	YES	If Yes do amendments address issues raised by representations?	YES	NO

Reference	Issue No.	Issue Date	Sub-clause	Page 1 of 1
PS/DC/OP02/02	003	01/09/98	4.9	

PLANNING APPLICATION 00/00374/FUL
RESERVED MATTERS RESIDENTIAL DEVELOPMENT, WHITEFIELD LANE, TARBOCK GREEN

Additional notes to applicant

Note 6

Additional details required to be submitted for the landscaping scheme are as follows.

i) The 3 timber post and rail fence needs to be set into a 1m tarmac strip which on the Public Open Space side needs to be concrete edged and set at ground level.

ii) The footpath in the Public open Space should be realigned closer to Roscoe's Wood and an avenue of heavy duty standard trees (18-25cm girth) should be planted along the paths length.

iii) The proposed native tree and shrub planting adjacent to Roscoe's Wood should be replaced with heavy standard trees (18-25cm girth) and grass.

iv) details of the fencing to the pumping station which should include the extension of the fencing to the boundary with plot 26 , the strip of land in between the pumping station and plot 26 to be surfaced in tarmac and the provision of a pedestrian access gate to provide maintenance of the garage wall of plot26.

v) The rear boundary fence to the south of plot 26 needs to be extended to meet the proposed acoustic fence and the area of grass on the bund adjacent to plot 26 shall be replaced with native and tree shrub planting.

vi) Detail for the maintenance gate which should be a 5 bar steam pipe gate with protected hinges and cover to locking mechanism.

vii) A temporary area of planting between the end of the access road between plot 6&8 and the boundary fence.

viii) The native tree and shrub planting on the bund should be supplemented by the planting of 30no. native feathered trees planted in groups of 3-5

ix) All proposed tree planting within the public open space should be heavy standards 18-25cm girth.

Note 7

The programme indicating the phasing of development as required by condition 10 shall include details of the phasing and completion of the landscaping scheme.

Note 8

The applicants attention should be drawn to the need to avoid timber fencing which would be visible from Whitefield Lane as requested by planning committee

2

00/00374/REM	Reserved Matters application for the erection of 44 No. 3 and 4 bedroomed detached dwellings, garages and new accesses. Land adjacent to Roscoe's Wood, Whitefield Lane, Tarbock Green.	MORRIS HOMES LTD

Area & Location of Site — 2.36 hectares of land comprising grazing land located on the eastern side of Whitefield Lane, Tarbock Green.

Ward — Halewood East.

Knowsley Unitary Development Plan - Land where existing use is proposed to continue.

Consultations — Chief Environmental Health Officer - Air quality assessment for plots 26-34 to be undertaken.

Granted
See attached sheet for amendments

Transportation and Engineering Services Division - No objections to revised layout.

Director of Leisure Services- No objections in principle.

The Coal Authority- No objections in principle.

The Environment Agency – No objections in principle.

North West Water Limited- No objections in principle.

Merseyside Fire Authority - No objections in principle.

Merseyside Police- No objections.

Merseytravel - No objections.

Tarbock Parish Council - Concerns raised in respect of the proposed drainage.

Representations — This proposal has been advertised by site and press notice and the owners/occupiers of 39 neighbouring properties have been notified of the proposal by letter. As a result of this publicity 3 representations have been received raising objections.

The grounds of the objection are as follows:-

1. Concern about the disruption to the land drains which take away water from the existing septic tanks serving dwellings in Cronton Road.

2. The proposed access from Whitefield Lane would increase the number of accidents on Whitefield Lane and also result in an increase in noise and pollution.

3. The noise from the construction traffic would be intolerable.

4. The land is one of the few green spaces left in this area.

5. The development would adversely affect the value of the properties which border the area.

The devaluation of existing dwellings is not a planning matter and, therefore, would not be a material consideration in the determination of this planning application. The remaining issues are discussed in Section 4 - Planning Issues.

REPORT

1. The Site and its Planning History

The application site is located on the eastern side of Whitefield Lane, Huyton. The site is bounded by existing residential development to the north (fronting Cronton Road), Roscoe's Wood to the east and the M62 motorway to the south.

There is a long history of planning applications affecting this site and adjacent land to the east, as follows:-

a. Application K/APP/5997 - this application affected most of the areas known as Roscoe's Wood west and Roscoe's Wood east (including the current application site) and extending almost to the M57/M62 junction. The application included general/light industry, warehousing, hotel/motel, offices and construction of a new vehicular access on to Cronton Road opposite Wilson Road. Members were minded to approve this application in June 1985, subject to agreements being entered into to secure a comprehensive drainage system and to obtain necessary highway improvements. These agreements were never effected and this application was, as a result, not proceeded with.

b. Application K/APP/9217 - this application concerned land immediately to the east of the current application site and was for a new motel. This application was refused in 1987 due, in summary, to the inadequate highway access off Cronton Road.

c. Application K/APP/12416 - this application concerned land at Rose Cottage, Roscoe's Wood and land to the west (ie., within the current application site) and was for residential development. Access was again indicated off Cronton Road. Permission was, again, refused due to the inadequate access in 1990.

d. Application APP/95/00176 - this concerned land outside and immediately east of the current application site at Rose Cottage. This application was withdrawn.

e. Outline planning permission APP/97/00184 for residential development with new access from Whitefield Lane and proposed sewage pumping station was granted in November 1999. This application had the same site area as the current application.

There is currently a further outline planning application for residential development (ref APP/97/00114) affecting land to the rear of Rose Cottage/Roscoes Wood, located to the east of the current application site. This application has yet to be determined pending the receipt of further information.

A development brief for this site was approved by the EDP Committee in February 1998.

2. The Current Proposal

This application is for the approval of reserved matters for the erection of 44 dwellings.

Approval is now being sought for the siting, design, external appearance and landscaping of the site. The means of access having been approved on the outline planning permission (APP/97/00184).

The proposed development would comprise 6 No. 3 bedroomed dwellings and 38 No. 4 bedroomed dwellings. 0.37ha of Public Open Space would be located towards the eastern boundary of the site adjacent to Roscoe's Wood. The proposed layout allows for access to be taken into the adjacent site via Rose Cottage should it be required at any time in the future.

A landscaped bund would be located adjacent to the M62 motorway. The bund would have an overall width of 13m and an overall height of 5m.

3. Compliance with the Development Plan

The application site is designated as White Land in the Unitary Development Plan, and currently has the benefit of outline permission for residential development. The Council had previously resisted development on this site primarily due to difficulty in safely accessing the land. At the Outline planning application stage it was considered that as a result of changes to traffic flows the site could now be accessed safely from Whitefield Lane.

4. Detailed Planning Issues

a. Highway Issues

The site layout submitted (as revised during the cause of the application being considered) has all 44 dwellings accessed from Whitefield Lane. Prior to development commencing the applicants would be required to submit details of highway improvements to Whitefield Lane as required by a condition attached to the outline planning permission. The pedestrian link from the site onto Cronton Road (originally indicated adjacent to Plot 7) has now been removed from the layout following concerns raised by the Crime Prevention Officer. The requirement for a footpath to Cronton Road was on condition attached to the outline planning permission (APP/97/00184) in order to provide satisfactory access to the bus stops on Cronton Road. On balance it is considered that the potential security problems which could arise from the provision of this pedestrian link outweigh the need to have pedestrian access to the bus stops.

b. Noise and Air Pollution

The details of the landscaped bund are considered to be acceptable and would reduce the noise levels for the dwellings close to the motorway to an acceptable level.

Government Circular G4 (97) 'Air Quality and Land Use Planning' states 'air quality is a material consideration in the determination of planning applications. The weight to be attached to such considerations will depend on the scope of the pollution control system in each particular case and the impact on land use and amenity'. The circular goes on to say that 'where the impact of development is likely to be significant in air quality terms, then provided the impact relates to the use and amenity of land, the

The Public Open Space is considered to be acceptable in terms of design, location and the detailed layout.

f. Trees

The proposal would result in the removal of three trees within the site. No trees are proposed to be removed within the woodland known as Roscoe's Wood or on the highway embankment to the west of the site. The existing hedge located to the rear of dwellings in Cronton Road would be retained as would the hedge fronting Cronton Road.

g. Drainage

If Members are minded to approve this application prior to the commencement of development the applicant would be required to submit a comprehensive drainage scheme for the site. This was a condition attached to the outline planning permission.

The existing properties along Cronton Road which currently drain to septic tanks would be connected to the main drainage system, therefore, resulting in an improvement to their drainage systems.

h. Other Issues Raised by Objectors

Every development causes a certain amount of noise and disturbance for neighbours during the construction process. The noise associated with the construction would only be temporary and, therefore, would not warrant a refusal of planning permission.

Recommendation

That approval of reserved matters be granted subject to the following conditions:-

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

2. The development hereby permitted shall be carried out only in accordance with the amended plans referenced A/G155/SK02 Rev E and ..... received on 7 August 2000 and .../.../..... which indicate a revised site layout and amended landscaping layout details.

3. None of the dwellings hereby permitted shall be brought into use until the car parking spaces to serve the dwellings in question have been surfaced in accordance with details to be agreed beforehand in writing by the Local Planning Authority and laid out in accordance with the submitted layout plan ref: A/G155/SK02 Rev E received on 7 August 2000. These spaces shall thereafter be made available for the parking of cars at all times that the dwellings to which they relate are in use.

4. Notwithstanding the provisions of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be placed or erected in front of the forwardmost part of any wall of a building which fronts on to or bounds a highway, carriageway or footpath without a further specific planning permission having been sought and obtained beforehand.

5. The integral/attached garages hereby permitted shall be retained as such at all times and shall not be converted to living accommodation.

6. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site (as indicated on drawing No A/G155/SK02 Rev E received on 7 August 2000) have been protected by fencing, of a minimum height of 1.2 metres, which shall use vertical and horizontal scaffolding poles or equivalent stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing beforehand by the Local Planning Authority and retained in the approved position until the development is completed.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined.

7. At least two working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in condition 6 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority.

8. Notwithstanding the details on the submitted layout plan referenced A/G155/SK02 Rev E received 7 August 2000 no boundary treatments shall be erected until a plan has been submitted clearly indicating the location of all walls and fences to the site boundaries and the individual dwelling plots. The boundary treatments shall be erected in accordance with the submitted details.

9. No works to the existing hedges to be retained along the northern site boundary shall be undertaken until full details of the maintenance works to be carried out have been submitted to and approved in writing by the Local Planning Authority. The necessary works to the hedge should then be carried out in accordance with the approved details.

10. Before any part of the development hereby permitted is commenced a programme showing the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority and the development shall not proceed other than in accordance with the approved programme.

11. Notwithstanding the notes attached to the submitted layout plan ref: A/G155/SK02 Rev E no trees shall be removed from the group referenced H2 on the tree survey other than those indicated on the site layout plan without the written permission of the Local Planning Authority.

12. No development shall take place within 43 m of the near side carriageway edge on the M62 until a detailed assessment of air quality in the area of these dwellings has been carried out by an appropriately qualified person(s) (the methodology of which shall previously be agreed in writing by the Local Planning Authority) and the findings submitted and approved in writing by the Local Planning Authority. Such assessment shall identify the predicted levels of Nitrogen Dioxide in 2005 for this area of the site. In the event of predicted levels exceeding the target levels set out in the Air Quality Regulations 1997 this permission shall be taken as excluding approval for the siting of dwellings on plots 26-34 on plan (A/G155/SK02 Rev E) necessitating an amendment to that part of the layout.

13. No part of the development hereby permitted shall commence until an assessment of likely noise levels at plots 6 & 7 has been undertaken by an appropriately qualified person(s) and details of suitable noise attenuation measures for protecting the proposed dwellings on plots 6 and 7 from road traffic noise on Cronton Road and noise from the proposed warehouse and distribution building at Halewood International, has been submitted to and approved in writing by the Local Planning Authority. All detailed measures which form part of the approved noise attenuation scheme, shall be completed before the occupation of plots 6 & 7.

14. Prior to the commencement of development a management plan for the section of the landscaped bund between the southern site boundary and the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details.

15. No works shall be carried out to the existing woodland area adjacent to the eastern site boundary until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the Local Planning Authority, to investigate whether the woodland is utilised by bats, or is or has been utilised by barn owls, and the survey results passed to the Local Planning Authority. The approved scheme shall be wholly implemented before any works to the trees commences and thereafter retained in its entirety.

16. Any other condition as a result of outstanding consultations.

Reasons

1. In the interests of visual amenity.

2. For the avoidance of doubt and to accord with the terms of the application as amended.

3. To ensure adequate off-street parking facilities are provided in the interests of highway safety and amenity as referred to in Knowsley Unitary Development Plan Policy H6.

4. To safeguard the character of this residential development.

5. To ensure adequate off-street parking facilities are provided in the interests of highway safety and amenity as referred to in UDP policy H6.

6. To protect existing trees within the site in the interests of visual amenity as referred to in Unitary Development Plan policy En25.

7. To ensure that the proper protection of trees has been carried out in the interests of visual amenity as referred to in Unitary Development Plan Policy En25.

8. For the avoidance of doubt and in the interests of visual amenity as referred to in Unitary Development Plan Policy H6.

9. In the interests of visual and residential amenity as referred to in Unitary Development Plan Policy En25.

10. To secure, in the interests of local amenity, the orderly development of the land having regard to the need to ensure appropriate timing for the construction of the bund to enure adequate residential amenity for future occupiers.

11. For the avoidance of doubt and in the interests of visual amenity as referred to in Unitary Development Plan Policy En23.

12. To ensure future occupiers of plots 26-34 are not subjected to exceedences in Nitrogen Dioxide in the interests of Health.

13. To safeguard the residential amenities of the occupiers of the proposed dwellings as referred to in Unitary Development Plan Policy nH6.

14. In the interests of visual amenity.

15. To ensure the protection of habitat of bats and barn owls, which are protected species under the Wildlife and Countryside Act 1981.

00/00374/rem –granted, condition 2 to be amended to read
" The development hereby permitted shall be carried out only in accordance with the amended plans referencedA/G155/SKO2 Rev E RECEIVED ON THE 7TH August 2000 which indicates a revised site layout."
& Condition 14 amended to read ".....landscaped bund outside the curtilage of individual dwellings including for the acoustic fence....."
& Condition 16 to read
" Prior to the commencement of development detailed drawings and a specification for the acoustic fencing and bund shall be submitted to and approved in writing by the Local Planning authority. The fence and bund shall be provided in accordance with the approved scheme at a stage of development agreed in the phasing programme to be submitted pursuant to condition 10.
Reason – In the interests of the quietude and general amenity of future residents."
& Condition 17 to read:
Notwithstanding the landscaping scheme submitted (plan reference 1572.03 Rev B) received 21st August 2000 additional details pursuant to the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted commencing.

The details shall be submitted at a scale of 1:200 and shall incorporate:-

I. details of surfacing adjacent to fencing on the public open space.
II. the realignment of the path in the area of POS
III. the proposed native tree and shrub planting adjacent to Roscoe's Wood replaced with heavy standard trees (18-25cm girth)and grass.
IV. details of fencing to the pumping station and of a fence/wall to divide the bund and the public open space.
V. detail for the maintenance gate to the POS.
VI. a temporary area of planting between the end of the access road between plot 6&8 and the boundary fence.
VII. supplementary planting on the bund and
VIII. all proposed tree planting within the public open space of heavy standards 18-25cm girth.
Reason In the interests of visual amenity.

17 Development shall not commence until a scheme is submitted to and approved in writing by the local planning authority indicating how the existing mineshafts located on the site are to be treated including details of capping. The mineshafts shall be treated in accordance with the approved details and the phasing programme to be approved pursuant to condition 10.
Reason In the interests of safety and visual/residential amenity.

DEVELOPMENT SITE APPLICATIONS

JOB NO: 557

SITE NAME:	LAND ADJAACENT ROSCOES LANE		
APPLICATION NO:	00/0061/FUL	PLANNER	M QUINN
RECEIVED OUTLINE:		RECEIVED FULL:	14/11/00
COMMENTS 1:		COMMENTS 2:	
SITE VISIT MADE?:	29/11/00		

ANY TREES ON SITE	☐	FELLING	☐	METHOD STATEMENT	☐
ANY TREES ADJACENT TO SITE	☑	PRUNING	☐	REPLANTING	☐
				IS TREE IN CONSERVATION AREA	☐
PROTECTION	☐	NEW TPO	☐	IS TREE COVERED BY TPO	☑

NO OF EXISTING TREES:	0	PRIVATE OWNER:	
NO OF TREES RETAINED:	0	JOB CLOSED?	☐
NO OF TREES TO BE PLANTED :	0	JOB CLOSED:	

NOTES:

THE PLAN SHOWING WORKS IN THE TPO WOOD SHOULD EITHER BE WITHDRAWN OR CONFIRMED AS AN APPLICATION TO CARRY OUT WORKS TO TREES PROTECTED BY A TPO.

has the plan been withdrawn.

: THE RE-PLACEMENT OF THE OPEN SPACE WILL CREATE FUTURE PROBLEMS IN RELATION TO THE PROPOSED PROPERTIES BACKING DIRECTLY ONTO THE WOOD WHICH IS ALSO ON A STEEP BANK THIS COMBINED WITH ORIENTATION EAST / WEST WILL PLACE THE PROPERTIES IN DARKNESS TILL MIDDAY

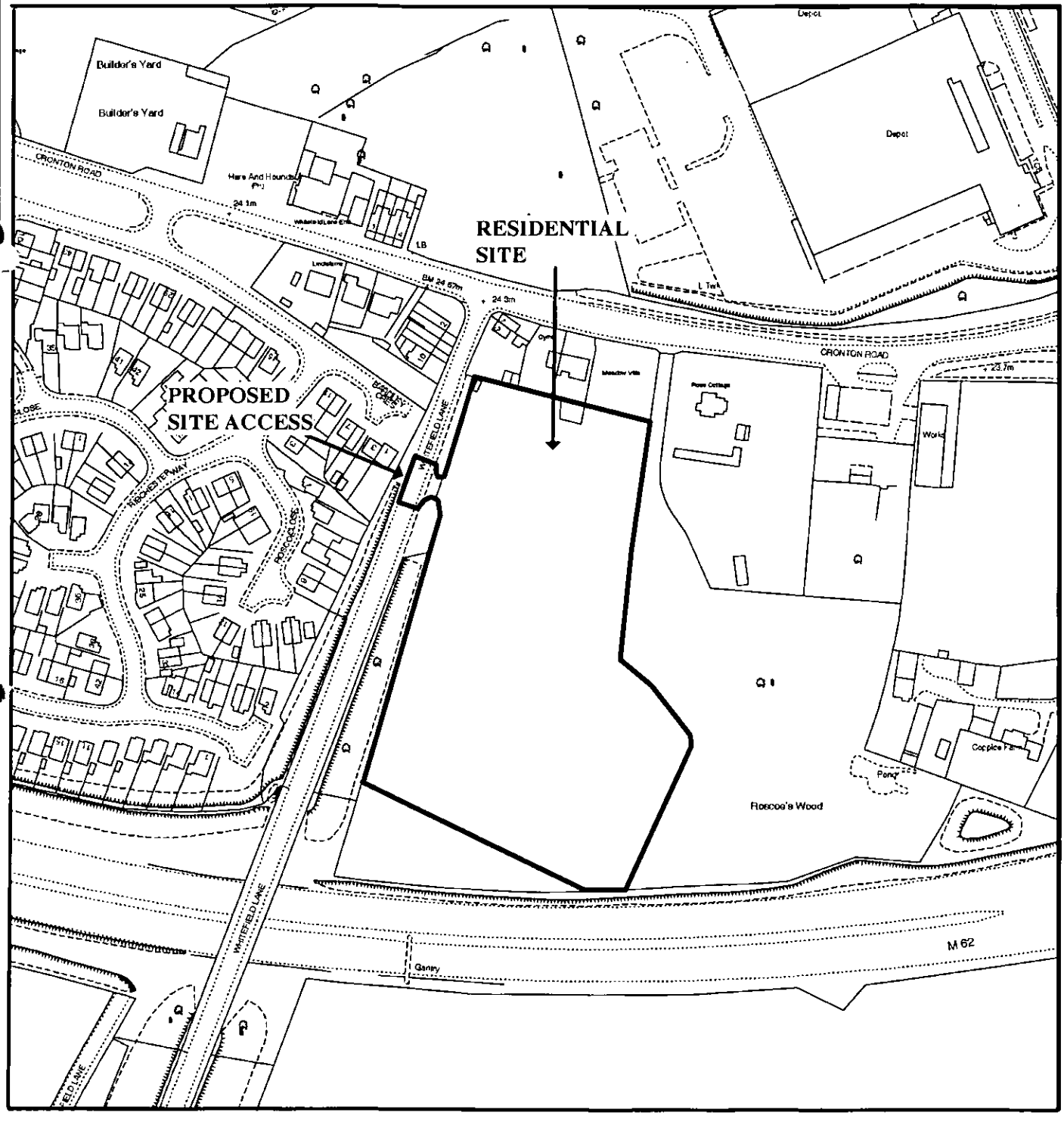
: THE INTENTSION OF PLACING THE OPEN SPACE ADJACENT THE WOOD WAS TO REDUCE THESE PROBLEMS AND LINK THE OPEN SPACE WITH THE WOOD FOR ECOLOGICAL REASONS. THEREFORE THE MOVEMENT OF THE POS SHOULD BE RESISTED.

APPLICATION No: 00 / 00374/ FUL

Proposed Development:

ERECTION OF 44 DWELLINGS
LAND ADJACENT TO ROSCOES WOOD
WHITEFIELD LANE
TARBOCK GREEN

Committee Date: 24th August 2000



Scale: 1: 2500

NORTH

File

TREVOR BRIDGE
associates

Landscape Architecture
Urban Design
Environmental Planning

JHP/SJH/1572C/34

6 March 2002

Knowsley Metropolitan Borough Council
Department of Planning and Development
PO Box 26
Archway Road
Huyton
Knowsley
L36 9FB

For the attention of Mr C Salisbury

Dear Sirs

CRONTON GRANGE, HUYTON
MORRIS HOMES LIMITED

Further to your letter to Morris Homes dated 24 January 2002, I would like to confirm that the replacement tree planting, as detailed on Trevor Bridge Associates approved drawing number 1572.05 revision 'C', has now been carried out.

Should you have any further queries, please do not hesitate to contact me.

Yours faithfully

JPlatt

Jane Platt
janeplatt@tbridgea.co.uk
Director

TREVOR BRIDGE
associates ltd

Knowsley M.B.C.
Planning & Development Dept

08 MAR 2002 754

Passed to	CS
Ack	✓
Reply	

cc Morris Homes Limited: Mr G Goodwin

CS - Spoke on 13/3/03 said planting in plot 8 will be completed within 2 weeks.

MORRIS HOMES

Our Ref: HB94/T/GJG/LG/08/02/02.02/LET002

5 February 2002

Knowsley Metropolitan Borough Council
PO Box 26
Yorkon Buildings
Archway Road
Huyton
Knowsley
Merseyside
L36 9FB

For the attention of Carl Salisbury, Arboricultural Officer

Dear Sir

RE: CRONTON GRANGE, HUYTON

Further to your letter dated 24 January 2002 with regards to the above site.

Please note that I have instructed Trevor Bridge Associates to investigate the matter with regards to the planting who, in turn, will instruct our landscape contractors accordingly to undertake the requisite works.

Should you have any further queries please do not hesitate to contact the writer at the address shown below.

Yours faithfully

G J GOODWIN
Group Design and Planning Manager

Knowsley M.B.C.
Planning & Development Dept
07 FEB 2002 4/5

Passed to	CG.
Ack	
Reply	NRR

Details of phasing & landscaping to be completed under condition 11.

Morris Homes (North) Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: sales@morrishomes.co.uk
Registered in England No. 798123

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Mr G. Goodwin,
Morris Homes (North) Limited,
Morland House,
18 The Parks,
Newton-Le-Willows,
Merseyside.
WA12 0JQ.

Our Ref: - 00/00374/REM
Your Ref: -
HB94/T/GJG/LG/01/05/01/LET001

24th January 2002.

Dear Mr. Goodwin,

RE: - Cronton Grange, Huyton

Further to your correspondence, dated the 1st November 2001, regarding the above mentioned subject. It was agreed that the planting should be completed between November 2001 – March 2002, a copy of the letter to Trevor Bridge Associates confirming this is attached, and I have now been contacted by a number of residents concerned that the proposed period is now close to expiring. Therefore, I would be grateful if you could confirm the proposed dates for the replacement plantings.

Should you require any further assistance please contact myself on 0151 443 2281.

Yours sincerely,

Carl Salisbury
Arboricultural Officer

cc. J Platt, Trevor Bridge Associates

G:\DATA\Plansv\Tree Documents\Planning Applications\00-00374-REM\Smithford Walk, Replacement Plantings - Morris Homes.doc

Head of Planning Services Jill Wilson BA MRTPI
P O Box 26 Yorkon Buildings Archway Road
Huyton Knowsley Merseyside L36 9FB
Tel: 0151 443 2303 Minicom 0151 443 3401 Fax 0151 443 2370
E-Mail: carl.salisbury.dpd@.knowsley.gov.uk

Registered to BS EN ISO9001
Certificate Nr. FS33235

makeitmerseyside.org

INVESTOR IN PEOPLE

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Raggett, Tiffen & Harries Solicitors,
157 High Street,
Ongar,
Essex.
CM5 9JD.

Our Ref: - 00/00374/REM
Your Ref: - K137.1/RJT/JK/Knowles

7th November 2001.

Dear Mrs Tiffen,

RE: - Trees at 8 Smithford Wallk, Huyton.

Further to my recent correspondence, of the 1st November 2001, regarding the above-mentioned subject.
I can confirm that the authority has now received correspondence from Morris Homes who have informed us that, as part of the landscaping scheme there will be replacements for the trees concerned.

I hope this information is of value to you. Should you require any further assistance please contact myself on 0151 443 2281.

Yours sincerely,

Carl Salisbury
Arboricultural Officer

G:\DATA\Plansv\Tree Documents\Correspondence 2001\November 2001\Letters\R, T & H-8 Smithford Walk (2).doc

Head of Planning Services Jill Wilson BA MRTPI
P O Box 26 Yorkon Buildings Archway Road
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E-Mail: carl.salisbury.dpd@.knowsley.gov.uk

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Certificate Nr. FS33235

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write to solicitor with info. in letter

MORRIS HOMES

Our Ref: HB94/T/GJG/LG/01/05/11/01/LET001

1 November 2001

Knowsley Metropolitan Borough Council
Planning Department
PO Box 26
Yorkon Buildings
Archway Road
Huyton
Knowsley
Merseyside
L36 9FB

Knowsley M.B.C.
Planning & Development Dept
- 2 NOV 2001
Passed to
Ack
Reply

For the attention of Carl Salisbury

Dear Sirs

RE: CRONTON GRANGE, HUYTON

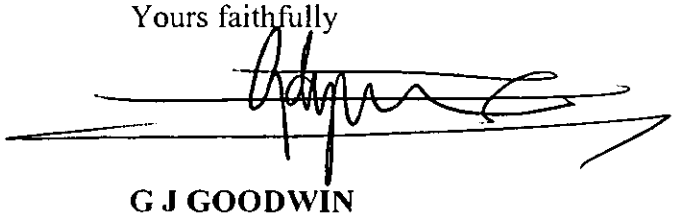
Further to your letter dated 12 October 2001 and the subsequent telephone conversation between yourself and the writer on 1 November 2001, we can confirm that the trees you refer to adjacent to our Plot 8 were removed as part of the original site clearance following the submission of a tree report and a site walkover with your predecessor, namely Mr Valentine, both of which established that the said trees were in a very poor condition and not worthy of retention. As a consequence our 1:200 landscaping schemes were compiled and submitted by Trevor Bridge Associates. These schemes include the replacement of the said trees with an extensive native shrub mix consisting of similar trees to those removed, ie. hawthorn, hazel, etc. Obviously these plans have now been approved as part of our compliance with the respective planning conditions.

Finally we understand that your letter stems from an enquiry by one of our purchasers solicitors. We feel it pertinent to inform you that the purchasers of plots 7 and 8 are not agreeable with each other and have several issues, hence we assume that the enquiry will further aggravate the situation.

Morris Homes (North) Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: sales@morrishomes.co.uk
Registered in England No. 798123

Should you have any further queries regarding these matters please do not hesitate to contact the writer at the address shown below.

Yours faithfully



G J GOODWIN
Group Design and Planning Manager

cc J Platt, Trevor Bridge Associates

MORLAND HOUSE, 18 THE PARKS, NEWTON-LE-WILLOWS, MERSEYSIDE WA12 0JQ TEL: (01942) 272020 FAX: (01942) 725970

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Raggett, Tiffen & Harries Solicitors,
157 High Street,
Ongar,
Essex.
CM5 9JD.

Our Ref: - 00/00374/REM
Your Ref: - K137.1/RJT/JK/Knowles

1st November 2001.

Dear Mrs Tiffen,

RE: - Trees at 8 Smithford Walk, Huyton.

Thank you for your recent correspondence, of the 31st October 2001, regarding the above-mentioned subject. With regard to the choice of species, conifers and willow do have a high water demand and therefore may not be the ideal replacements.
However, we have been in contact with the developers, who are in the process of writing to us informing us of their proposals. Once I have received this information I will be in contact again.

I hope this information is of value to you. Should you require any further assistance please contact myself on 0151 443 2281.

Yours sincerely,

Carl Salisbury
Arboricultural Officer

Head of Planning Services Jill Wilson BA MRTPI
P O Box 26 Yorkon Buildings Archway Road
Huyton Knowsley Merseyside L36 9FB
Tel: 0151 443 2303 Minicom 0151 443 3401 Fax 0151 443 2370
E-Mail: carl.salisbury.dpd@.knowsley.gov.uk

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makeitmerseyside.org

INVESTOR IN PEOPLE

Raggett Tiffen & Harries
Solicitors

Telephone: (01277) 362213
157 High Street
Ongar, Essex CM5 9JD

DX No. 47952 Ongar
Fax No. (01277) 365311

Our Ref: K137.I/RJT/JK/Knowles
Your Ref: Attention: Carl Salisbury

Knowsley Council
Department of Planning and Development
P O Box 26, Yorkon Buildings
Archway Road, Huyton
Knowsley, Merseyside L36 9FB

Ref 00/00374/REM

31 October 2001

Knowsley M.B.C.
Planning & Development Dept
- 1 NOV 2001 4753

Passed to	CS.
Task	
Reply	

Dear Sirs,

Re: Trees at 8 Smithford Walk, Huyton

We thank you for your letter of 12th October and have now taken our clients' instructions. They have suggested that slow growing conifers are used to create the necessary privacy and perhaps a Willow Tree appropriately positioned. They require that no trees are used which large root growth.

We thank you for your assistance in resolving this matter.

Yours faithfully,

Rosemarie J Tiffen
RAGGETT TIFFEN & HARRIES

Partners:
Rosemarie J. Tiffen
* Nicola Harries
Solicitor-Advocate
(Higher Courts Civil)
Solicitor
* Sophie Filon
Eleanor Burroughs
Consultant
Colin A. Raggett

This Firm is regulated by The Law Society in the conduct of Investment Business
*Member of The Law Society's Children Panel

TransAction

Knowsl@y Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Rosemarie J Tiffen,
Raggett, Tiffen & Harries,
157 High Street,
Ongar
Essex.
CM5 9JD.

12th October 2001.

Dear Mrs Tiffen,

RE: - Trees at 8 Smithford Walk, Huyton.

Thank you for you recent correspondence, of the 8th October 2001, regarding the above-mentioned subject. Our plans show that the trees should have been retained as part of the development and as such were afforded protection as part of the planning conditions. Therefore, we are currently in the process of writing to the developers asking them to make the necessary arrangements to replace the trees with an agreed species. As your clients are now in the property do they have any preference to the species type of the replacements?

I hope this information is of value to you. Should you require any further assistance please contact myself on 0151 443 2281.

Yours sincerely,

Carl Salisbury
Arboricultural Officer

G:\DATA\Plansv\Tree Documents\October 2001\Letters\R,T&H-8 Smithford Walk- Tree Replacement.doc

Head of Planning Services Jill Wilson BA MRTPI
P O Box 26 Yorkon Buildings Archway Road
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Knowsl@y Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Mr G Goodwin,
Morris Homes Ltd,
Moorland House,
18 The Parks,
Newton Le Willows,
Merseyside.
WA12 0JQ.

12th October 2001.

Dear Mr Goodwin,

RE: - Residential Development on land adjacent to Roscoe's Wood, Whitefield Lane, Tarbock Green, Knowsley.

It has been brought to our attention that a number of trees, H2 on the Tree Survey Plan, have been removed. Our records show that we have not given any written permission for their removal. As such you are in breach of condition 12 of planning permission, ref 00/00374/REM. However, should the trees be replaced with an agreed species the authority is of the opinion that no further action would be required.

I hope this information is of value to you and await your early response. Should you require any further assistance please contact myself on 0151 443 2281.

Yours sincerely,

p.o.s 1/11/01 – will forward replacement proposals

Carl Salisbury
Arboricultural Officer

G:\DATA\Plansv\Tree Documents\October 2001\Letters\R,T&H-Smithford Walk - Morris Homes.doc

Head of Planning Services Jill Wilson BA MRTPI
P O Box 26 Yorkon Buildings Archway Road
Huyton Knowsley Merseyside L36 9FB
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10247
84

Raggett Tiffen & Harries
Solicitors

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157 High Street
Ongar, Essex CM5 9JD

DX No. 47952 Ongar
Fax No. (01277) 365311

Our Ref: K137.1/RJT/JK/Knowles
Your Ref: Attention: Carl Salisbury

Knowsley Council
Department of Planning and Development
P O Box 26, Yorkon Buildings
Archway Road, Huyton
Knowsley, Merseyside L36 9FB

8 October 2001

KNOWSLEY DEPARTMENT OF PLANNING AND DEVELOPMENT
PASS TO CS.
DATE RECEIVED 09 OCT 2001 4952
ACTION TAKEN

Dear Sirs,

Re: Trees at 8 Smithford Walk, Huyton

Thank you for your letter of 25th SSeptember2001. We are not absolutely certain that the trees you mention are those in question. I enclose a further plan which, as you can see, has trees to the left hand side facing the property, coloured green. Our clients feel these trees were part of the landscaping application as it was made clear to them on seeing a layout of the estate before purchasing that trees would be at that position. These trees have either been removed or, trees not planted. If they did form part of the landscaping application, then surely trees must be at that position. We await hearing from you on this point.

Yours faithfully,

Rosemarie J Tiffen
RAGGETT TIFFEN & HARRIES

Trees existed on site before covered by Plan Card. We will be seeking replacements - Does owner have any preferences.

Partners:
Rosemarie J. Tiffen
* Nicola Harries
Solicitor-Advocate
(Higher Courts Civil)
Solicitor
* Sophie Filon
Eleanor Burroughs
Consultant
Colin A. Raggett

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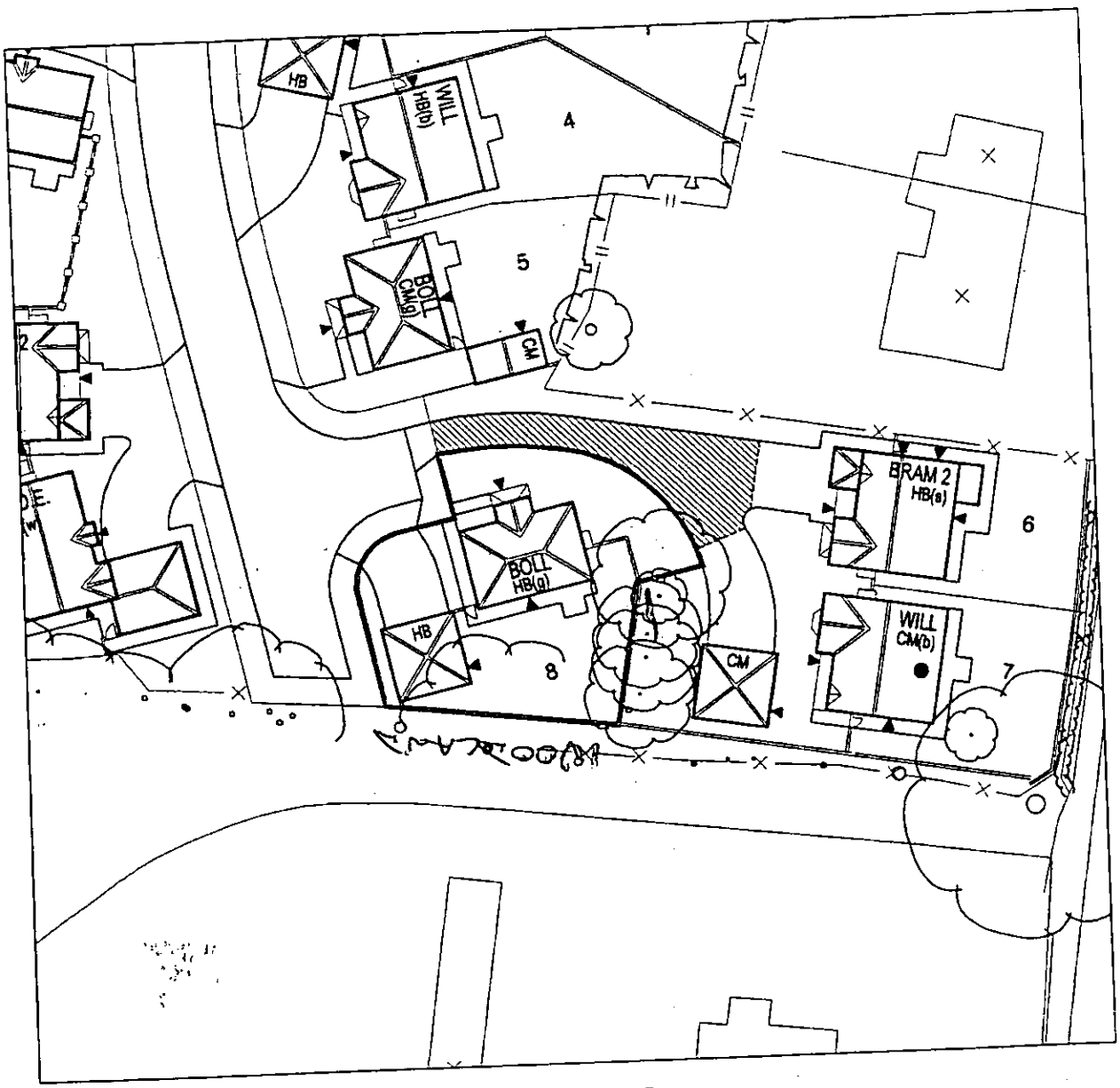
*Member of The Law Society's Children Panel

TransAction

MORRIS
HOMES



DEVELOPMENT

Cronton Grange,Cronton

Plot No. 8

DEED PLAN

Scale 1:500

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ

Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: sales@morrishomes.co.uk

Registered in England No. 1660592

506 No 758 PJ 12 B3.

(3)

RT H

Raggett Tiffen & Harries

Solicitors

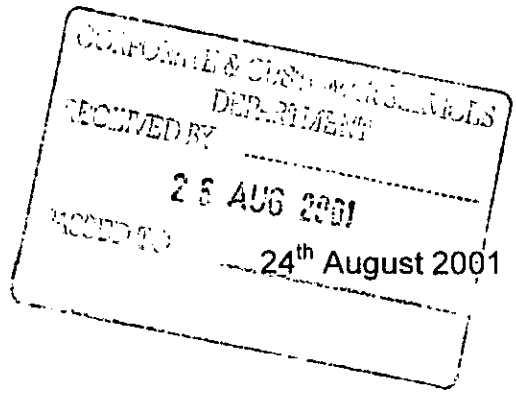
Telephone: (01277) 362213

157 High Street
Ongar, Essex CM5 9JD

DX No. 47952 Ongar
Fax No. (01277) 365311

Our Ref: K137.1RJT/Bellis/CC
Your Ref: Planning Department

Knowsley Borough Council
DX 713891
HUYTON 3



24th August 2001

Dear Sirs,

Re: 8 Smithfield Walk, Prescot

I refer to my letter of 6th July and to our subsequent telephone conversation and now enclose a copy of a letter received from the developer's solicitors.

If, as we were informed by you, there was no permission to remove the trees then I trust that the Council will require the developer to replace the trees that they have removed. I would have thought that it was up to my clients' as the owners of the garden to decide whether or not overhanging branches were detrimental. In any event, they would have applied for permission to prune these and not to demolish the tree.

await hearing from you.

Yours faithfully

RAGGETT TIFFEN & HARRIES

Covered by Planning conditions check - TPO.

Partners:
Rosemarie J. Tiffen
* Nicola Harries
Solicitor-Advocate
(Higher Courts Civil)
Solicitor
* Sophie Filon
Eleanor Burroughs
Consultant
Colin A. Raggett

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*Member of The Law Society's Children Panel

TransAction

GLAISYERS
SOLICITORS

6TH FLOOR
MANCHESTER HOUSE
18-20 BRIDGE STREET
MANCHESTER
M3 3BY

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Edward Freeman
Jeremy Harrison
Nicholas R Johnson
Andrew Mawson
Elena Waddell
(LAW SOCIETY CHILDREN PANEL)
Tom Wainwright
(LAW SOCIETY PERSONAL INJURY PANEL)
Consultants
Mark Atkins
Carolyn White
(LAW SOCIETY CHILDREN PANEL)
(FAMILY MEDIATOR)

Messrs Raggett Tiffen & Harries
Solicitors
DX 47952
Ongar

Your Ref :

K137.1/RJT/JK/Knowles/Thompson

CF/VM/Morris/46930-8

Date :

20 August 2001

Dear Sirs

Plot 8 Cronton Grange

Further to your recent letter we advise that it was our clients original intention for the trees to the side of the rear garden to be retained. Prior to commencement of works on site, a tree survey was commissioned which highlighted that these trees in question were of poor quality.

As the trees were not subject to TPO's and in view of their poor quality a decision was made to remove them.

It was also felt that the retention of the trees would have been detrimental to the owners enjoyment of the garden, with overhanging branches and excessive shading from sunlight.

Our clients do no intend to take any further action in this matter.

Yours faithfully,

GLAISYERS

RECEIVED
22 AUG 2001

Offices at
Longsight and Cheetham Hill

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We do not accept service of documents by fax or e-mail

Associated with Glaisyers Offices in Birmingham and Gibraltar

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Raggett, Tiffen & Harries,
157 High Street,
Ongar,
Essex.
CM5 9JD.

25th September 2001.

Dear Sir/Madam,

RE: - Trees at 8 Smithford Walk, Huyton.

Further to your recent letter of the 24th August 2001, regarding the above-mentioned subject. I would advise that the trees in the woodland to the rear of the property are covered by a Tree Preservation Order and as such the owners would require planning consent to implement any pruning on the trees, unless it is to remove a danger.
I hope this information is of value to you. Should you or your client require any further, assistance please contact myself on 0151 443 2281.

Yours sincerely,

Carl Salisbury
Arboricultural Officer

Head of Planning Services Jill Wilson BA MRTPI
P O Box 26 Yorkon Buildings Archway Road
Huyton Knowsley Merseyside L36 9FB
Tel: 0151 443 2303 Minicom 0151 443 3401 Fax 0151 443 2370
E-Mail: carl.salisbury.dpd@.knowsley.gov.uk

Registered to BS EN ISO9001
Certificate Nr. FS33235

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INVESTOR IN PEOPLE

Raggett Tiffen & Harries
Solicitors

Telephone: (01277) 362213
157 High Street
Ongar, Essex CM5 9JD

DX No. 47952 Ongar
Fax No. (01277) 365311

Our Ref: K137.1RJT/Bellis/JK
Your Ref: Planning Department

Knowsley Borough Council

DX 713891 HUYTON 3

KNOWSLEY D[illegible] PLANNING AND DEV[illegible]
PASS TO
DATE RECEIVED 11 JUL 2001 349
ACTION TAKEN
Spoke to Maureen 20/7/01.
Trees shown on plan should be retained only pruning to boundary & damaged limbs removed has been given consent. Discuss with JK.

6 July 2001

00/615/FUL

FAX: 0151 443 3550

Dear Sirs,

Re: 8 Smithford Walk, Prescot

We enclose a plan attached to the Transfer on the purchase of our clients' property which is the development at Cronton Grange and have hatched the above property. The trees shown on that plan have been removed and a fence erected which abuts the fence to our clients' property. We would be grateful if you could please advise us if the Builder has planning permission for the removal of those trees within the landscaping application.

We would be grateful for your reply as soon as possible, a telephone call would suffice.

Yours faithfully

RAGGETT TIFFEN & HARRIES

KNOWSLEY MBC Received 09 JUL 2001 Insurance DEPARTMENT

Enc

Partners:
Rosemarie J. Tiffen
* Nicola Harries
Solicitor-Advocate
(Higher Courts Civil)
Solicitor
* Sophie Filon
Eleanor Burroughs
Consultant
Colin A. Raggett

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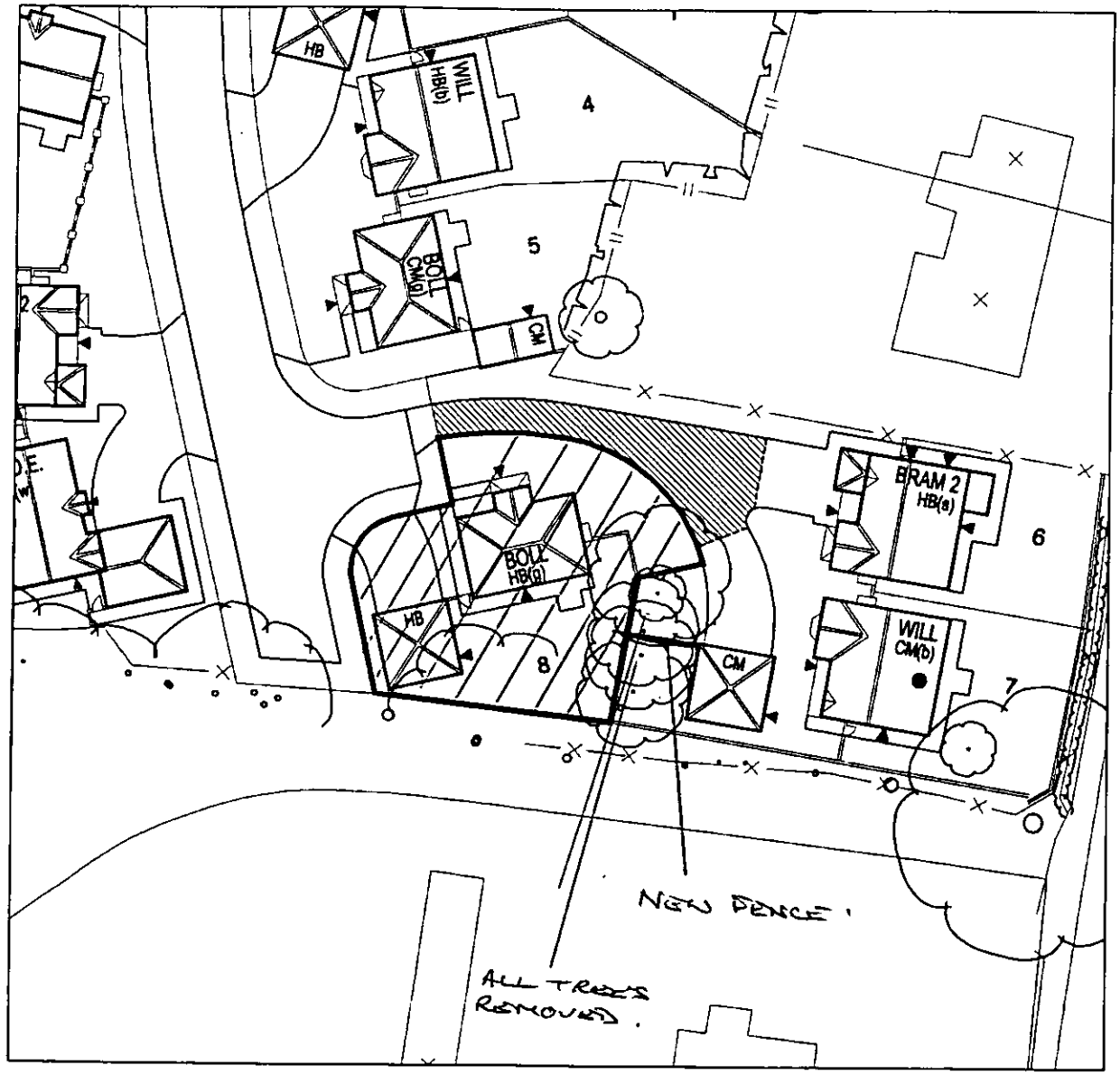
TransAction

00/615 REM

MORRIS HOMES



DEVELOPMENT

Cronton Grange,Cronton

Plot No. 8

DEED PLAN

Scale 1:500

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ

Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: sales@morrishomes.co.uk

Registered in England No. 1366849

KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Services Division

ISO 9002 : 1994	DEVELOPMENT CONTROL SECTION
Sub-clause 4.9	DOCUMENTED QUALITY SYSTEM

Operating Procedure OP05 **Standard Form** **Page 1 of 1**

RECORDING AMENDED/ADDITIONAL PLANS RECEIVED AFTER VALIDATION

APP NO: 00/00374/FUL

AMENDED PLAN RECEIVED (DATE)	SUPERSEDED/ WORKING AMENDMENT	REFERENCE NO. OF PREVIOUS PLAN	REFERENCE NO. OF AMENDED PLAN	PLAN DESCRIPTION	PLAN TO RECEPTION		ADDITIONAL CONSULTATIONS	
19.7.00	Additional	—	WLEBD01 REVA	Additional Bund details	Y/N		Y/N	
7.8.00	Additional	—	—	Bund Inspection report	Y/N		Y/N	
7.8.00	Additional	—	HB94EL501	Site sections	Y/N		Y/N	
7.8.00	Superseded	AG155SK02	AG155SK02 REV E	Site layout AG155SK02	Y/N		Y/N	
7.8.00	Superseded	1572.02	1572.03 Rev A	amended landscape plan	Y/N		Y/N	
21.8.00	Superseded	1572.03 Rev A	1572.03 Rev B	landscaping plan	Y/N		Y/N	
12.1.01	W. A.	AG155/SK02 rev E.	HB94-PL-01 rev F.	amendment to plots 5 + 6.	Y/N		Y/N	
					Y/N		Y/N	
					Y/N		Y/N	
					Y/N		Y/N	
					Y/N		Y/N	
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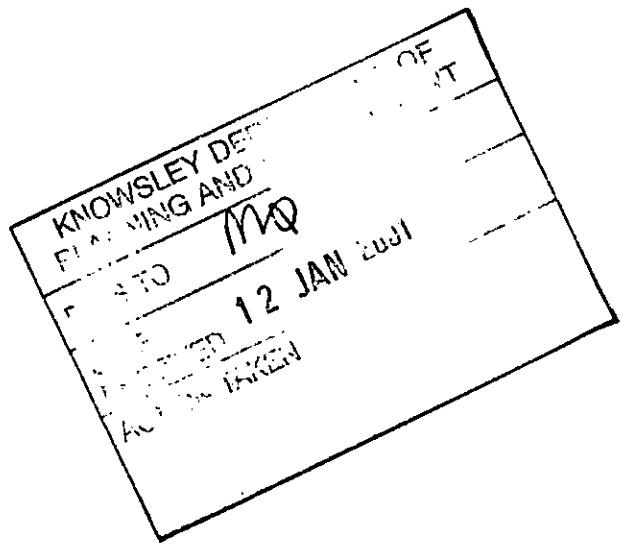
					Y/N		Y/N	

MORRIS HOMES

Our Ref: HB94/T/SJM/01/01/01.01/LET001

11 January 2001



Knowsley M.B.C.
Planning Department
Yorkon Building
Archway Road
Knowsley
Merseyside L36 9FB

FAO: Mr M Quinn

Dear Mr Quinn

CRONTON GRANGE, WHITEFIELD LANE, HUYTON
Approval No. 00/00374/REM

Please find enclosed 4 copies of our amended planning layout Drwg. No. HB94/PL/01 Rev F.

The following alterations have been made due to minor build issues:

i. Plot 5 Detached single garage has been moved forward and attached to the Bollington House type.

ii. Plot 6 Bramhall 2 house type has been moved forward by 2½m.

We trust the above changes are acceptable and can be treated as a minor amendment to the approved layout.

We look forward to receiving your written approval or any comments at your earliest convenience.

Should you have any queries, please do not hesitate to contact the writer at the address below.

Yours sincerely

S Miller

S J MILLER
Assistant Designer

Enclosure

Morris Homes (North) Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: sales@morrishomes.co.uk
Registered in England No. 798123

Morris Homes (North) Limited
Morland House
18 The Parks
Newton-Le-Willows
Merseyside
WA12 0JQ

Our Ref:- PS/DC/MQ/ 00/00374/REM

Your Ref:-HB94/T/SJM/01/01/01.01LET 001

25th January 2001

FAO SJ Miller

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
RERSIDENTIAL DEVELOPMENT, CRONTON GRANGE, WHITEFIELD LANE, HUYTON (APPLICATION REF 00/00374/REM)

I refer to the amended plans relating to the above development received 12th January 2001 which indicate i) Plot 5- the detached single garage has been moved forward and attached to the Bollington House Type and ii) Plot 6 – the Bramhall 2 house type has been moved forward by 2m.

I can confirm that the amended plans can be accepted by the Local Planning Authority as a working amendment to planning permission 00/00374/REM and will be filed accordingly.

Should you have any queries please contact Mark Quinn on 0151-443-2394 for further assistance.

Yours sincerely

GRAHAM SMITH
Director

Whitefieldlane3

Copy

Mr G J Goodwin
Morris Homes Ltd
Morland House
18 The Parks
Newton Le Willows
Merseyside WA12.OJQ

Our Ref: PS/DC/APP/00/00374/REM

Your Ref: HB94/T/PL/01/01/09.00/LET001

Date: 27 April 2001

sent

Dear Mr Leadbeater

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NUMBER: 00/00374/REM

LAND ADJACENT ROSCOE'S WOOD, WHITEFIELD LANE, TARBOCK GREEN

RESERVED MATTERS APPLICATION FOR THE ERECTION OFF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

I refer to the above planning application, granted planning permission by the council on 24 August 2000.

Condition 19 of the above permission states the following: -

Development shall not commence until a scheme is submitted to and approved in writing by the Local Planning Authority indicating how the existing mineshafts located on the site are to be treated including details of capping. The mineshafts shall be treated in accordance with the approved details and the phasing programme to be approved pursuant to condition 11.

According to our records, we have yet to receive any details relating to this condition. I understand that the development is fairly advanced on site, and as this condition required the relevant scheme to be approved prior to the commencement of development, I would ask that you give this matter your urgent attention. I would be grateful if you could submit an appropriate scheme within 21 days of the date of this letter, in order to discharge the condition or request further information.

I would also like to mention that there a number of other conditions attached to the planning permission which have yet to be complied with, and I would like to remind you that failure to comply with conditions may result in Enforcement action being taken by the Council. I will write to you in due course to confirm the current situation in respect of outstanding conditions.

I look forward to hearing from you in due course, however, if you would like to discuss the matter further please do not hesitate to contact me on 0151 443 2341.

Yours Faithfully

STEPHEN HUGHES
Planning Assistant-Monitoring

file Copy

Paul Leadbeater
Morris Homes Ltd
Morland House
18 The Parks
Newton Le Willows
Merseyside WA12 OJQ

Our Ref: 00/00374/REM
Your Ref:
HB94/T/PL/01/05/09.00/LET001

7th November 2000

sent

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NO: 00/00374/REM

LAND ADJACENT ROSCOE'S WOOD, WHITEFIELD LANE, TARBOCK GREEN, KNOWSLEY

RESERVED MATTERS APPLICATION FOR THE ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

I refer to the above mentioned planning application granted planning permission by the Council on 24th August 2000.

According to our records, and a recent site visit made by our Arborcultural officer, the above development has commenced on site, yet Condition No.7 has not been complied with to date (Protective fencing).

For your records, Condition 7 reads as follows: -

No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site (as indicated on drawing No A/G155/SK02 Rev E received on 7th August 2000) have been protected by fencing, of a minimum height of I.2 metres, which shall use vertical and horizontal scaffolding poles or equivalent stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing beforehand by the Local Planning Authority and retained in the approved position until the development is completed.

I would be grateful if you could contact Phil Valentine, our Arborcultural Officer on 0151-443-2278 as soon as possible, to confirm the type of fencing to be used, and to agree a deadline for its erection.

If you have any other queries, then please do not hesitate to contact me on 0151-443-2341.

Yours Faithfully

SH

STEPHEN HUGHES
Planning Assistant (Monitoring)

10/11/00

Mark = Just to keep you informed re ongoing arguments about protection of the two dwellings fronting Cronton Road. I will be making my own assessments. Haven't even started on the mound/fence argument yet.

J Logan

KNOWSLEY
METROPOLITAN BOROUGH

DEPARTMENT OF ... DEVELOPMENT
PASS TO
DATE RECEIVED 15 NOV 2000
ACTION TAKEN

WITH COMPLIMENTS

Environmental Health & Trading Standards Division

Tel 0151 443 4709 (Direct Line)

Housing & Environmental Health Department
"Woodcroft" 9 West Street Prescot Knowsley Merseyside L34 1LF Minicom 0151 443 5200 Fax 0151 431 1977

Noted & for file 00/374

FACSIMILE MESSAGE

Spectrum
ACOUSTIC CONSULTANTS

To	Dave Logan
Company	Knowsley Borough Council
Fax No	0151 4311977
From	Damian Ellerton
Date	02 November 2000
Our Ref	DE469/DE/20137
Your Ref	
Page	1/2

PROPOSED HOUSING DEVELOPMENT - OFF WHITEFIELD LANE, HUYTON
SOUND INSULATION AT PLOTS 6 & 7

Dave,

Morris Homes have asked me to respond to your fax dated 20/10/00 regarding the above site.

As you are aware, Morris Homes have agreed to implement significant mitigation measures to reduce the ambient noise level generally on the Whitefield Lane site by constructing an earth bund and controlling internal noise levels through the installation of good quality double glazing to houses.

Morris Homes instructed Spectrum to carry out a noise assessment of truck movements past plots 6 & 7, and their impact upon ambient noise levels, as required by your colleague Stephanie Bierwas. Subsequently a noise assessment was not able to be carried out on the evening of 11 October as there was no activity occurring at the site. This lack of activity was confirmed by Halewood International who advised that 50 trucks per day leave their site between 7am and 10pm and that all of them use the M62/ M6 interchange i.e none drive past plots 6 & 7. The distance between plots 6 & 7 and the warehouse is 80-100m and trucks are rear-loaded directly from the secure warehouse.

Morris Homes believe it is unnecessary to consider noise complaints that have occurred in the past due to the operation of the warehouse by a previous operator. Based upon the existing situation, Spectrum believe there will not be a noise impact at plots 6 & 7 due to the loading of trucks at the Halewood International site, and therefore double glazed windows may be left open for ventilation purposes if required.

Your comment that the installation of secondary glazing units is "relatively minor" and a "positive, rather than a negative selling point" is for Morris Homes to decide and not the local authority. Morris Homes cannot accept that double glazed windows left open are not acceptable and yet secondary glazed units open are.

In conclusion, Morris Homes are of the opinion that there is no reason to install secondary glazing units to plots 6 & 7. Nonetheless, if the local authority have any information about Halewood International site activities (including measured noise levels) which by calculation

Distribution

Name	Company	Fax No
Gary Goodwin	Morris Homes	01942 725970
Peter Jackson	Spectrum	-

SPECTRUM ACOUSTIC CONSULTANTS 27-29 HIGH STREET BIGGLESWADE BEDFORDSHIRE SG18 0JE UNITED KINGDOM
TELEPHONE +44 (0)1767 318871 FACSIMILE +44 (0)1767 317704 e-mail spectrum@spectrumacoustic.com

FACSIMILE MESSAGE (Cont'd)

Our Ref DE469/DE/20137
Page 2/2

demonstrate that the ambient noise level at these houses will not be adequately mitigated by good quality double glazing, then they will carry out any necessary treatments to rectify the situation.

Please feel free to contact me if you have any questions or wish to discus this matter further.

Regards,

Damian Ellerton BSc AMIOA
Acoustic Engineering Consultant

Housing and Environmental Health Department
Director – John McHale MA FCIH

'Woodcroft' 9 West Street Prescot Knowsley Merseyside L34 1 LF

Tel: 0151 443 4709 Minicom: 0151 44 4500 Fax: 0151 4311977

KNOWSLEY
METROPOLITAN BOROUGH

Fax

To:	Damian Ellerton	**From:**	David Logan
Fax:	01767 317704	**Pages:**	2
Phone:	01767 318871	**Date:**	20 October 2000
Re:	Proposed Housing Development – Off Whitefield Lane, Huyton	**CC:**	

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Damian,

Re. Your fax and our conversation of !8th concerning the above housing development at Roscoe's Wood. I am still trying to obtain more information from Halewood International on the likely night time activity on their site but this has not yet been confirmed.

In outline my position is this – the site opposite has, and is, used as a 24 hour distribution depot. When the previous occupier was present, complaints were received about noise from activities on the loading bays. I accept that the present loading arrangements are better in that an enclosed dock loading system is used, but the area has only just been brought back into use.

The assessment done so far has been at a time when no vehicular movements have taken place and therefore no noise was apparent. From my own experience, vehicles certainly used to leave Halewood's premises from 5am onwards. My contention is that any assessment would need determine the representative noise from vehicles arriving and leaving from the loading bays overnight (likely to require a combination of measurement and calculation). The assessment should also include consideration of bedroom LAmax levels as per BS 8223:1999.

In the absence of representative data then my opinion is that some protection should be built in to the houses on plots 6 and & 7. I accept that "normal" double glazing should provide protection against likely site activity when windows are closed, but it should be possible for windows to be opened if desired. For this reason I suggested that secondary sashes should be installed for the appropriate bedroom windows, to allow for attenuation and air movement when "staggered opening" is used. The alternative would be to use silenced powered ventilation, as the ventilation provided by "acoustic airbricks" is only intended to provide sufficient air movement to combat condensation and odour, not for comfort.

I accept that Morris Homes have no interest in past problems caused by neighbouring sites, but their interest in the housing development ceases when the properties are sold. This is not the case for the local authority who have to balance both the needs of the developer, the protection of amenity for occupiers of those houses and the potential effects on existing business uses.

For the above reasons I did not feel that the relatively minor works suggested were unreasonable and would have thought that they could have been seen as a positive, rather than a negative selling point.

With regard to your last point, I have just received detail for the acoustic fence and this specification is not what we have normally accepted in the past (feather-edged boards). I intend to speak to Morris Homes direct and send details of ones which we have accepted in the past, but I will speak to you also if you are involved in this.

Regards,

DLogan

David Logan

Principal EHO

FACSIMILE MESSAGE

Spectrum
ACOUSTIC CONSULTANTS

To	Dave Logan
Company	Knowsley District Council
Fax No	0151 4311977
From	Damian Ellerton
Date	17 October 2000
Our Ref	DE453/DE/20137
Your Ref	
Page	1/2

PROPOSED HOUSING DEVELOPMENT - OFF WHITEFIELD LANE, HUYTON
AMBIENT NOISE LEVELS AT PLOTS 6 & 7

Dave,

I am writing to confirm our telephone discussion on Thursday 12th October, and to provide you with additional information regarding the above site.

A brief meeting was held with Peter Swaine of Halewood International and Stephanie Bierwas from your office on Wednesday 11th October to discuss the operation at night of the warehouse and loading/ truck movements from their site. Subsequent to that meeting Peter Swaine advised that 50 trucks per day leave the site between 7am and 10pm Monday to Friday. None of the trucks leaving the site will pass Plots 6 & 7 and all use the M62/ M6 interchange. In addition, the loading bays are secure with trucks being rear-loaded directly from the warehouse.

Observations from Plots 6 & 7 at midnight on Wednesday 11th October confirmed that there was no activity audible from the Halewood International site and that the nearest loading bay is approximately 80-100m away. A short duration noise measurement on the footpath of Cronton Road confirmed that the ambient noise level was <45dB L_{Aeq} (NEC A). Noise from distant traffic on the M62 was audible and considered the dominant noise source. Due to the lack of activity on the Halewood International site it was not possible, or indeed considered necessary to undertake a formal noise assessment.

Spectrum's Report DE309/ELM/20137 dated May 2000 includes Measurement Position 4 that approximates to Plots 6 & 7 and is predicted to be <45dB L_{Aeq} at night and 55dB L_{Aeq} during the day (NEC A and NEC B respectively) with the inclusion of an earth bund along the southern boundary with the M62.

In conclusion Plots 6 & 7 will be within NEC A at night and NEC B during the day as defined in PPG24 based on measurements previously reported and the absence of any contributing noise from Halewood International activities. Morris Homes propose to construct a screen fence along the boundary of Plots 6 & 7 with Cronton Road with the houses set back 10m and install good quality double glazing.

Distribution

Name	Company	Fax No
Gary Goodwin	Morris Homes	01942 725970
Peter Jackson	Spectrum	-

SPECTRUM ACOUSTIC CONSULTANTS 22-24 HIGH STREET BIGGLESWADE BEDFORDSHIRE SG18 0JE UNITED KINGDOM
TELEPHONE +44 (0)1767 318871 FACSIMILE +44 (0)1767 317704 e-mail spectrum@spectrumacoustic.com

01767-317704

FACSIMILE MESSAGE (Cont'd)

Our Ref DE453/DE/20137
Page 2/2

In order to bring this matter to a close would you please respond to this fax as soon as possible with any questions and confirm that you will now be in a position to respond favourably to the planning personnel regarding condition 14 of Application No: 00/00374/REM:

It is my understanding that this is the only noise related issue that is currently outstanding.

If I can be of any further assistance please do not hesitate to call me.

Regards,

Damian Ellerton BSc AMIOA
Acoustic Engineering Consultant

489 -0690

SPECTRUM ACOUSTIC CONSULTANTS 27-29 HIGH STREET BIGGLESWADE BEDFORDSHIRE SG18 0JE UNITED KINGDOM
TELEPHONE +44 (0)1767 318871 FACSIMILE +44 (0)1767 317704 e-mail spectrum@spectrumacoustic.com

Paul Leadbeater
Morris Homes
Morland House
18 The Parks
Newton-le-Willows
Merseyside
WA12 0JQ

Our Ref:- PS/MQ/DC/00/00374/REM

Your Ref:
HB94/T/PL/01/05/09.00/LET001

20th October 2000

Dear Mr Leadbeater

TOWN AND COUNTY PLANNING ACT 1990
PLANNING PERMISSION 00/00374/FUL – RESIDENTIAL DEVELOPMENT LAND ADACENT TO ROSCOES WOOD.

I refer to your letter dated 18th September 2000 regarding the above development. I can respond as follows:-

CONDITION 2
The brick samples submitted; namely Chelwood Crofters Medley and Baggeridge Brick Harvest Muilt Buff are considered acceptable. Please submit a sample of the proposed roof tile & please confirm the brick type to be used on the respective boundary walls. I suggest that the boundary wall bricks match the main brick to be used on the dwelling.

CONDITION 3
In respect of the submitted plan HB94_PL_01 revB this layout refers to "minor amendments and omission of plot 13". The approved layout is A/G155/SK02 Rev E received on 7th August 2000 and therefore any amendments to the approved layout would need to be considered as a working amendment. Please confirm what amendments are now proposed.

CONDITION 4
The bitmac surface for the parking areas is acceptable and therefore condition 4 is discharged providing the parking areas are laid out in accordance with layout plan A/G155/SK02 Rev E .

CONDITIONS 7 & 8
I have requested the Council's arborcultural officer to inspect the tree protection works.

CONDITION 9
Please clarify the exact position of the entrance wall and railings the position indicated on plan HB94_PL-01 differs from that on the approved plan drg no WR01.
Please refer to the note attached to the planning permission which states that "The applicants attention should be drawn to the need to avoid timber fencing which would be visible from Whitefield Lane as requested by the Planning Committee. In accordance with this note the 1.8m high timber fence between plot 44 and the Whitefield Lane boundary should be replaced with the brick wall/timber panel boundary treatment (W/F)

CONDITION 10
Please confirm the height the hedges would be trimmed to, the method of trimming, width of the hedge and profile of the hedge.

CONDITION 11
Please submit details of the phasing and completion of the landscaping scheme/public open space.

CONDITION 17
I have sent the acoustic fence detail to the Council's Environmental Health Officer for comments.

If you wish to discuss the above matters further please contact Mark Quinn on 0151-443-2319.

Yours sincerely

GS

GRAHAM SMITH
Director

INTERDEPARTMENTAL MEMORANDUM

From CEHO **Our Ref** DAL/LCY

To DPD (Planning) f.a.o. Mark Quinn **Your Ref**

Subject Matter PLANNING APPLICATION 00/00347 **Date** 21.12.00

Residential Development –
Land at Roscoe's Wood, Whitefield Lane, Huyton

I refer to your memorandum dated 16 October 2000 concerning the details of the acoustic fencing required under condition 17 of the permission granted.

The fencing details submitted show a basic feather-edged fence which is not considered to have the necessary construction to avoid gaps appearing due to natural movement in the timber.

Any fence should be of a design which meets the specification contained within the old Department of Transport Technical Memorandum H 14/76 including Amendment No. 1, and shall be designed and treated to have a 40 year design life.

So far as the design of the bund is concerned, if this can be separately controlled from the basic layout submitted, then the bund finishes too early at both the eastern and western ends. I imagine that this is now academic, as there is currently another application awaiting a decision, in which there is no fence shown on top of the bund. In this application, the total height of the earth bund is shown as 3 metres above ground level, with an acoustic barrier extending into the site at the eastern and western ends by some 60 metres or so. A consultation reply on the construction of this barrier has again requested that any design meets the specifications of Technical Memorandum H 14/76 (as amended).

D. Logan.

D Logan
Senior Environmental Health Officer
Ext 4709

2 JAN 2001

KNOWSLEY DEPARTMENT OF PLANNING AND DEVELOPMENT
PASS TO MQ
DATE RECEIVED - 3 JAN 2001
ACTION TAKEN Steve
x Comments to Morris homes. Thanks Mark.

I have the file 00/3[illegible]

MEMORANDUM

To: **Dave Logan (HEH)**

From: **Mark Quinn (PS)**

Your Ref:

Our Ref: **PS/DC/MQ/00/00374/REM**

Date: **16th October 2000**

Subject: **RESIDENTIAL DEVELOPMENT – LAND ADJACENT TO ROSCOE'S WOOD, WHITEFIELD LANE, HUYTON**

I refer to the above development which was granted planning permission on 24th August 2000. I enclose details of the acoustic fencing required under condition 17.

Morris Homes have confirmed that the bund will be installed in accordance with the detail already submitted. Condition 17 requires a specification of the bund to be submitted. Please confirm what (if any) further details relating to the bund are required.

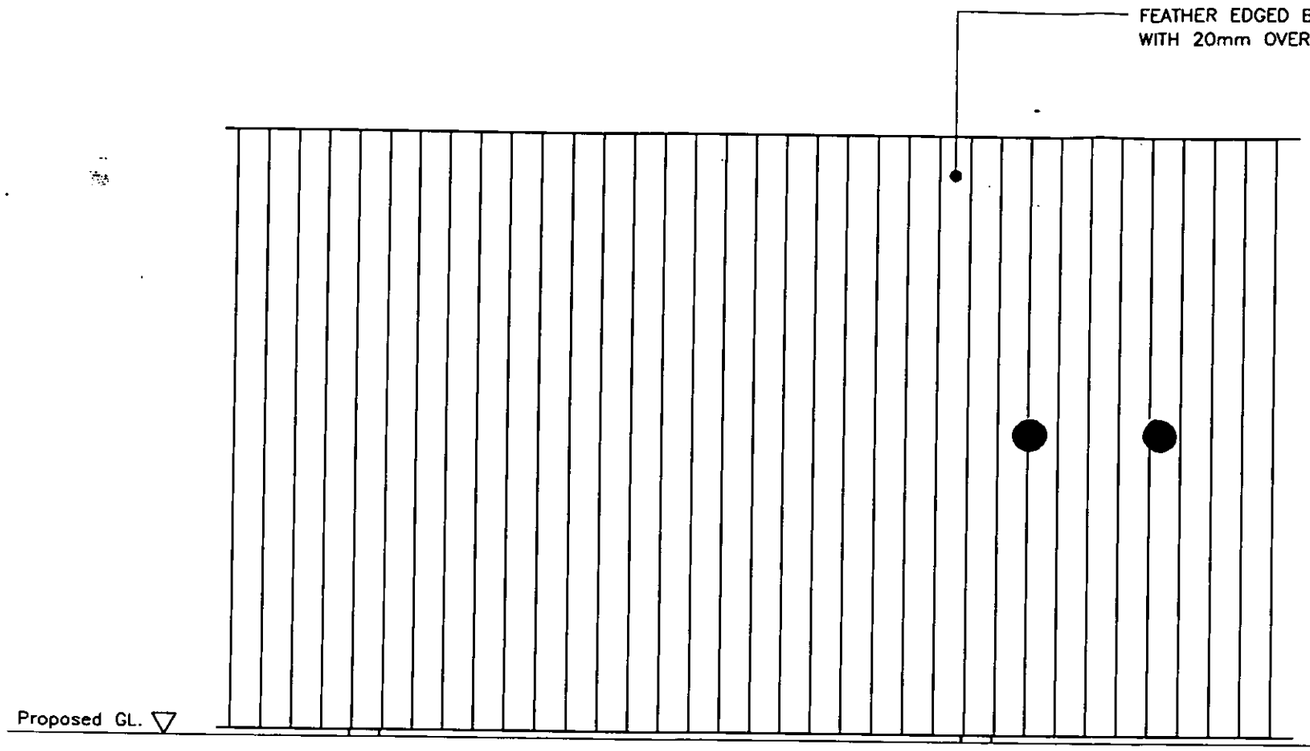
I would be grateful for your comments within the next 14 days. If you wish to discuss this further please contact me on extension 2319.

Mark Quinn
Planner Huyton Development Quality Team

PS
o:\huyton\mark\memo-whitefield lane.doc

Condition 17
rec'd 19.9.00

DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING



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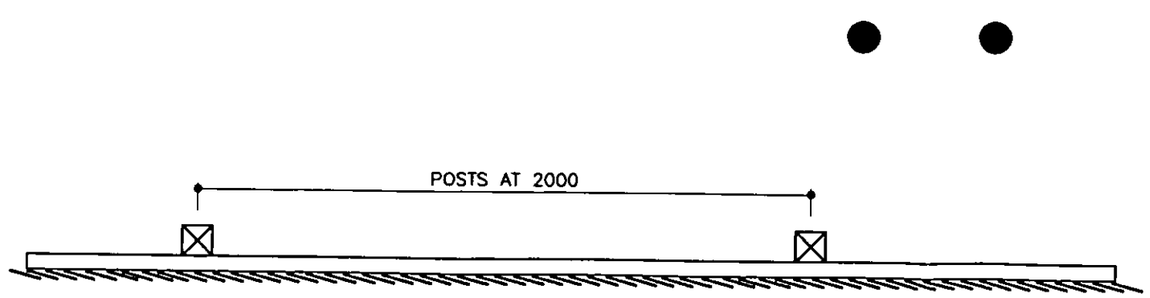
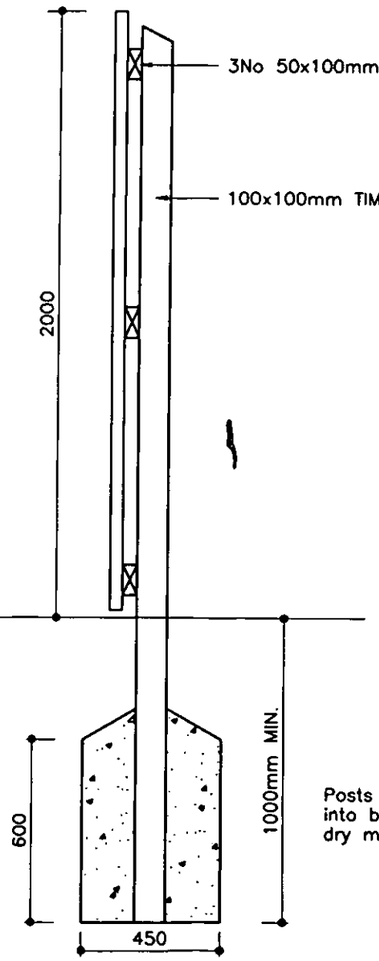


PLAN



SECTION

Posts to be set minimum 1.0m into bund, surrounded by standard dry mix concrete.

2000mm HIGH ACOUSTIC SCREEN FENCE

MORRIS HOMES Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside WA12 0JQ Tel: (01942) 272020 Fax: (01942) 725970	Title Acoustic Fence Detail-PhaseII, Whitefield Lane,Huyton	Drawn By SJM	Date Aug 00	Scale 1:20	Dwg No HB94:D:02	Revision -

MORRIS HOMES

BY COURIER

Our Ref: HB94/T/PL/01/05/09.00/LET001

KNOWSLEY DEPARTMENT OF PLANNING AND DEVELOPMENT	
PASS TO	MQ
DATE RECEIVED	19 SEP 2000
ACTION TAKEN	Morris Homes 4. doc.

18 September 2000

Knowsley Borough Council
Planning Department
PO Box 26
Huyton
Merseyside L36 9FB

FAO: Mr M Quinn

Dear Mr Quinn

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF WHITEFIELD LANE, HUYTON, CONSISTING OF 44 NO. 3 AND 4 BEDROOM DETACHED 2 STOREY DWELLINGS
Application No. 00/00374/REM

Further to the granting of Planning Permission for the above proposals, we would respond as follows to the relevant Planning Conditions: -

Conditions 1, 5, 6, 12, 13.

We hereby note.

Condition 2.

Please find attached the following external facing samples: - roofing materials req'd.

- HB - Baggeridge Harvest Buff.
- CM - Chelwood Crofters Medley.

Brick samples acceptable confirm bricks to be used on walls.

Conditions 3.

Please find attached 2 copies of the following drawing: - change to plot no 13 is this only alteration?

- HB94-P-PL01 (Rev B) - 1:500 Planning Layout.

NO it is sent

In addition, please note the attached drawing has been transferred onto AutoCAD and supersedes any other layouts previously issued to yourselves.

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk

Registered in England No. 798123

Condition 4.

Noted. Please also note all driveways will be surfaced with a Bitmac finish. acceptable.

Condition 7.

Noted. In addition, please also note that all retained trees will be fenced off using 1.2m high chestnut paling fencing, which will be erected on site prior to commencement. discuss with PV

Condition 8.

Please note it is our intention to commence grouting works on Monday 18 September 2000 and building works on Monday 02 October 2000. discuss with PV.

Condition 9.

Please note the location of all wall and fencing details are indicated on the attached Planning Layout. ~~need to check what was originally submitted~~ * is the featherboard fence adj to whitefield lane acceptable. * clarify pos. of entrance wall.

Condition 10.

The proposed will be carried out by our competent arbicultural contractor, namely, Kilbane Landscapes Ltd, the works include trimming and tidying etc. need more detail discuss with landscape architect. ht. width profile of hedge. method etc.

Condition 11.

Please find attached a copy of the following drawing indicating our proposed first phase of build. details of phasing & completion of landscaping scheme required.

- HB94-P-PP01 - 1:500 Phasing Plan

Conditions 14 & 15.

Please note details will be issued to yourselves at the earliest opportunity. Noted.

Condition 16.

Please note, no part of our works will be carried out beyond the boundary of Roscoe Wood, hence, no Bat Survey is required. Noted.

Condition 17.

Please find enclosed 2 copies of the following drawing: - Send to DL for comments details of bund already submitted - are they acceptable.

- HB94-D-02 - 1:20 Acoustic Fence Detail.

In addition, please note the proposed bund will be in accordance with the details previously submitted to yourselves / or in accordance with the revised details as a result of any amendments due to Condition 13.

MORLAND HOUSE, 18 THE PARKS, NEWTON-LE-WILLOWS, MERSEYSIDE WA12 0JQ TEL: (01942) 272020 FAX: (01942) 725970

Condition 18.

See revised planning application

Please note revised details were submitted as part of our Planning Application.

Condition 19.

noted

Please note details will be forwarded to yourselves at the earliest opportunity.

We trust the above is satisfactory and look forward to the formal discharge of the relevant Planning Conditions, where possible, however, should you have any queries, please do not hesitate to contact the writer at the address below.

Yours sincerely

P LEADBEATER
Designer

Enclosure

Copy to: K R Farrington, Regional Managing Director, Morris Homes Limited

MORLAND HOUSE, 18 THE PARKS, NEWTON-LE-WILLOWS, MERSEYSIDE WA12 0JQ TEL: (01942) 272020 FAX: (01942) 725970

KNOWSLEY
METROPOLITAN BOROUGH

Fax Header Sheet

Department of Planning and Development
Director Graham Smith BSc. Dip MS C Eng MICE MIHT

To JANE PLATT

Company TREVOR BRIDGE ASSOCIATES

Fax Number 0161 343 3513

From LAURA CONNOLLY Telephone: 0151 443 2350 Fax: 0151 443 2298

Date 16.8.00

Number of Pages Including This One 3

RE: RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO ROSCOE'S WOOD, WHITEFIELD LANE, TARBOCK GREEN, KNOWSLEY

Jane,

I write to confirm the following amendments to the landscape scheme for the above proposed development, which were discussed in a meeting with Kevin Farrington and Paul Leadbeater from Morris Homes on 16/8/00.

1. Details in respect of the proposed POS are shown on the attached sketch. The issues are as follows:

- to ensure maximum visibility of the POS all planting adjacent to the boundary fence between plots 15 and 25 must consist of groundcover species with the exception of the proposed hedge. All trees must have clear stems to a minimum height of 1.8 metres. The boundary fence must be timber post and rail, the details of which are to be agreed.

- the footpath layout should be amended to provide a circuit around the POS. Footpaths must be 2.0 metres wide. One idea for a revised footpath layout is shown on the attached sketch.

- the pedestrian access points should be amended to remove the need for access across the driveway of plot 24. One idea discussed was to use a route off the vehicle maintenance access road provided for the proposed pumping station. A separate lockable double gate will have to be provided for maintenance access to the POS.

- pedestrian access to the POS should be chicane arrangements, details of which are to be agreed.

- the 'pond' should be removed from the POS either by grading or soakaway. The boardwalk should also be removed.

- a hedge and/or areas of native tree and shrub planting as appropriate should be planted against the boundary fence, which abuts the existing woodland.

Head of Design Consultancy Graham A. Winckles Dipl Arch RIBA
P.O. Box 26, Archway Road, Huyton, Knowsley. L36 9FB
Telephone 0151 443 2205 Facsimile 0151 443 2298
E-mail:descon.dpd@knowsley.gov.uk

Knowsley design consultancy

KNOWSLEY
METROPOLITAN BOROUGH

Fax Header Sheet

Department of Planning and Development
Director Graham Smith BSc. Dip MS C Eng MICE MIHT

- football/kickabout will inevitably be a future use of the POS and the choice of grass species needs to be amended to reflect this. The best location for this provision would be that part of the POS furthest from adjacent houses. The location of proposed trees would need to be moved to the perimeter of the informal 'kickabout' space. Meadow type grassland could be used more appropriately around the perimeter of the POS i.e. between the footpath and the boundary of the POS.

2. Landscaping and fencing needs to be shown in respect of the proposed pumping station adjacent to plot 25. Condition

3. It was agreed that the proposed bund would only be planted with 'woodland' type species on the side closest to the M62. Within the garden areas of plots 25-34 the slope of the bund would be grassed and trees would be planted at the top of the slope adjacent to the acoustic fence.

4. Layout of access road between plots 6 and 8 is to be amended slightly to allow for a turning head and temporary planted area against the site boundary fence. This is just to avoid an unsightly feature of the road running into the boundary fence.

5. Have you used hedge planting within front gardens on any other recent developments and if so, how successful has this approach been? In principal, I think it is a good idea but I am concerned that a uniform approach to maintenance of these hedges by individual residents is unlikely and various shapes and heights of hedges will develop in future years. SP what.

6. Once these wider issues have been resolved, I will look in more detail at your drawing no. 1572 series, in terms of tree and shrub species.

7. One issue not discussed at the meeting this morning is land drainage of the amenity grass area within the POS. If a soakaway is provided could a few land drainage pipes be run to this feature from the 'kickabout' area?

Please contact me if you require clarification on any of these issues.

Laura Connolly

Head of Design Consultancy Graham A. Winckles Dipl Arch RIBA
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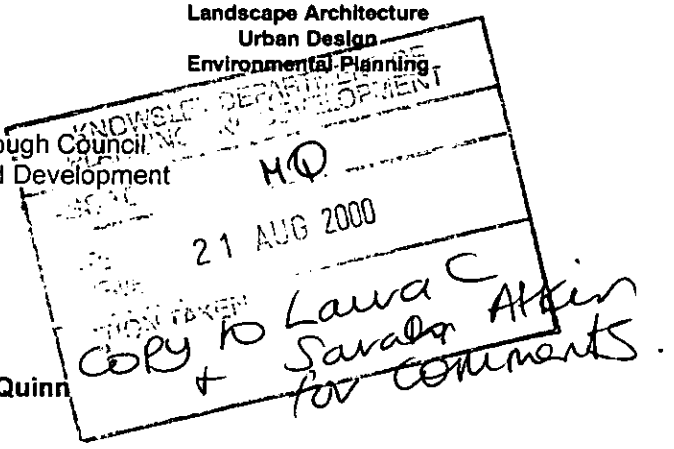
Knowsley design consultancy

TREVOR BRIDGE
associates

JP/SJH/1572C/4

18 August 2000

Landscape Architecture
Urban Design
Environmental Planning



Knowsley Metropolitan Borough Council
Department of Planning and Development
Yorkon Building
Archway Road
Huyton
Liverpool
L36 9UX

For the attention of Mr M Quinn

Dear Sirs

WHITEFIELD LANE, HUYTON
MORRIS HOMES LIMITED

Further to a fax received from Laura Connolly regarding the landscape proposals at the above development, please find enclosed four copies of our amended drawing number 1572.03 revision 'B' *Landscape Proposals* and four copies of our detail no TBA1 Post and 3 rail fence.

I trust this drawing is now acceptable, however should you have any queries, please do not hesitate to contact me.

Yours faithfully

Jane Platt MLI
janeplatt@tbridgea.co.uk

TREVOR BRIDGE
associates

Enc.

cc. Morris Homes Limited: Mr P Leadbetter

7-9 St Michael's Square, Ashton-under-Lyne, Lancs, OL6 6LF
Tel: 0161-308 3765 Fax: 0161-343 3513 Email: info@tbridgea.co.uk
A practice registered with the Landscape Institute Member of the Urban Design Group Member of the Institute of Environmental Assessment

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DRAWING ISSUE SHEET

Form SF09 Issue 4

JOB NO 1572	Sheet No. 1

WHITEFIELD LANE
HUYTON

MORRIS HOMES LIMITED

Date of issue									
19	01	07	18						
06	08	08	08						
00	00	00	00						

Drawing Description	Dwg.No.	Revision									
TREE SURVEY	1572.01	/									
LANDSCAPE STRUCTURE PLAN	1572.02	/									
LANDSCAPE PROPOSALS	1572.03		/	A	B						
POST & 3 RAIL FENCE	TBA1				/						

Distribution	No.off									
MORRIS HOMES LIMITED	2	2	4	1						
KNOWSLEY MBC				4						

0151 443 2570

MORRIS HOMES

FAX TRANSMISSION

To: MARK QUINN

From: PAUL LEADBEATER

Date: 21/08/00

Number of Pages to Follow: 1

Re: WHITEFIELD LANE / HULTON

FURTHER TO OUR RECENT DISCUSSIONS REGARDING DIE POLUTION AT THE ABOVE, PLEASE FIND ATTACHED CORRESPONDENCE FROM OUR CONSULTANTS REGARDING CALCULATED EFFECTED DEGAS FROM THE M62.

Regards

Paul Leadbeater

Should you not receive all pages, or are unable to read this Fax, please contact:-

MORRIS HOMES LIMITED, MORLAND HOUSE, 18 THE PARKS, NEWTON-LE-WILLOWS, MERSEYSIDE, WA12 0JQ
TEL: 01942 272020 FAX: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk
Registered in England No 798123

Our Ref: EN1964.002.JB
Your Ref:
Date: 17 August 2000

Waterman Environmental
Consulting Engineers & Scientists

BY FACSIMILE AND POST, FAX No. 01925 725 970

Kevin Farrington Esq
Morris Homes Ltd
Morland House
18 The Parks
Newton-le-Willows
Merseyside WA12 0JQ

RECEIVED 21 AUG 2000

Queens Court
24 Queen Street
Manchester M2 5HX
Telephone:
0161 839 8392
Facsimile:
0161 839 8394

Dear Kevin,

Re: **Whitefield Lane, Huyton**

Further to my letter of 15 August, we are pleased to provide the results of our DMRB modelling exercise.

Ambient nitrogen dioxide (NO_2) concentrations resulting from vehicle emissions on the adjacent M62 motorway were calculated at several locations within the proposed Whitefield Lane development site. In line with the assessment methodology employed by Knowsley Metropolitan Borough Council, Stanger Science's Design Manual for Roads and Bridges (DMRB) spreadsheet was used. This spreadsheet is based on the DMRB model published by the Highways Agency in Volume 11, Section 3 (May 1999), and is derived from algorithms prepared by the Transport Research Laboratory.

Traffic speed, flow and composition (% HGV), and NO_x background concentration data was provided by Knowsley Metropolitan Borough Council. The model was run for the year 2005 scenario, and the following results were obtained:

Distance from M62 kerbside (m)	Calculated Annual Mean NO_2 Concentration (ppb)
42	21.1
43	20.9
44	20.7

The above results would appear to validate those results obtained previously by Knowsley Metropolitan Borough Council. The UK Air Quality Strategy annual mean NO_2 objective (21ppb to be achieved by 31 December 2005) is predicted to be met at distances greater than approximately 43m from the M62 kerbside. However, as previously advised, this method is recognised as being over-conservative and more sophisticated computer modelling or ambient monitoring should give more favourable results.

We understand that your meeting yesterday with the Council went well, and we await your instruction should further more detailed assessment be required.

Yours sincerely,

David Brown

Directors:
Simon Handy
BSc(Hons) CEng MICE
Alex Tosani
BSc MSc MCIOB IEng AMICE
Martin J Lay
BA(Hons) MSc MRAC FRICS MLI MIEEM
Frederick Clamplt
Graham R. Hiscocks
BA(Hons) ACA (Financial)

Regional Directors:
Alistair Dalziel
BSc MBA CDipAF MCIM
David Hobson
BTech CEng MICE MIHT
John Witham
MMS MIEM

Associates:
David R Brown
BSc(Hons) MSc
Robert Dodds
BSc CEng MICE
John Marsh
BSc(Hons) MSc FGS
David R Thomson
BSc(Hons) MSc AMIEMgt

Mark - pl speak to Russell + Sarah.
I don't think its reasonable to ask for all this now. Sarah was supposed to have forwarded comments to Jane Platt following our meeting. She was representing Lorne Way can now change the goal posts.

Note to: **Sarah Atkin [Parks Development Officer]**

Date: **23 August 2000**

Subject: **Comments re Landscape Scheme to proposed Public Open Space adjacent to Roscoes Wood.**

were any of these things previously mentioned to Jane & she has mixed them if so cover by condition.

Sarah

Please find outlined below my comments and observations relating to the recent proposed landscape layout for land adjacent to Roscoe's Wood, Drawing No 1572.03, Rev B:— ?

1) The fence line adjacent to the road needs to be set into a 1m tarmac strip for ease of maintenance and aesthetic appearance. On the Pos Side this needs to be concrete edged and set at ground level. ~~Possibly~~ Condition

2) The pathway needs realigning closer to Roscoe's Wood thereby creating a larger play area to the centre of the pathway. [I would suggest that an avenue of heavy-duty standards is created along the path's length.] Possibly Condition

3) We would not wish to see any native tree and shrub whip planting, but would prefer a wider diversity of heavy duty standards 18-25 cm. Condition

4) Dog bins need to be installed as part of the design as does signage. ? X

5) Floor mazes should be incorporated into the path junctions. The design of which should be forwarded to you to ensure that the maze design are different at each junction. × X

6) The site will need benches. × X

7) The frontage to the POS should have bulb planting. - was this previously mentioned! X

8) The pumping station should be fenced and made secure. Access to the sound mound should be restricted through fencing. Condition

9) The existing well needs capping – we would require to see the detail. It might be useful to request any drainage layouts that may run beneath the POS – identifying inspection chambers etc. These could then, where possible, be incorporated into the proposed pathways. additional condition

10) The detail for the maintenance gate needs to ensure the gate is a 5 bar steam pipe gate with protected hinges and cover to locking mechanism. Condition Condition?

Mic theft - cover by condition

Once these details have been incorporated and an amended drawing has been received we can then work on calculating the correct commuted sum for the scheme.[This should incorporate a management fee for officer time to over see the POS layout of 10%]
If it proves necessary for the POS to be relocated adjacent to the motorway it would be advisable that it does not become Leisure Services POS rather EDP amenity.

Russell McDonnell
Head of Parks and Countryside Service

MEMORANDUM

To:	MARK QUINN Planning Services	*Your Ref:*	00/00374/FUL
From:	LAURA CONNOLLY DPD Design Consultancy	*Our Ref:*	DC/LHC/APP/00/00374
		Date:	22.8.2000
Subject:	**RESIDENTIAL DEVELOPMENT, LAND ADJACENT ROSCOE'S WOOD, WHITEFIELD LANE, TARBOCK GREEN, KNOWSLEY**		

MQ
24 AUG 2000

Comments are made with reference to the proposed scheme details received from Trevor Bridge Associates (drawing nos. 1572.03 – Revision B and TBA 1).

1. The height of the proposed timber fence needs to be increased to 1300 mm. The timber rails shall need to be wired using 10 swg high tensile steel galvanised wire stapled to rails with 30 mm x 3.55 galvanised staples at 100 mm centres. ✓ RM agreed ok

2. The height of the chicane entrance detail needs to be 1300 mm to match that of the adjacent timber fence. The chicane details need to be agreed with Sarah Atkin. ✓ "

3. Landscaping around the proposed pumping station needs to be shown in more detail. If this feature is above ground, it and the access road will need to be securely fenced with galvanised steel vertical bar security fencing (type to be approved). This fence must be either painted or powder coated. Treatment of the area behind the pumping station needs careful consideration to avoid it becoming a hidden corner. Conditio

4. The residents of plot 26 will need access to maintain the gable of their garage, which abuts the site of the proposed pumping station. Con

5. Ideally, the pumping station should be constructed below ground. The need for fencing would then be removed, there would be no 'hidden corner' of the site and access for maintenance of the garage would be readily available. ND

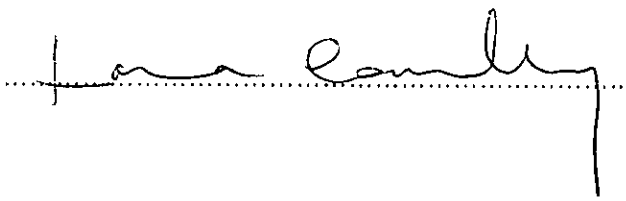
6. The hedge adjacent to the timber post and three rail boundary fence on dwg. no. 1572.03 – Revision A has been omitted from dwg. no. 1572.03 – Revision B and needs to be re-introduced. RM doesn't want

7. The rear boundary fence to the south of plot 26 needs to be extended to meet the proposed acoustic fence. The area of grass on the bund adjacent to this boundary and within the area of POS needs to be omitted and replaced with native tree and shrub planting as access for maintenance of the grass would be difficult. Con

8. The layout of the access road between plots 6 and 8 needs to be amended slightly to allow for a temporary area of planting between the end of the road and the boundary fence. I suggest that the area of road between the two garages is made into a turning head and that the proposed shrub planting within these two plots is extended. Con

9. Native tree and shrub planting on the bund needs to be supplemented by the planting of 30 no. native feathered trees. These should be planted in groups of 3-5 no. Con/note

10. The extra heavy tree and the shrub planting proposals are acceptable. Con/note



MORRIS HOMES

BY COURIER

Our Ref: HB94/T/PL/01/01/08.00/LET006

07 August 2000

Knowsley M.B.C.
Planning & Development Dept
- 7 AUG 2000
Planning Services Division

Knowsley M.B.C.
Planning Department
P.O. Box 26
Huyton
Knowsley
Merseyside
L36 9FB

FAO: Mr M Quinn

Dear Mr Quinn

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF WHITEFIELD LANE, HUYTON, CONSISTING OF 44 NO. THREE AND FOUR BEDROOM DETACHED TWO STOREY DWELLINGS
Application No. 00/00374/FUL

Further to the telephone conversation between yourself and our Mr G J Goodwin of the 4th inst regarding the above proposals, would you please find enclosed, as promised, 4 copies of the following documents and drawings: -

1. Drwg No. A/G155/SK02 (Rev E) - 1:500 Sketch Layout 02
2. Drwg No. HB94-E-LS01 - 1:100 / 1:500 Site Sections
3. Drwg No. 1572.03 (Rev A) - 1:200 Landscapes Proposals
4. Pond Inspection Report (August 2000) by our consultants Trevor Bridge Associates

In addition, please note Drwg No. A/G155/SK02 has been amended in accordance with comments from your Drainage Department by removing the pumping station in front of plots 33 and 34.

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk
Registered in England No. 798123

With regard to comments made by your Environmental Advisory Service, it is obvious from the attached Pond Inspection Report by Trevor Bridge Associates that there is clearly no evidence of Great Crested Newts or any other species within this area.

We trust the above is satisfactory, such that you may continue with your procedures with a view to forwarding our application to the 24 August 2000 Planning Committee Meeting with a full recommendation for approval. However, should you have any queries, please do not hesitate to contact the writer at the address below.

Yours sincerely

P LEADBEATER
Designer

Enclosure

Copies to: M J Gaskell, Managing Director, Morris Homes Limited
K R Farrington, Technical Director, Morris Homes Limited
M P Edmunds, Land Director, Morris Homes Limited

MORLAND HOUSE, 18 THE PARKS, NEWTON-LE-WILLOWS, MERSEYSIDE WA12 0JQ TEL: (01942) 272020 FAX: (01942) 725970

Housing and Environmental Health Department
Director – John McHale MA FCIH

'Woodcroft' 9 West Street Prescot Knowsley Merseyside L34 1 LF

Telephone: 0151 4434737 Minicom: 0151 4434500 Fax: 0151 4311977

KNOWSLEY
METROPOLITAN BOROUGH

Fax

To:	Mark Quinn	**From:**	Stephanie Bierwas
Fax:	443 2970	**Pages:**	1
Phone:	X 2772	**Date:**	16 August 2000
Re:	Roscoe Wood – Noise Condition	**CC:**	

☐ **Urgent** ☑ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Further to our telephone conversation this afternoon regarding noise levels at plots 6 and 7, I would advise that the following condition or similar is applied (see PPG 24 annex 4, condition 1):

Construction work shall not begin until a scheme for protecting the proposed dwellings on plots 6 and 7, from road traffic noise on Cronton Road and noise from the proposed warehouse and distribution building at Halewood International, has been submitted to and approved in writing by the local planning authority. All works which form part of the scheme, shall be completed before the noise sensitive development is occupied.

I have received your fax relating to the air quality condition. I would like to advise that at this point this authority has not received written confirmation of the air quality methodology which is to be used by the applicants consultants (Waterman Environmental), although much has been talked about.

APPLICATION No. 00/00374/FUL

DATE RECEIVED - 7 AUG 2000

DATE VALID 26 JUN 2000

Knowsley M.B.C.
Planning & Development Dept
- 7 AUG 2000
Planning Services Division

Whitefield Lane

Huyton

Pond Inspection Report

Produced by:

TREVOR BRIDGE
associates

Landscape Architecture
Urban Design
Environmental Planning

7-9 St Michaels Square
Ashton-under-Lyne
Lancashire
OL6 6LF

Tel: 0161 308 3765
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Trevor Bridge Associates

August 2000

NE/1572/TS

PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF WHITEFIELD LANE, TARBOCK GREEN, HUYTON

REPORT ON SITE INSPECTIONS OF POND

1 Introduction

1.1 Trevor Bridge Associates have been commissioned by Morris Homes Limited as Landscape Architectural Consultants and Environmental Planners in respect of their proposal to develop the site off Whitefield Lane, Huyton for residential use.

1.2 The site was initially inspected by Trevor Bridge on 22 May 2000. It was the subject of an arboricultural survey by Trevor Bridge Associates in June 2000 and was again inspected by Trevor Bridge on 1 August 2000.

1.3 The initial visit was undertaken to assess all existing landscape elements including woodland, trees and the pond. The second visit was primarily for purpose of undertaking the arboricultural survey, but other aspects including the pond were also again examined. The third visit was specifically to undertake an inspection of the pond.

2 Pond inspection

2.1 It must be stated at the outset that it is a misnomer to refer to the area identified on the drawings as a pond. At no time during any of the three site inspections was there any sign of standing water within any part of it.

2.2 The area of land referred to comprises a hollow on the edge of the site directly abutting the adjacent woodland. It is almost completely vegetated with various grasses, bramble and herbacious species such as dock, willowherb, buttercup, ragwort. There are no signs of any aquatic species or even of any plantlife associated with waterlogged conditions. There is a very small area at the base of the hollow that is not vegetated, and which during prolonged wet weather conditions becomes quite muddy.

2.3 It is likely that the area has in the past been an agricultural pond, but from evidence on site it is some considerable period since this has been the case.

2.4 The construction of the M62 Motorway and the Whitefield Lane bridge embankment, both directly adjacent to the boundaries of the site will undoubtedly have had an effect on the water table and on the drainage pattern in the area. It is possible that the pond dried out as a result of these road works.

3 Environmental Advisory Service comments

3.1 I find it difficult to comprehend the comments made by the Environmental Advisory Service in their memorandum to Knowsley MBC dated 10/07/00. As stated above, the area on the site is clearly not a pond and a site visit would confirm this.

3.2 I can, therefore, only make the assumption that the Environmental Advisory Service have not inspected the site and have made their comments based on the word pond being annotated on a plan.

4 Recommendations

4.1 It is our recommendation that a pond and wetland area should be created and located within the public open space in the position of the hollow.

4.2 This area should be designed primarily to be of habitat value so that it will be an asset in terms of nature conservation.

J Trevor Bridge Dip LA DA FFB MI Hort MLI
Principal

TREVOR BRIDGE
associates

1 August 2000

Environmental Advisory Service, Bryant House
Liverpool Road North, Maghull, Merseyside
L31 2PA. Tel: 0151-934-Extn:

Dr J. M. Mackay, Manager	*4950*
Ecologist	*4954*
Environmental Scientist	*4953*
Forester/Woodland Ecologist	*4952*
General Enquiries	*4951*
Fax	*4955*
E-mail:	*jcas@sefton.u-net.com*

Environmental
Advisory Service

KNOWSLEY DEPARTMENT OF PLANNING AND
PASS TO MQ
DATE RECEIVED 14 AUG 2000
ACTION TAKEN

MEMO

Your Ref	00/00374/FUL
File Ref	KN 00/010
W/P Ref	Roscoe/dc2/jk
Date	10/8/00

TO: Mark Quinn
Development & Planning
Knowsley M.B.C.

FROM: John Kerr

Planning Application 00/00374/FUL
Land Adjacent to Roscoe's Wood,Whitefield Lane Tarbock Green, Knowsley.

Thank you for consulting EAS further on the above application, reference your Fax of 8/8/00.

We have read the attached comments from the applicant and looked at the revised plan and would make the following comments.

1. On the basis of the information received, we agree that surveys for Newts are not required. ✓

2. The protective 1.5m stock proof fence is not shown on the landscape plan. Is this only to be installed if the pond is to take up surface water drainage from the development? This is a planning issue you need to clarify. ✓

3. Protection of new native tree and shrub planting has still not been adequately addressed or amended fully on the plans, despite the fact that a drawing of a rabbit fence has appeared on the landscape proposals plan. This has not been related to the plan legend, (see item 2 in our previous memo). Clarification is required again on the plans, and both protection (including from rabbits) and adequate aftercare of **all** tree and shrub planting should be made a condition of the approval. Check with Laura.

4. The meadow mix specification on the plan is acceptable. ✓

5. The scrub removal referred to appears to be a misuse of the term scrub, but can only be confirmed by site inspection. However, tree and scrub removal within the site is mentioned on the Morris Homes plan in association with retention of mature trees. Trees to be retained need clear identification on site **prior** to development, and **require protection as specified throughout the development phase.** This can be addressed by applying a condition. Cond 6. ✓

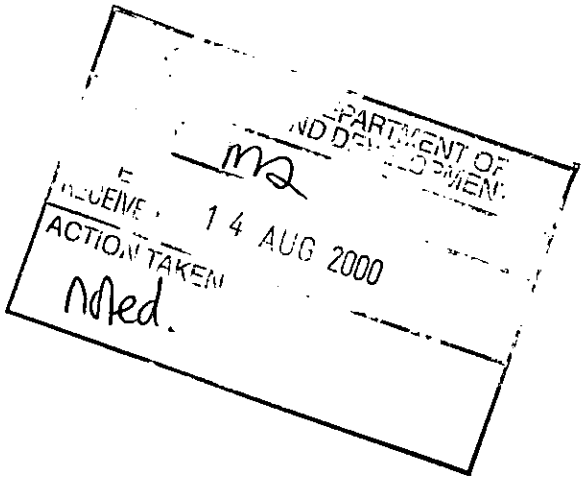
6. Despite Morris Home's comments refuting works to any part of the existing adjoining woodland, the legend on the plan still reads 'remove dead/diseased wood from the trees within the existing woodland (along edge of development)....' in contradiction to their claim. If this work is in fact being specified we advise applying your standard condition for bat survey and if necessary mitigation measures.

7. The tree survey report indicates trees overhanging the site road for between 3 and 6 metres in part. Please note that points 4 & 6 in particular in the protection of existing trees legend apply in this instance, and an exclusion zone should be applied to the area within the canopy spread to protect the tree's canopy and rooting zone

We will be pleased to go into further detail on any of the above points at your request.

MORRIS
HOMES

Our Ref: HB94/T/GJG/01/01/08.00/LET003



11 August 2000

Knowsley M.B.C. - Planning Department
PO Box 26
Archway Road
Huyton
Merseyside L36 9FB

FAO: Mr M Quinn

Dear Mr Quinn

PROPOSED HOUSING DEVELOPMENT AT WHITEFIELD LANE, HUYTON
Reserved Matters Application No. 00374/FUL

Further to the telephone conversation between yourself and the writer of the 9th inst, we hereby confirm, as requested, the following points:

- The proposed noise attenuation bund does not require any of the protected trees within Roscoe's Wood to be removed nor will it cause any of the trees to be retained within the Whitefield Lane embankment to be effected.

- The previously submitted tree survey has identified the existing trees within the vicinity of plot 7 as a hedge group with low retention value. Clearly some of the hedge trees within this group will have to be removed to make way for our development proposals. However, we have clearly indicated that our intention is to review the hedge group on the site and retain as many of the trees as possible as given the nature of the group it is impossible to measure quantities at this stage.

We trust this information will suffice such that you may continue to process our application with a view to presenting the same to the Planning Committee Meeting on the 24 August 2000 with a full recommendation for approval. However if in the meantime you should have any further queries regarding these matters, please do not hesitate to contact the writer at the address below.

Yours sincerely

pp **G J GOODWIN**
Planning and Design Manager

Copy to: K R Farrington, Technical Director, Morris Homes Limited

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk

Registered in England No. 798123

Mr G Goodwin
Morris Homes Ltd
18 The Parks
Newton Le Willows
Merseyside
WA12 OJQ

Our Ref:- PS/MQ/DC/00/00374/FUL

Your Ref:-
HB94/T/GJG/01/01/08.00/LET0001

11th August 2000

Dear Mr Goodwin

PROPOSED RESIDENTIAL DEVELOPMENT, OFF WHITEFIELD LANE, TARBOCK

Following further consultations on the above proposal there are two issues which need to be resolved relating to air quality and the public open space.

Air Quality

Under Part IV of the Environment Act 1995, local authorities are required to review and assess local air quality against standards and objectives in the National Air Quality Strategy. The Air Quality Regulations 1997, which interpret the Environment Act, prescibe air quality objectives to be achieved by 2005. The Regulations incorporate the objectives contained in the National Air Quality Stategy, against which local authorities must review and assess air quality. The air quality strategy outlines a national framework for reducing hazards to health from air pollution. It sets standards and objectives for the control and reduction of eight main health threatening pollutants including Nitrogen Dioxide.

deleted The environmental health department were consulted on the outline planning application in May 1997 which predates local authorities obligations to undertake air quality assessments.

Any part of the authority's area in which standards or objectives are not being met, or unlikely to be met by 2005, shall by Order be designated an "Air Quality Management Area"

The Council's Environmental Health section have completed a desktop screening exercise for the air quality of plots 26-34 adjacent to the motorway. The results of this study indicate that there would be air quality exceedences for nitrogen dioxide. The current standard for Nitrogen Dioxide is an hourly mean (average) of 150ppb and an annual arithmetic mean value not to exceed 21ppb. This means for an exceedance to occur, Nitrogen Dioxide concentrations would have to be high enough that the average over an entire hour or year would have to exceed 150ppb and 21ppb respectively.

The Environmental Health officer has advised that an air quality modelling exercise should be completed. The methodology must be approved by Environmental Health prior to the commencement of the air quality modelling exercise.

Public Open Space
The Council's Leisure Services department and Landscape Architects are still raising concerns about the pubic open space. Their main concern is the isolated location of the open space in relation to the dwellings and they are still requesting the layout be redesigned so that the frontage of the open space is located near to one of the site access roads. Other issues raised relate to boundary fencing to the POS, pedestrian access, footpaths, fencing to the pond, planting, the intended use of the POS, maintenance of the landscape bund and encroachment of the bund onto the Woodland.

It is regrettable that given the issues outstanding the application will not now be able to be presented to the planning committee on 24th August. I suggest as a way forward that a meeting is arranged to discuss the above issues.

If you have any further queries please contact me on 0151-443 2319.

Yours Sincerely

MARK QUINN
Planner, Huyton Development Quality Team

INTERDEPARTMENTAL MEMORANDUM

From: (CEHO)
To: Director of Planning & Development

Our Ref: 00/00374/PLANNI
Your Ref: 00/00374/FUL
Date: 11 August 2000

Subject Matter: Air Quality Exceedences at Proposed Roscoe Wood Development.

1 Introduction

Under Part IV of the Environment Act 1995, local authorities are required to review and assess local air quality against standards and objectives in the National Air Quality Strategy. **The Air Quality Regulations 1997, which interpret the Environment Act, prescribe air quality objectives to be achieved by 2005. The Regulations incorporate the objectives contained in the National Air Quality Strategy, against which local authorities must review and assess air quality. The Air Quality strategy** outlines a national framework for reducing hazards to health from air pollution. It sets standards and objectives for the control and reduction of the eight main health-threatening pollutants: Benzene, 1,3, Butadiene, Carbon Monoxide, Lead, Nitrogen Dioxide, Ozone, Fine Particles and Sulphur Dioxide.

The consultation with this department for outline planning consent in May 1997 predates local authorities obligations to undertake air quality assessments.

2 National Air Quality Strategy Objectives

The strategy objectives are generally based on the recommendations of the Expert Panel on Air Quality Standards. These standards are set purely on the basis of medical and scientific evidence of how each pollutant affects human health.

SUBSTANCE	MEASURED AS	OBJECTIVE - TO BE ACHIEVED BY 2005
[illegible]	running annual mean	5 ppb
[illegible]	running annual mean	1 ppb
[illegible]	running 8-hour mean	10 ppb
[illegible]	annual mean	0.5 $\mu g/m^3$
[illegible]	annual mean 1-hour mean	150 ppb 21 ppb
[illegible]	running 24-hour mean	50 $\mu g/m^3$ (measured as 99th percentile)
[illegible]	15 minute mean	100 ppb (measured as 99.9th percentile)

ppb parts per million by volume
ppm parts per 1 000 million by volume
$\mu g/m^3$ micrograms per cubic metre

Any part of the authority's area in which standards or objectives are not being met, or unlikely to be met by 2005, shall by Order be designated an "Air Quality Management Area".

Knowsley has successfully completed the First Stage Air Quality Review And Assessment (submitted to the DETR in January 1999). And is currently completing the second stage

assessment for Carbon Monoxide, Lead, Nitrogen Dioxide, PM_{10} (Fine Particles) and Sulphur Dioxide. The pollutants discounted at this stage are Benzene and 1,3 Butadiene.

The majority of the Stage two work involves the assessment of the impact of the road network on air quality. This department has embarked on calculations as per the Design Manual for Roads and Bridges (DMRB) using the 'Stanger' spreadsheet. This spreedsheet has been designed to predict the impact of road traffic on air quality.

3 Air Quality Assessment for Roscoe Wood Development

An air quality (screening) calculation for 27 Roscoe Wood (a representative property of those in closest proximity to the M62) has been carried out using the DMRB methodology. The calculations predict that Carbon Monoxide, Benzene and Particles shall be within the air quality strategy objectives for the year 2005. But there will be air quality exceedences for Nitrogen Dioxide.

The current standard for Nitrogen Dioxide is an hourly mean (average) of 150 ppb and an annual arithmetic mean value not to exceed 21 ppb. This means for an exceedence to occur, Nitrogen Dioxide concentrations would have to be high enough that the average over an entire hour or year would have to exceed 150 ppb and 21 ppb respectively.

4 Nitrogen Dioxide Sources

All combustion processes in air produce oxides of nitrogen. Nitrogen Dioxide and nitric oxide are both oxides of nitrogen. It is Nitrogen Dioxide which is associated with adverse effects upon human health. Road transport is thought to account for about 50% of total UK emissions of nitrogen oxides, the electricity supply industry for about 20% and the industrial and commercial sectors for about 17%.

5 Health Effects

Objectives for Nitrogen Dioxide reflect evidence that it may have both acute (short-term) and chronic (long-term) effects on health, particularly in people with asthma. At relatively high concentrations, Nitrogen Dioxide causes inflammation of the airways. There is evidence to show that long- term exposure to Nitrogen Dioxide may effect lung function and that exposure to Nitrogen Dioxide enhances the response to allergens in sensitised individuals.

6 Conclusion

Air quality is a material consideration when considering a planning application. Traffic on the M62 is the cause of the excess pollution predicted for Nitrogen Dioxide in 2005 for this proposed development. The calculations predict that for the row of houses adjacent to the motorway (nos. 25 – 34 Roscoe Wood, inclusive) there will be air quality exceedences for Nitrogen Dioxide in 2005, but the remainder of the development shall comply with the air quality objectives. Control over motorways does not lie with local authorities it is the responsibility of the Highways Agency.

Further calculations based on the best available methodology ('Stanger' DMRB), indicate that the closest façade to the M62 in order to comply with the Nitrogen Dioxide air quality standard of 21ppb annual mean in 2005, would be approximately 43 m.

Therefore I would advise that the applicant is requested to complete an air quality modelling exercise. The methodology must be approved by Environmental Health prior to the commencement of the air quality modelling exercise.

Stephanie Barwise
Environmental Health Officer
Tel: x 2772

MORRIS HOMES

BY FAX / POST

Our Ref: HB94/T/GJG/01/01/08.00/LET002

11 August 2000

Knowsley M.B.C.
Planning Department
PO Box 26
Huyton
Knowsley
Merseyside
L36 9FB

FAO: Mr M Quinn

Dear Mr Quinn

PROPOSED PRIVATE HOUSING DEVELOPMENT OFF WHITEFIELD LANE, HUYTON

We write further to the telephone conversation between yourself and the writer of the 9th inst.

We understand that you have now received a report from your Environmental Health Department in which air quality issues have been raised. We also understand that you are currently in the process of considering the implications of the said report on our application.

From our discussions with your Environmental Health Officer, namely Mrs Stephanie Bierwas, we have derived that the said report centres around new 'DETER' guidance within the 'Design Manual for Roads and Bridges, Volume 11, Section 3, Part 1' and the air quality within our proposals adjacent to the M62.

Firstly, Mrs Bierwas has confirmed that the said guidance is new, the methodology for calculation to an extent is unknown and its weight in law is untried. However, in brief the guidance sets out several means by which a target air quality standard can be achieved by the year 2005. One such means being the planning process.

Secondly, Mrs Bierwas has confirmed that the guidance is mainly aimed at city and town centre developments where road closures and one way systems can be implemented by the developer or otherwise so as to reduce traffic and improve the air quality.

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk
Registered in England No. 798123

Finally, Mrs Bierwas has confirmed that through their own calculations the only element of the pollutants generated by the M62 having levels on our site which exceed the guidance target for the year 2005 is nitrogen dioxide at a rate of 24 parts per billion instead of the required 21 parts per billion. Also, nitrogen dioxide is classed only as an irritant and does not cause a serious detriment to a persons health or life expectancy.

We therefore suggest that the said report is **not considered** by yourselves in determining our application for the following reasons:

- The said guidance is new and untested.
- The current calculation methods do not take into account the proposed bund, fence and landscaping which more than likely will reduce levels.
- The source of the pollutants i.e. the M62 is outside our application area and our control.
- The nature of the site is not one which the guidance is aimed at i.e. town centre development.
- The calculated level of pollutant is minor as is the nature of the pollutant.
- Air quality issues are not addressed in either your adopted planning brief or any planning conditions on the outline planning consent to which our reserved matters application relates.

Whilst writing we would also suggest that the current levels of pollutants generated by a source such as the M62 is being addressed by the Government in its investment in public transport and its demands on lower emissions and alternative fuels for cars etc. Hence in 2005 the levels of pollutants on the M62 should have dropped any way.

We trust you now have sufficient information for your needs such that you may continue to process our application with a view to presenting the same to the Planning Committee Meeting on the 24 August 2000 with your full recommendation for approval.

In the meantime should you have any further queries regarding these matters, please do not hesitate to contact the writer at the address below.

Yours sincerely

G J GOODWIN
Planning and Design Manager

Copies to: M J Gaskell, Managing Director, Morris Homes Limited
K R Farrington, Technical Director, Morris Homes Limited
M P Edmunds, Land Director, Morris Homes Limited
Mrs J Wilson, Head of Planning Services, Knowsley M.B.C.

INTERDEPARTMENTAL MEMORANDUM

From: (CEHO) *Our Ref:* 00/00374/PLANNI
To: Director of Planning & Development *Your Ref:* 00/00374/FUL
Date: 9 ~~10~~ August 2000

Subject Matter: Air Quality Exceedences at Proposed Roscoe Wood Development.

1 Introduction

Under Part IV of the Environment Act 1995, local authorities are required to review and assess local air quality against standards and objectives in the National Air Quality Strategy. The strategy outlines a national framework for reducing hazards to health from air pollution. It sets standards and objectives for the control and reduction of the eight main health-threatening pollutants: Benzene, 1,3, Butadiene, Carbon Monoxide, Lead, Nitrogen Dioxide, Ozone, Fine Particles and Sulphur Dioxide.

2 National Air Quality Strategy Objectives

The strategy objectives are generally based on the recommendations of the Expert Panel on Air Quality Standards. These standards are set purely on the basis of medical and scientific evidence of how each pollutant affects human health.

SUBSTANCE	MEASURED AS	OBJECTIVE - TO BE ACHIEVED BY 2005
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ppb parts per million by volume
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Any part of the authority's area in which standards or objectives are not being met, or unlikely to be met by 2005, shall by Order be designated an "Air Quality Management Area".

Knowsley has successfully completed the First Stage Air Quality Review And Assessment (submitted to the DETR in January 1999). And is currently completing the second stage assessment for Carbon Monoxide, Lead, Nitrogen Dioxide, PM_{10} (Fine Particles) and Sulphur Dioxide. The pollutants discounted at this stage are Benzene and 1,3 Butadiene.

The majority of the Stage two work involves the assessment of the impact of the road network on air quality. This department has embarked on calculations as per the Design Manual for Roads and Bridges (DMRB) using the 'Stanger' spreadsheet. This spreedsheet has been designed to predict the impact of road traffic on air quality.

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The current standard for Nitrogen Dioxide is an hourly mean (average) of 150 ppb and an annual arithmetic mean value not to exceed 21 ppb. This means for an exceedence to occur, Nitrogen Dioxide concentrations would have to be high enough that the average over an entire hour or year would have to exceed 150 ppb and 21 ppb respectively.

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All combustion processes in air produce oxides of nitrogen. Nitrogen Dioxide and nitric oxide are both oxides of nitrogen. It is Nitrogen Dioxide which is associated with adverse effects upon human health. Road transport is thought to account for about 50% of total UK emissions of nitrogen oxides, the electricity supply industry for about 20% and the industrial and commercial sectors for about 17%.

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Objectives for Nitrogen Dioxide reflect evidence that it may have both acute (short-term) and chronic (long-term) effects on health, particularly in people with asthma. At relatively high concentrations, Nitrogen Dioxide causes inflammation of the airways. There is evidence to show that long- term exposure to Nitrogen Dioxide may effect lung function and that exposure to Nitrogen Dioxide enhances the response to allergens in sensitised individuals.

6 Conclusion

Air quality is a material consideration when considering a planning application. Traffic on the M62 is the cause of the excess pollution predicted for Nitrogen Dioxide in 2005 for this proposed development. The calculations predict that for the row of houses adjacent to the motorway (nos. 25 – 34 Roscoe Wood, inclusive) there will be air quality exceedences for Nitrogen Dioxide in 2005, but the remainder of the development shall comply with the air quality objectives. Control over motorways does not lie with local authorities it is the responsibility of the Highways Agency.

Further calculations based on the best available methodology ('Stanger' DMRB), indicate that the closest façade to the M62 in order to comply with the Nitrogen Dioxide air quality standard of 21ppb annual mean in 2005, would be approximately 43 m.

What are the likely health effects to residents of the affected properties?

Stephanie Bierwas
Environmental Health Officer
Tel: x 2772

MEMORANDUM

To:	MARK QUINN Planning Services	*Your Ref:*	00/00374/FUL
From:	LAURA CONNOLLY DPD Design Consultancy	*Our Ref:*	DC/LHC/APP/00/00374
		Date:	10.8.2000
Subject:	**RESIDENTIAL DEVELOPMENT, LAND ADJACENT ROSCOE'S WOOD, WHITEFIELD LANE, TARBOCK GREEN, KNOWSLEY**		

Comments are made with reference to the proposed scheme details received from Morris Homes (drawing no. A/G155/SK02 – revision E) and Trevor Bridge Associates (drawing no. 1572.03).

I am disappointed that the developer has largely ignored the comments made in my memo to you dated 18 August 2000. Most of the issues discussed in this memo still apply and need to be addressed by the developer before the scheme could be considered acceptable in landscape terms.

With reference to the letter from Morris Homes dated 1 August 2000 in particular, I have the following comments to make:

3) Landscaping

a) In no way could the landscape treatment to the bund be considered to be 'maintenance free'. The developer must provide, therefore, details of the long-term maintenance arrangements for the landscape treatment to the bund as per my memo dated 18.7.00.

b) The developer must confirm the size of the heavy standard trees to be used.

f) 1.5m high stock proof fencing around the perimeter of the existing pond is inadequate and must be replaced by 1.2m high steel railings as per my memo dated 18.7.00. Regardless of how deep the water in the pond is, it will still present a danger to young children on the development and it must be securely fenced.

♦ In response to the additional comments made by Morris Homes, I have the following to add:

ii On plan, the proposed bund still appears to encroach on to the protected trees within the woodland. The scrub and young hedge trees referred to may form part of the woodland 'edge' and should be protected.

iii My comments regarding the isolated location of the POS still apply. In my view, monitoring of the POS from only 6 plots within the development is not acceptable.

Public Open Space

1. Access issues need to be resolved. Currently, access to the POS is shown to cross the private driveways of plot nos. 17 and 25.

2. The developer needs to decide his intended use of the POS and reflect this in the eventual design. The current layout suggests access only to the pond but I think a footpath providing a circuit around the POS would be of more use to the local residents and particularly dog-walkers. Local children are likely to want to use the site for football but this conflicts with the proposed 'meadow' shown on plan 1572.03. Land drainage for football use is also an issue for the developer to consider.

3. It is difficult to gauge the response of the residents regarding the design of the POS which is why I still think it is important to involve the residents in some form of consultation exercise.

Landscape Requirements

Although the developer has forwarded details at scale 1:200 as requested, until the wider issues have been resolved for this development, I see little point in commenting fully on species etc at this stage.

.....

Note to: **Mark Quinn, Planning Services**

From: **Sarah Atkin, Leisure and Community Services Dept**

Subject: **Residential Development, land adjacent to Roscoe's Wood, Whitefield Lane, Tarbock Green, Knowsley**

Date: **10 August 2000**

Further to your memo regarding the above application, please note the following:

- The location for the public open space causes some concerns. The area is in an isolated location and issues of security may arise. Also, the public open space should be located away from known positions of mineshafts. The layout would need to be redesigned so the frontage is located near to one of the site access roads. The boundary would need to be securely fenced with 1.5 metre high steel railings or metal post and rail fence, not a hedge line. Two pedestrian entrances would need to be provided together with a maintenance access. The details would need to be agreed. The footpath network within the proposed POS would need to be redesigned to provide a circular route around the open space.

- The perimeter of the existing pond would need to be fenced, using 1.2 metre high steel railings. Grading to the pond banks should be graded. (See landscape architect comments)

- The perimeter of the site should not be planted with shrubs but extra heavy standard size rootballed trees. I suggest the area should be grass and no wildflowers sown.

- If the POS is retained as show, the former mine shaft should be capped.

- A commuted sum would be required. This figure would be dependent on the landscape layout.

- Leisure would not consider the bund to be open space and therefore would not expect this land to be incorporated into the open space.

- The POS should be located away from noise and traffic. If the POS were located adjacent to the motorway concerns with regard to pollutant levels would need to be taken into account.

Following consultation with the Design Consultancy, I support the observations and comments proposed by Laura Connolly (memo – 18.7.00).

Should you wish to discuss the matter further, please contact me direct on 443 3090.

Mark for Roscoes wood FUL.

Wise, Joanne DPD

To: Atkins, Sarah DLCS
Subject: Housing development Roscoes wood

Sarah I understand that you are dealing with our consultation on this planning application (ref : 00/000374/FUL) We have a problem with the current design in that the row of houses shown as backing onto the M62 fall within an area where air quality falls below new standards specified by the DETR. Whilst we are having some difficulty establishing what this means in practical terms I believe this would mean that healthy adults living in these homes would experience an increase in air way resistance presumably to the detriment of their health. If we could get the developers to redesign the scheme such that the POS were adjacent to the motorway then their would be no need for the developers to reduce house numbers. Since Leisure services would be taking on the site eventually I would ask your views on this pragmatic solution. Obviously we appreciate that the commuted sum may be affected by this if maintenance costs are affected. Please could you respond urgently as we need to know which way to proceed
Mark Quinn 2319

Urgent please
Mark
2319
Comments
by
Wed 9.8.00

MEMORANDUM

From: PLANNING SERVICES DIVISION - Mark Quinn - 0151 443 2319

Our Ref: 00/00374/FUL

Date 8 August 2000

Subject: INTERNAL CONSULTATION

To: **Sustainable And Environmental Strategy Unit**

PROPOSAL: ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

LOCATION: Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

For Director of Planning and Development

From: **Sustainable And Environmental Strategy Unit**

Originator:

To: DIRECTOR of PLANNING AND DEVELOPMENT Date:

PROPOSAL: ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

LOCATION: Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley

OBSERVATIONS Ref. No: 00/00374/FUL

Confirm if there will be any grade change within 2m of existing trees. ✓ at either end of mound.

passed to Morris 8/8/00

MQ

Merseytravel

24 HATTON GARDEN • LIVERPOOL L3 2AN • TEL: 0151-227 5181 FAX: 0151-236 2457

Our ref: SC/MS/01/02/2000/92000>2 **Contact:** Steve Cook

Your ref: 00/00374/Ful **Tel Ext:** 1304

Date: 4 August 2000

Ms Joanne Wise
Development Control Manager
Department of Planning and Development
Knowsley MBC
PO Box 26
Yorkton Building
Archway Road
Huyton
Merseyside L369FB

Dear Joanne

PROPOSED LOCATION OF 44 DETACHED DWELLINGS ON LAND ADJACENT TO ROSCOESWOOD, WHITEFIELD LANE, TARBOCK GREEN, KNOWSLEY

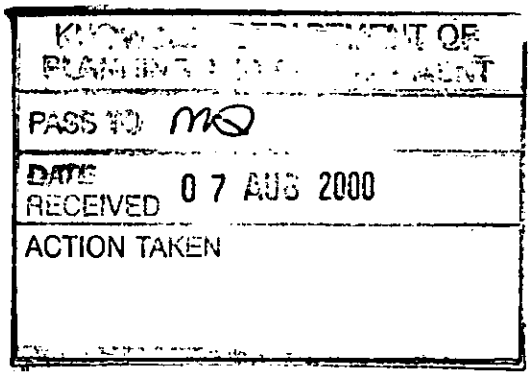
Thank you for your letter of the 25 July, 200 relating to the proposal to erect 44 dwellings on land adjacent to Roscoeswood, Whitefield Lane, Tarbock Green, Knowsley, enclosing plans of the proposed development (Morris Homes Drawing No. A/S155/5K02).

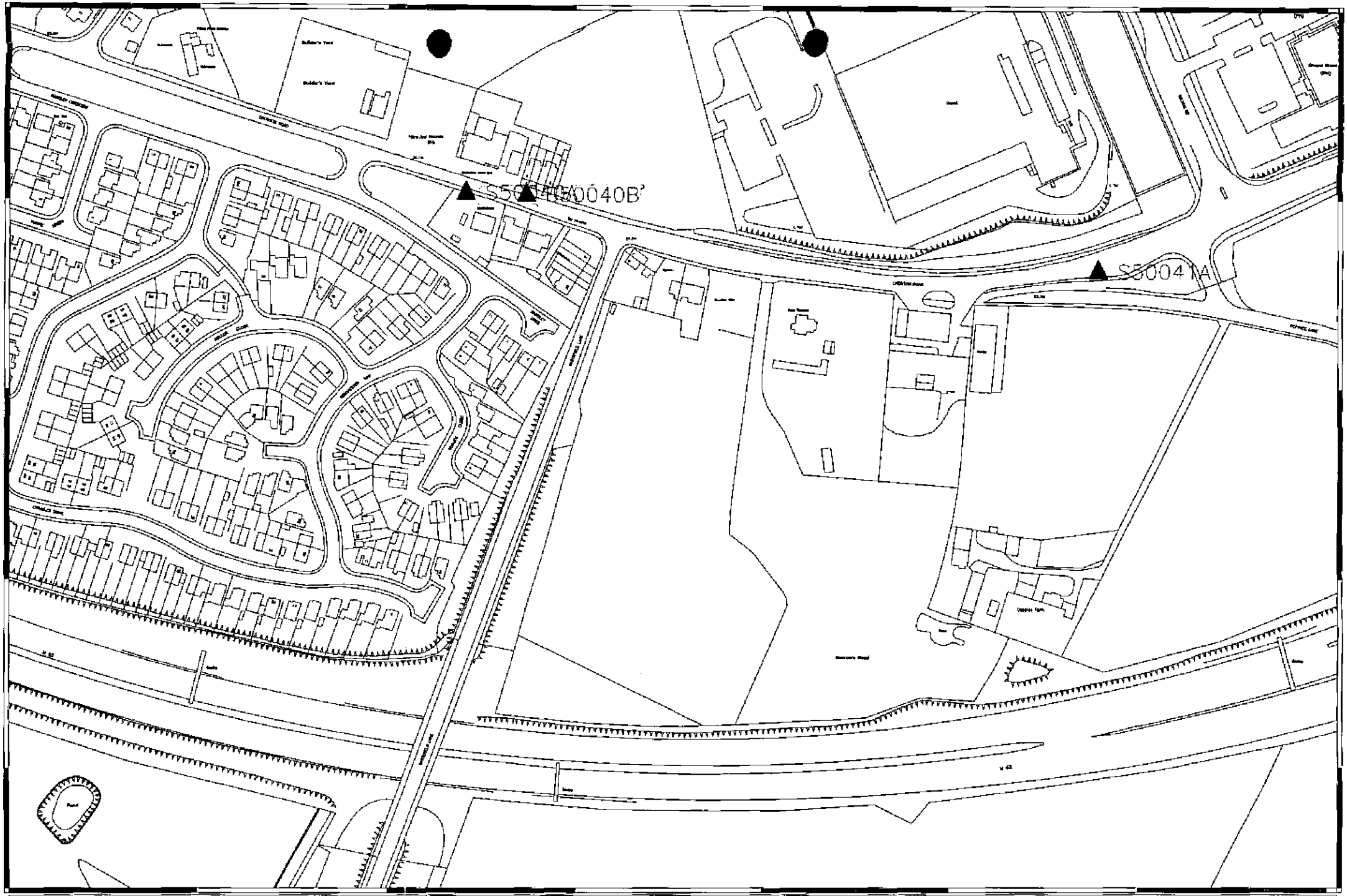
Merseytravel notes the contents of these proposals and, as all the properties of this proposed development lay within 400m of bus stops S50040 A&B (see attached plan), Merseytravel has no substantive comments to make in respect of this planning application.

I hope the above views are of use to yourselves, and would like to thank you once again for contacting Merseytravel on this issue. Should you require any further assistance or information from Merseytravel in respect of this planning application please do not hesitate to contact me.

Yours sincerely

Steve Cook
Principal Policy Officer





Printed from the BADGER mapbase
SCALE 1:2500
Date Printed: 05/08/00, by cook_s on hgcs150

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MQ

Merseyside Fire & Civil Defence Authority

FP.264
Merseyside Fire Brigade
(Amended September 1998)

Fire Safety Command
St. Helens & Knowsley District
Parr Stocks Road Fire Station
St. Helens
WA9 1NU

Telephone: 01744-29126

Ext:

Fax: 01744-454 439 Office Hours
0151-922 2881 Outside Office Hours

M.B. of Knowsley Planning Section,
Municipal Buildings,
Archway Road,
Huyton,
Liverpool
L36 9UX

Your ref: Our ref: E3/LR Date: 25th July 2000

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NO.: 00/00374/FUL
ADDRESS: LAND ADJACENT TO ROSCOE'S WOOD, WHITEFIELD LANE, TARBOCK GREEN, KNOWSLEY

The plans relating to the above application have been examined and below are the Fire Authority's observations.

1. The access to the building(s) for Fire Service vehicles is considered to be adequate.

2. Further information is required before the Fire Authority can determine the provision of water supplies for firefighting. The Fire Authority will therefore require detailed mains water supply plans from the applicant or Water Authority.

Should you require any further information in respect of this correspondence please contact the officer named below.

Yours faithfully,

MR. K. McEVOY
For the CHIEF FIRE OFFICER.

Knowsley M.B.C.
Planning & Development Dept

Knowsley M.B.C.
Planning & Development Dept
3 AUG 2000
Division

Planning Services Division

* Delete as applicable

When calling or telephoning please ask for: Mr. Fitzsimmons on 546 5152

Knowsley MBC.
PO. Box 26. Huyton.
Knowsley, Merseyside,
L36 9FB.

Fax Cover Sheet

DATE: 07/08/00 **TIME:8:30**

TO: SARAH ATKIN (LEISURE SERVICES)

FAX: 3027

FROM: MARK QUINN (PLANNING) **PHONE: 0151-443-2319**

FAX: 0151-443-2370

URGENT

RE: PLANNING APPLICATION , LAND AT ROSCOES WOOD, WHITEFIELD LANE, HUYTON

Number of pages including cover sheet:1

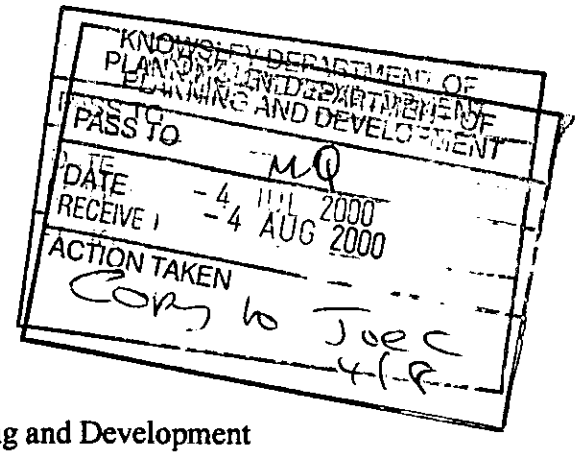
Message

I refer to the above application and in particular the location of the open space.

Environmental Health have raised an issue regarding air quality for those dwellings (plots 26-34) located closest to the M62. According to their calculations the location of these dwellings would exceed the required levels of Nitrogen Dioxide by 2005.

This would be a material consideration in the determination of this application. I am awaiting further information from Environmental Health as to what the increased levels in NO2 will mean in layman's terms and therefore how much weight to give this matter. I would be grateful for your views on re-locating the public open space from the proposed position to adjacent to the Motorway (landscape bund). I'm sure you will appreciate that we have to look into all possibilities prior to reporting the application to planning committee.

TARBOCK PARISH COUNCIL



Clerk:
Mrs. D. Jones
"Arthog"
Water Lane
Tarbock, Prescot
Merseyside L35 1RE
Telephone: 0151-487 0976

Mark Quinn
Department of Planning and Development
P.O. Box 26
Yorkon Buildings
Archway Rd
Huyton
Merseyside

25 July 2000

Application 00/00374/FUL
Morris Homes Erection of houses land adjacent to Roscoe's Wood

Dear Mr Quinn
There is concern over the above development particularly the surface water facility that Morris homes are planning to use. We understand that they are planning to drain into Ditton Brook but are unclear how this is to be achieved. We understand that the pipe diameter may be too small to take the amount of water. The parish councillors ask that every thing is checked to ensure that there will be no adverse effects to local farmers and the new residents of the estate once it is built.
We look forward to your reply

Yours sincerely

D Jones.

D Jones (Clerk to the Council)

Response to letter from Morris Homes, 1st August 2000

PROPOSED HOUSING DEVELOPMENT OFF WHITEFIELD LANE, HUYTON CONSISTING OF 44 3 AND 4-BEDROOM DETACHED 2-STOREY DWELLINGS
Reserved Matters Application no. 00/00374/FUL

The Letter argues under "1. Planning" that the "requisite density of 30 dwellings per hectare is meant as an average target across a borough or area". The figure of 30 dwellings per hectare is mentioned by PPG3 in the second bullet point of paragraph 58, which states in full that local planning authorities should:

"encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net);"

Thus the figure of 30 dwellings per hectare is not stated to be an *average*, as Morris Homes' letter suggests, but a minimum. The word "average" is not used.
Morris Homes are proposing, however, that the words "between 30 and 50 dwellings per hectare" refer, not to the range of acceptable densities for individual developments, regardless of local authority, but to a range of acceptable average densities for whole authorities; thus according to the character of the authority, its average for all new housebuilding might be nearer to 30 dph (eg if the authority or part of it was a prosperous suburban or rural area) or to 50 dph (an inner city authority). They go on to suggest that this makes it acceptable, at least for authorities, or in sub-areas, characterised by existing low density developments, to permit schemes at below 30 dwellings per hectare, at least as Morris Homes put it, "on more rural sites".

This interpretation is weakened, however, by the preceding, first bullet point, which states that local planning authorities should:

"avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare net - see definitions at Annex C)"

(annex C defines the term "net housing development").
It does not say that they should avoid developments at less than 30 dph net "except in rural or edge of town sites" or words to that effect. This would seem to be necessary, if the authors of PPG3 intended Morris Homes' suggested meaning, and the absence of any such qualification therefore suggests that Morris Homes' interpretation is wrong.

The suggestion that follows, that there is a demand for 4-bedroom dwellings which should be met, would only be relevant to the above issue if Morris Homes could prove that such dwellings could only be built at a density of 30 dph or less. I don't know whether this is true or not in the case of the present site.

Charlie Keith

John Woollam
94 Hollies Road
Halewood
Merseyside
L26 OTQ

Our Ref:-PS/DC/MQ/00/00374FUL

4th August 2000

Dear Mr Woolham

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION – ERECTION OF 44 DWELLINGS, LAND AT ROSCOES WOOD, WHITEFIELD LANE, TARBOCK GREEN

I refer to your letter received on 28th July 2000 regarding the above planning application.

The development is proposed on the existing grazing land bounded by Whitefield Lane. Cronton Road ,M62 Motorway and Roscoes Wood. The development would not encroach into Roscoes Wood.

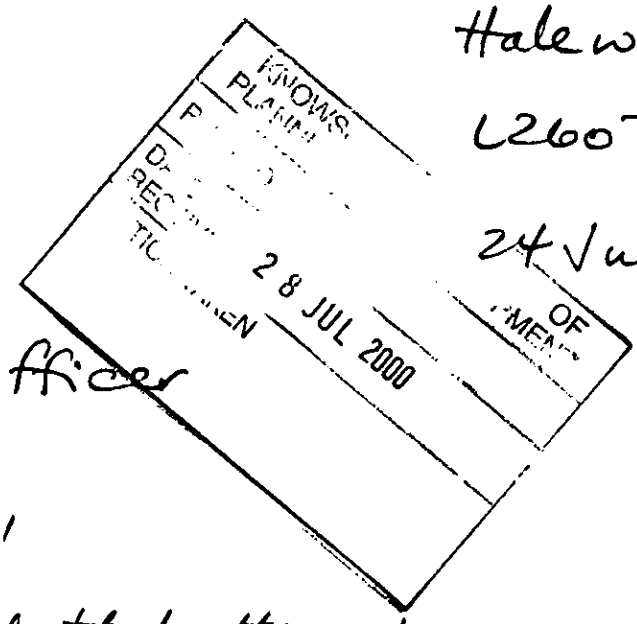
Should you require any further information, please contact me on 0151-443 2319.

Yours sincerely

MARK QUINN
Planner, Huyton Development Quality Team

94 Hollies Road
Halewood
L26 0TQ

24 July



Mrs Jill Wilson
Chief Planning officer

Dear Mrs. Wilson,

I understand that there has been a Planning Application to build houses at Roscoe's Woods, at the junction of Whitefield Lane and Cronton Road, Huyton/Tarbock.

As I am unable to visit your office during the day to inspect the plans, can you tell me whether the development will only take place on the present field area, and that the woods are unaffected?

Yours sincerely

John Woollam

MORRIS HOMES

Knowsley M.B.C. Dept
Planning
- 3 AUG 2000
Planning Services Division

BY COURIER

Our Ref: HB94/T/GJG/01/01/08.00/LET001

1 August 2000

Knowsley M.B.C.
Planning & Development Dept
- 2 AUG 2000
Planning Services Division

Knowsley M.B.C.
Planning Department
PO Box 26
Yorkon Buildings
Archway Road
Huyton
Merseyside L6 9FB

FAO: Mr M Quinn

Dear Mr Quinn

PROPOSED HOUSING DEVELOPMENT OFF WHITEFIELD LANE, HUYTON CONSISTING OF 44 No. 3 AND 4 BEDROOM DETACHED 2 STOREY DWELLINGS
Reserved Matters Application No. 00/00374/FUL

Further to your facsimiles of both the 25 and 26 inst, and the subsequent telephone conversations between yourself and the writer in which the extensive comments from your consultations have been outlined, would you please find enclosed 4 copies of the following:

- Drwg. No. A/G155/SK02 (Rev B) Sketch Layout 02.

In addition, would you please note the following when referring to your same headed consultations:

1. **Planning**

- In response to and as assistance to your deliberations on the implications of PPG3 on our site, please note that it is our understanding that the requisite density of 30 dwellings per hectare is meant as an average target across a borough or area. Hence, high-density developments well in excess of 30 dwellings per hectare are reserved for town and city centre brownfield sites in order that lower density developments below 30 dwellings per hectare can be provided on more rural sites.

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk

Registered in England No. 798123

It is clear that our site is situated on the edge of the settlement boundary in a rural location and the nearest town centre is that of Huyton, which has an excess of affordable and high-density housing.

We also understand that PPG3 aims towards providing sustainable housing across a borough or area. In view of the said existing local housing stock and the results of our own market research, there is clearly a demand by local people for the larger 4 bedroom dwellings contained within our proposals.

Finally, it is our opinion that the adjoining allocated site known as 'Rose Cottage' to which we are providing a vehicular access is more appropriate for a high-density courtyard type development. Hence, through your own planning control procedures you will be able to ensure a higher density is achieved over the two linked sites.

- The attached sketch has been amended so as to incorporate your comments which result in the following:

  a. The driveways to plots 5 and 7 have been widened out to 2.75m.

  b. The driveways to plots 2, 22 and 32 have been lengthened to 5.5m long (min).

  c. Arrows have been added to the end gables of plots 16 and 24 so as to highlight that these are Bollington **Side Aspect** house types with habitable room windows in the front and end gable of the house types in accordance with details submitted in our original submission.

- Our Engineers are now in the process of completing level details and site sections hence copies will be sent to your office in due course.

2. **Highways**

- We hereby confirm that we fully intend to enter into a Section 278 Agreement for the road improvements on Whitefield Lane. Our consultants are currently in the process of completing details in consultation with your Highways Department, hence, full details will be submitted to your office in due course and we wholly expect an appropriate condition on any forthcoming approval notice for the agreement, which also restricts occupation of dwellings until completion of the road improvements.

- The attached sketch layout has been amended so as to incorporate your Highways Department comments which results in the following:

  a. The private drives serving plots 1 to 3 and 32 to 24 have been widened out to 4.75m (min) with their shared element noted as being completed in a contrasting material.

  b. The private driveway for plot 7 off Cronton Road has been amended so as to incorporate a 5.0m wide entrance, a larger turning facility, a block paved surface to avoid future alteration by purchasers and re-planted hedgerows set back from Cronton Road.

c. The footpath link adjacent to plots 6 and 8 has been omitted.

d. A turning facility has been provided adjacent to plot 8 and immediately prior to the adjoining Rose Cottage land.

e. Traffic calming features have been added opposite plots 10 in a table form and plot 20 in a hump form.

3. **Landscaping**

- Our landscape contractor is currently in the process of amending their proposals to 1:200 scale so as to incorporate your Landscaping Department's comments which will result in the following:

  a. An increased maintenance free scheme of woodland, evergreen and feathered trees along the noise protection bund.

  b. Heavy standard trees within garden areas.

  c. A reduced amount of hedge planting to private gardens.

  d. Details of ground treatment.

  e. Details of long-term management.

  f. 1.5m high stock proof fencing around the perimeter of the existing 'pond'.

  Full details will be submitted to your office in due course.

- In response to other comments made by your Landscape Department we would add the following:

  i. The existing embankment along Whitefield Lane is heavily wooded with mature trees, which even without our noise bund and fence, ensures there are no views from Whitefield Lane into plot 34.

  ii. The proposed bund does not at any point encroach onto the protected trees within the woodland. Indeed, the south east corner of the woodland adjacent to the bund contains only scrub and young hedge trees.

  iii. The position of the proposed Public Open Space has been carefully considered by ourselves taking several matters into account: the position shown allows the retained pond and the mature hawthorn tree to remain in a central position within the Public Open Space and become a feature. Also, the position ensures the Public Open Space becomes contiguous with both the existing protected woodland and the future development of 'Rose Cottage'. The Public Open Space position also ensures that children playing are the safest possible distance from both the busy Whitefield Lane and the future busy link into the 'Rose Cottage' development.

Finally the position takes account of future drainage provisions in accordance with the requirements of the outline Planning Conditions, which will eventually serve the commercial development on the other side of the woodland.

We believe that the Public Open Space will be sufficiently monitored not only by plots 16 and 24 but also by plots 13 to 15, 23, 26 and 27 whilst at the same time ensuring disturbance to future residents and consequential complaints to yourselves are kept to a minimum. Indeed, we have now repositioned plots around the Public Open Space to improve this aspect.

Having viewed the Public Open Space position suggested by your Landscape Department, we would comment firstly that the Public Open Space shown is a quarter of the actual required size and does not allow for the retention of the existing pond and tree. Clearly, if the suggested Public Open Space were increased in size and stretched over the pond and tree it would almost match our proposed position. Secondly the suggested position is adjacent to that part of the existing woodland, which is in the form of a 4.0m high embankment hence the suggested position would not form a contiguous link into the woodland.

iv. The existing pond being the lowest point of the site and adjacent to the raised exiting woodland is little more than a catchment area for ground water and at its worst is ankle deep during winter and dry during summer months. It is therefore suggested that the 'pond' would require very little work in the form of shelving etc. although obviously some works will be carried out as part of our Public Open Space scheme.

4. **Environment**

- We understand the protected woodland is under separate ownership and as previously stated we **may** have an opportunity in the future to assist in transferring the woodland to yourselves or another management body, however, at present the woodland is separate to our site and our planning application.

- Our landscape consultant is currently in the process of amending their proposals so as to incorporate additional protection to new tree planting, copies of which will be submitted to your office in due course.

- The scrub which we suggest be removed from the edge of the Public Open Space consists only of overgrown weeds and nettles littered with waste from the current grazing use. The scrub does not form an integral part of the woodland and its removal constitutes a consideration of the health, safety and welfare of the future users of the Public Open Space.

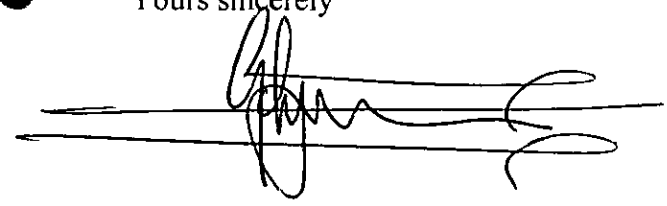
- Given that no part of our application constitutes works to any part of the existing woodland, which as previously stated is outside our ownership, a bat survey will not be required for our application.

- It is our opinion that given current and long term use of the whole of our application site i.e. horse grazing, and in view of any water on site including the 'pond' being only the result of poor land drainage, there is no evidence of any suitable habitat for great crested newts. We have now asked our consultant, namely Trevor Bridge Associates, to complete a site walk and provide a statement to this effect, copies of which will be sent to your office in due course.

- Details of the 'meadow' creation are currently being amended and will be submitted to your office in due course.

We trust you now have sufficient information for your needs such that you may continue to process our application with a view to presenting the same to the Planning Committee Meeting on the **24 August 2000** with a full recommendation for approval. However, if in the meantime you should have any further queries regarding these matters, please do not hesitate to contact the writer at the address below.

Yours sincerely



G J GOODWIN
Planning and Design Manager

Enclosure

Copies to: M J Gaskell, Managing Director, Morris Homes Limited
K R Farrington, Technical Director, Morris Homes Limited
M P Edmunds, Land Director, Morris Homes Limited
K Walker, Company Engineer, Morris Homes Limited
D Griffin, Trevor Bridge Associates

KNOWSLEY
METROPOLITAN BOROUGH

Date	2/8/00
Number of pages including cover sheet	1

TO:	Paul Leadbeater
	Morris Homes
Phone	
Fax Phone	01942 725970

FROM:	Dave Whittleston
	Knowsley MBC
	Dept of Planning & Dev.
	Transportation & Environmental Strategy Division
	Archway Road, Huyton
	Merseyside L36 9FB
Phone	0151-443-2229
Fax Phone	0151-480-0267

REMARKS: ☒ Urgent ☐ For your review ☐ Reply ASAP ☐ Please Comment

Paul

I received your letter dated 1st Aug, with attached revised plan, and would make the following comments :-

1. The turning head near to plot 6 needs to be a full spec turning head.
2. Could you please clarify how plot 8 (next to plot 7) is to be accessed. There appears to be two plot 8's.
3. As discussed, we have consistently been opposed to any form of access from Cronton Road, and if we are to allow plot 7 to be accessed from there, we will need a full "justification" as to why, in your view, there is no alternative to enable that part of the site to be developed.
4. From my point of view, the main Highway issue outstanding, is the Highway alteration/improvement, which will necessitate us to enter into a s.278 agreement. We will need to approve the scheme in detail, prior to obtaining the necessary member approval to enable us to enter into the agreement. I am not sure how this will be tied in, or linked to you planning consent, if indeed it will be. Obviously you will not be able to implement your development until the Highway side of things is sorted out.

Regards

Dave Whittleston

CONFIDENTIALITY NOTICE

THIS FAX AND THE INFORMATION IT CONTAINS MAY BE CONFIDENTIAL AND IS INTENDED SOLELY FOR THE USE OF THE ABOVE NAMED ADDRESSEE. IF YOU HAVE RECEIVED THIS FAX IN ERROR, PLEASE CONTACT THIS OFFICE IMMEDIATELY BY TELEPHONE OR FAX. YOU SHOULD NOT DIVULGE THE INFORMATION IN THIS FAX TO ANY OTHER PERSON OR MAKE COPIES

MORRIS HOMES

BY COURIER

Our Ref: HB94/T/PL/01/01/08.00/LET003

1 August 2000

Knowsley M.B.C.
Highways Department
PO Box 26
Yorkon Buildings
Archway Road
Huyton
Merseyside L6 9FB

Knowsley M.B.C. Dept
Planning
- 1 AUG 2000
Planning Services Division

FAO: Mr D Whittleston

Dear Mr Whittleston

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF WHITEFIELD LANE, HUYTON CONSISTING OF 44 No. 3 AND 4 BEDROOM DETACHED 2 STOREY DWELLLINGS

Further to the telephone conversation between yourself and the writer of the 27 July 2000 regarding the above development, would you please find enclosed, as promised, 2 copies of the following drawing:

- A/G155/SK02 (Rev B) – Sketch Layout 02.

In addition, please note that the attached drawing has been amended so as to incorporate your comments resulting in the following:

a) The inclusion of a turning facility adjacent to plot 6 and the proposed link through to the future development. — Not to spec. Full spec turning Head Needed.

b) Additional traffic calming measures. ✓

c) The widening of the proposed shared element of the private drive serving plots 32 - 34 to 4.75m wide with a note indicating a finish in a contrasting material. ✓

d) The widening of the proposed private drive serving plots 1 – 3 to 5m wide. ✓

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk

Registered in England No. 798123

e) The removal of the previously proposed footpath link from our development through to Cronton Road. ✓

f) The widening of the drive and improvement of the proposed turning facility for plot 7 with a 5.0m wide entrance, a finish in block paviour so as to avoid future alteration and the replacing of hedges set back from the footpath. – Explanation / Reason Needed.

We trust the above is satisfactory and that you may now forward your earliest approval to our proposals to the relevant Planning Officer, namely Mr M Quinn, in order that our application may be dealt with at the 24 August 2000 Committee Meeting. However, should you have any queries, then please do not hesitate to contact the writer at the address below.

Yours sincerely

P LEADBEATER
Designer

Enclosure

Copies to: M J Gaskell, Managing Director, Morris Homes Limited
K R Farrington, Technical Director, Morris Homes Limited
M P Edmunds, Land Director, Morris Homes Limited

MORRIS HOMES

BY COURIER

Our Ref: HB94/T/PL/01/01/08.00/LET005

2 August 2000

Knowsley M.B.C.
Planning Department
PO Box 26
Yorkon Buildings
Archway Road
Huyton
Merseyside
L6 9FB

Rec 2.8.00

FAO: Mr M Quinn

Dear Mr Quinn

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF WHITEFIELD LANE, HUYTON CONSISTING OF 44 No. 3 AND 4 BEDROOM DETACHED 2 STOREY DWELLINGS

Further to the telephone conversation between yourself and our Mr G J Goodwin regarding the above proposals, would you please find enclosed, as promised, 4 copies of the following drawing:

- A/G155/SK02 (Rev D) – 1:500 Sketch Layout 02.

In addition, please note that the attached layout has been amended as follows, after extensive discussions with Mr D Whittleston of your Highways Department:

1. The replanning of plots 6 – 8 in order that there is now no direct frontage or access onto Cronton Road.

2. The repositioning of the proposed full spec. turning head adjacent to plots 5 and 8.

We trust the above is satisfactory such that you may continue with your procedures with a view to forwarding our application to the 24 August 2000 Planning Committee Meeting with a full recommendation for approval.

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk
Registered in England No. 798123

However, should you have any queries, then please do not hesitate to contact the writer at the address below.

Yours sincerely

P LEADBEATER
Designer

Enclosure

Copies to: M J Gaskell, Managing Director, Morris Homes Limited
K R Farrington, Technical Director, Morris Homes Limited
M P Edmunds, Land Director, Morris Homes Limited
Mr D Whittleston, Highways Department, Knowsley M.B.C.

MORRIS HOMES

BY COURIER

Our Ref: HB94/T/PL/01/01/08.00/LET004

2 August 2000

Knowsley M.B.C.
Highways Department
PO Box 26
Yorkon Buildings
Archway Road
Huyton
Merseyside L6 9FB

FAO: Mr D Whittleston

Dear Mr Whittleston

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF WHITEFIELD LANE, HUYTON

Further to the telephone conversation between yourself and the writer of the 2nd inst, would you please find enclosed, as promised, 2 copies of the following drawing:

- A/G155/SK02 (Rev D) – 1:500 Sketch Layout 02.

In addition, please note that the attached drawing has now been amended so as to incorporate all of your comments, namely:

1. A full spec. turning head adjacent to plots 5 and 8.

2. The replanning of plots 6 to 8 so there is now no direct frontage or access onto Cronton Road.

Whilst writing we would confirm that our engineers will shortly be in contact with yourselves regarding details for the Section 278 Agreement. It is presumed it will be a Planning Condition that all works are to be completed prior to the occupation of the first dwelling.

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk
Registered in England No 798123

We trust the above is satisfactory such that you may forward your formal approval to the Planning Officer, namely Mr M Quinn, in order that our application may be dealt with at the 24 August 2000 Planning Committee Meeting.

However, should you have any further queries, then please do not hesitate to contact the writer at the address below.

Yours sincerely

P LEADBEATER
Designer

Enclosure

Copies to: M J Gaskell, Managing Director, Morris Homes Limited
K R Farrington, Technical Director, Morris Homes Limited
M P Edmunds, Land Director, Morris Homes Limited
M Quinn, Planning Officer, Knowsley M.B.C.

MORLAND HOUSE, 18 THE PARKS, NEWTON-LE-WILLOWS, MERSEYSIDE WA12 0JQ TEL: (01942) 272020 FAX: (01942) 725970

INTERDEPARTMENTAL MEMORANDUM

From:	Stephanie Bierwas	*Our Ref:*	00/00374/PLANNI
To:	Mark Quinn	*Your Ref:*	00/00374/FUL
		Date:	2 August, 2000

Subject Matter: Roscoe Wood, Air Quality Exceedances

Having further examined the submitted plans. I have carried out an air quality calculation for 27 Roscoe Wood (a representative property of those in closest proximity to the M62). The results indicate that there will be air quality excedances for Nitrogen Dioxide (NO_2) in 2005. This is a theoretical calculation based on the 'Stanger' methodology recommended by the DETR.

Further calculations based on the best available methodology, indicate that the closest façade to the M62 in order to comply with the air quality standard for this year, would be approximately 43 m.

I would like to draw your attention to Surrey Heath Borough Council case law which was the first to reinforce the principle that the planning system should be used to improve air quality.

Can you please inform me if a meeting has been arranged to discuss the issues concerning this site.

S Bierwas

Stephanie Bierwas
Environmental Health Officer

Tel: x 2772

MEMORANDUM

From: PLANNING SERVICES DIVISION - Mark Quinn - 0151 443 2319

Our Ref: 00/00374/FUL

Date 25 July 2000

Subject: INTERNAL CONSULTATION

To: **Highway Authority FAO Ken Johnston**

PROPOSAL: **ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS**

LOCATION: **Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley**

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

For Director of Planning and Development

From: **Highway Authority**

Originator:

To: DIRECTOR of PLANNING AND DEVELOPMENT Date:

PROPOSAL: **ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS**

LOCATION: **Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley**

OBSERVATIONS Ref. No: 00/00374/FUL

Mark
See attached Community Safety Information Form LOG No 1044.

Regards
Ken J.

faxed to Mark W.
1/8/00

COMMUNITY SAFETY INFORMATION FORM

DATE RECEIVED:	25/07/00	CONTACT NAME:	Jill Nixon	TEL NO:	
LOG NUMBER:	1044				
LOCATION:	Land adjacent Roscoe`s Wood Whitefield Lane Tarbock				
NATURE OF ENQUIRY:	Observations requested for planning application to build 44no dwellings				
DATE OF SITE VISIT:	26/07/00				
DETAILS OF DISCUSSION:	Visited site with PC Simon Thompson CPO to carry out risk assessment.				
ACTION TO BE TAKEN:					
ADDITIONAL COMMENTS:	OBSERVATIONS: The proposed footpath link adjacent to plots 6 & 7 could provide a "Comfort Zone" for youths gathering and it is recommended that this is eliminated. The provision of 1.8mt high fencing between house plots 16 & 24 will deny the residents natural surveillance over their garage and drive areas.It may be desirable to site the garages nearer the houses yet still allowing maximum natural surveillance of the POS from the houses. Any fencing abounding the POS should be boarded both sides to deny ease of scaling by Intruders.It is recommended that this fencing has beds of spiked deterrent species of planting such as Berberis or Rosa Rogosa etc adjacent to it. Public Open Space: The siting of the footpath entrances close to house drives and particularly the provision of 450mm v-rail fence adjacent could easily attract youths to gather and perch at these points of access.Provision of metal railings to the houses and possibly gates to the drives plus siting the access points at the centre of the turning heads may be considered more appropriate. The open aspect of the pond offers some concern for Community Safety & it may be considered that filling it in is one solution ,however there are environmental considerations such as the encouragment and preservation of wildlife. In view of this it may be better if any POS demands are waived and the area retained as part of Roscoe`s Wood. Alternatively if it is necessary to keep the POS with the pond then it should have secure fencing with adequate supervision by Park Rangers with locking procedures in place at dawn and dusk. The landscaping to the POS should consist in the main of lightly mounded grassed areas with sporadic siting of trees & low level planting of shrubs so as to maintain the maximum level of natural surveillance. Generally consideration should be given to the principles of "Secured by Design" as recommended by the Home Office and Police Crime Prevention.				
SIGNED:		TEL. NO.: 2249			

Our ref: SO\2000\007139\001/CW
Your ref: 00/00374/FUL

ENVIRONMENT AGENCY

Date: 2nd August 2000

KNOWSLEY DEPART:
PLANNING AND DEVEL
PASS TO MQ
DATE
RECEIVED 07 AUG 2000
ACTION TAKEN

Head Of Planning Services
Knowsley Metropolitan Borough Council
Municipal Buildings,
Archway Road
Huyton
Merseyside
L36 9UX

Dear Sir/Madam

ERECTION OF 44 NO. 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS
LAND ADJACENT TO ROSCOES WOOD, WHITEFIELD LANE, TARBOCK GREEN, KNOWSLEY

Thank you for referring the above application which was received on 4th July 2000.

The Agency has no objection in principle to the proposed development but wishes to make the following comments:-

This site drains via a culvert underneath the M62 motorway into Daggers Brook which is a non main tributary of Logwood Mill Brook. Daggers Brook is culverted in part and it is unlikely that it contains sufficient capacity to accept the flows from this site.

Should it be proposed to discharge surface water into Daggers Brook, the Agency requests that the following condition is included in any planning approval:-

CONDITION

No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON

To reduce the increased risk of flooding.

The Agency would have no objections to water being discharged into Logwood Mill Brook without attenuation.

The applicant/developer should be advised to contact David Astbury in the Agency's Development Control Section, (Tel: 01925 840000) to discuss this matter in detail.

Cont/d..

Environment Agency
Appleton House, 430 Birchwood Boulevard, Birchwood, Cheshire WA3 7WD
Telephone : 01925 840000 Fax : 01925 852260

The following informatives should be included on the decision notice.

INFORMATIVES.

The Environment Agency would advise against the possible routing of surface water drainage from the new housing development into the existing pond. The resulting fluctuation in water levels in the pond would have a detrimental effect on any marginal plant species already present or newly planted as part of the proposed improvement works to the pond for its use as public open space.

All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewage systems.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater.

No building material or rubbish must find its way into the watercourse.

No rainwater contaminated with silt/soil from disturbed ground during construction, must drain to the surface water sewer or watercourse without sufficient settlement.

Please send me a copy of the decision notice.

Please forward a copy of this letter to the applicant.

Yours faithfully

C. Waring

Mr Chris Waring
Area Planning Liaison Officer

MQ

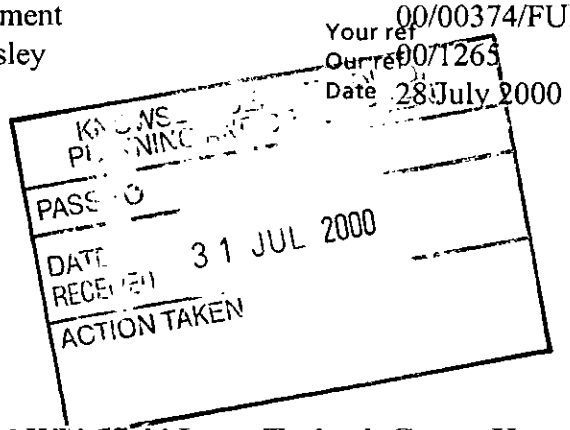
North West Water

a United Utilities company

North West Water Limited
Planning Liaison
Dawson House
Great Sankey
Warrington
WA5 3LW
Telephone: 01925 234000
Facsimile: 01925 235855

Mr G Smith BSc DipMS CEng MICE MIHT
Director of Planning & Development
Metropolitan Borough of Knowsley
PO Box 26
Yorkon Buildings
Archway Road
Huyton
Liverpool L36 9UX

Your ref 00/00374/FUL
Our ref 0071265
Date 28 July 2000



Dear Mr Smith

Land Adjacent Roscoes's Wood Whitefield Lane, Tarbock Green, Knowsley.
Erection of 44 No 3 & 4 Bedroomed Detached Dwellings, Garages & New Access.

Thank you for your planning consultation of 4 July 2000.

If possible, the site should be drained on a separate system, with foul drainage only connected into the foul sewer. You can discuss deviating from this Policy with the Council's Chief Technical Officer if there is already a combined system.

We can readily supply water for domestic purposes, but for larger quantities we will need to study the proposal in greater detail.

Our water mains will need extending to serve any development on this site. The developer, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

Should this planning application be approved, the developer should contact Network Connections (West Team), PO Box 453, Dawson House, Liverpool Road, Great Sankey, Warrington, WA5 3LW (Tel: 01925 235995) regarding connection to the water mains.

I enclose a copy plan showing the approximate location of our mains and sewers for your information. I also enclose a copy of our "General Conditions and Precautions to be taken when carrying out work adjacent to North West Water Distribution Apparatus".

Continued...

Registered in England and Wales: Registered No. 2366678.
Registered Office: PO Box 14, 410 Birchwood Boulevard,
Birchwood, Warrington WA3 7GA.

Please note that these comments have been forwarded to the applicant/agent.

Yours sincerely



James Cullen
Planning Co-ordinator
(Tel: 01925 235836)

Cc. Morris Homes Ltd

North West Water BusinessCare

General conditions and precautions to be taken when carrying out work adjacent to North West Water distribution apparatus

These general conditions and precautions apply to the distribution system of North West Water.

1. On request north west water will give approximate locations of mains according to our records. These records do not normally show the positions of service pipes from the mains to properties nor are they necessarily accurate or complete. No person or company shall be relieved from liability for damage caused by reason of the actual positions and/or depths being different from those shown on the plan. Any special requirements relative to our plant will be indicated. North West Water staff will visit any site at reasonable notice to assist in the location of water plant and advise any precautions that may be required to obviate any damage.
2. In order to achieve safe working conditions adjacent to any apparatus the following should be observed:
   (a) All water apparatus should be located by hand digging prior to the use of mechanical excavation.
   (b) During construction work where heavy plant may have to cross the line of a water main, and the main is not under a carriageway of adequate standard of construction crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed R.C. raft as necessary. These crossing points should be clearly indicated and crossing the line of the water main at other places should be prevented. North West Water staff will advise on the type of reinforeement necessary. This is particularly important on agricultural or open land, where tilling or erosion may have reduced significantly the original cover.
   (c) No explosive to be used within 32 meters of any North West Water pipe without prior consultation with North West Water.
   (d) Where it is proposed to carry out piling within 15 metres of any pipe North West Water should be consulted so that affected pipes may be surveyed.
3. (a) Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of North West Water.
   (b) Where a trench is excavated crossing or parallel to the line of the pipe, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the main. In special cases it may be necessary to provide permanent support to a pipe which has been exposed over the length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfilling in contact with the pipe
4. No apparatus should be laid over and along the line of a water pipe irrespective of clearance. A minimum clearance of 450 millimetres should be allowed between any plant being installed and an existing pipe,to facilitate repair, whether the adjacent plant be parallel to or crossing the water pipe. No manhole or chambers shall be built over or round a pipe.
5. Where a North West Water pipe is coated with special wrapping and is damaged , even to a minor extent, North West Water must be notified, leaving the trench open for ready access so that repairs can be made. In case of any material damage to the pipe itself causing leakage, or weakening of the mechanical strength of the pipe, the necessary remedial work will be charged.
6. If leakage is caused by a contractor or sub-contractor, inform the relevant North West Water office.
7. Where proposals involve changing existing levels over our mains you will need to inform us. We will need specific locations to be identified together with precise details as to the magnitude of the proposed changes to existing ground levels. Changes to existing levels may require the diversion of our apparatus for which you will be charged. However, in certain circumstances we may wish to leave our apparatus where it is. On these occasions you will usually be required to protect our apparatus by means of a concrete raft and ensure that any surface boxes affected are either raised or lowered by yourselves. Under no circumstances should our surface boxes be either buried or left in a situation where they are raised above finished ground levels.

   If any damage to our apparatus occurs as a result of your works, repairs will be fully rechargeable to yourselves.
8. Where proposals involve resurfacing North West Water must be notified if your excavation will be greater than 750mm in the highway and 300mm in a footpath, verge or other location.

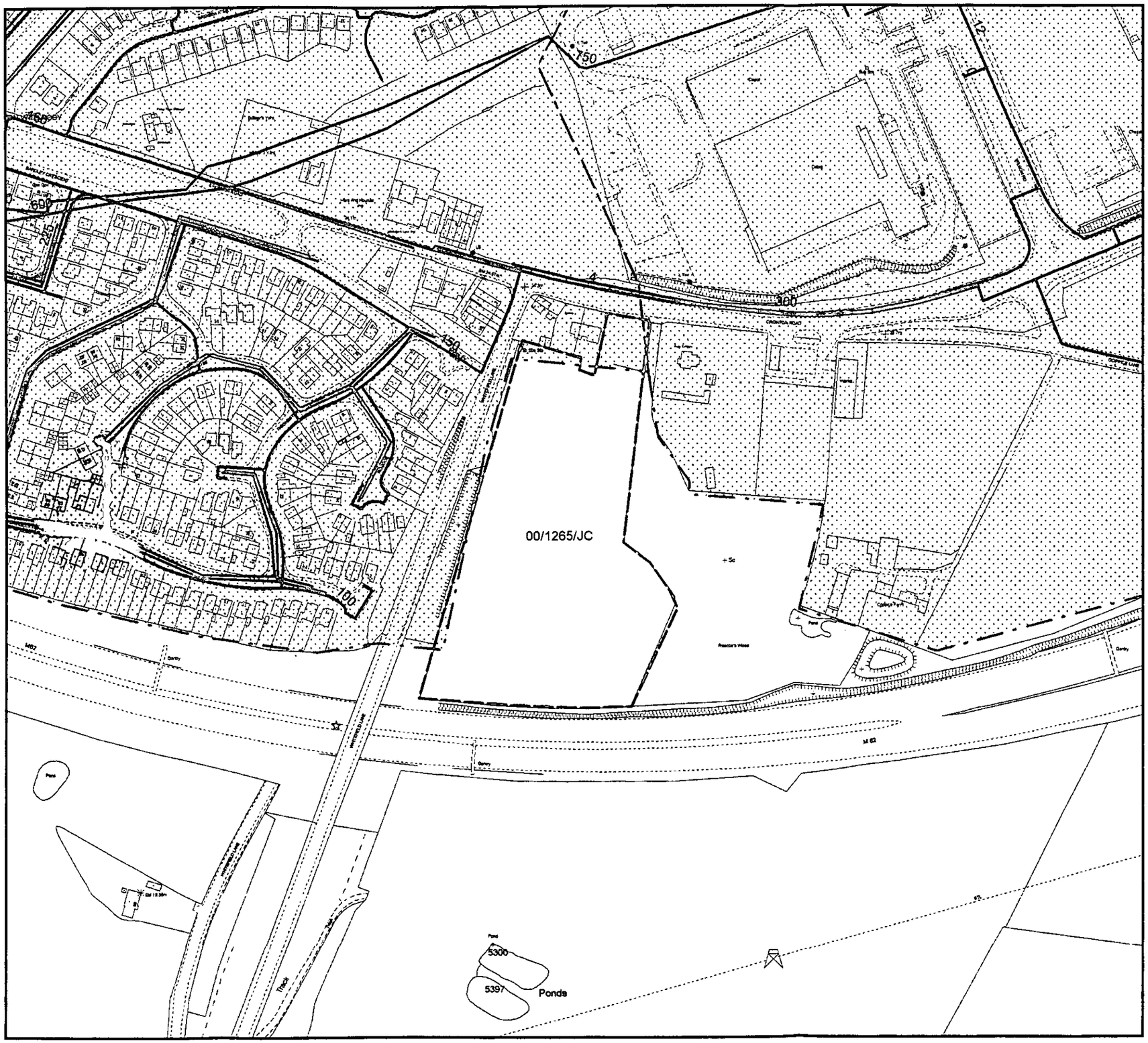
Tree planting restrictions over water mains

Set out below are recommendations for tree planting in close proximity to water mains.

1. Both poplar and willow trees have extensive root systems and should not be planted within 10 metres of the water main.
2. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of the pipeline eg Ash, beech, birch, most conifers, elm, horse chestnut, lime, oak, sycamore,etc. Apple and pear trees also come into this category.
3. Bearing in mind that personnel must have a clear path to conduct surveys, we recommend that no shrubs or bushes should be planted within 1 metre of the centre line of the pipeline.
4. There are bound to be cases where both the company and landowners wish to plant shrubs/bushes in close proximity to the water main for screening purposes. We would suggest that the following which are shallow rooting are suitable for this purpose:

   Blackthorn, broom, cotoneaster, elder, hazel, laurel privet, quickthorn,snowberry and most ornamental flowering shrubs.
5. In areas where soft fruit is grown, we see no reason why blackcurrant, raspberries, gooseberries, should not be planted on the easement, providing that a path is left clear for the surveys.

NORTH WEST WATER - WATER MAINS AND SEWER RECORD



REF: 00/1265/JC
NGR: 345574 389229
SCALE: 1:1250

WATER MAIN

SEWER

THE SITE

THE POSITION OF THE MAINS SHOWN IS APPROXIMATE ONLY AND GIVEN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE TO THE COMPANY. IT IS REQUESTED THAT REASONABLE CARE SHOULD BE TAKEN TO AVOID DAMAGE, HAVING REGARD TO THE FACT THAT THE ACTUAL POSITIONS AND/OR DEPTHS OF SUCH APPARATUS, WORKS AND OTHER PROPERTY, MAY BE DIFFERENT FROM THOSE INDICATED ON THIS DRAWING. SERVICE PIPES ARE NOT NECESSARILY SHOWN BUT MUST BE PRESUMED TO EXIST TO ALL PREMISES.

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North West Water

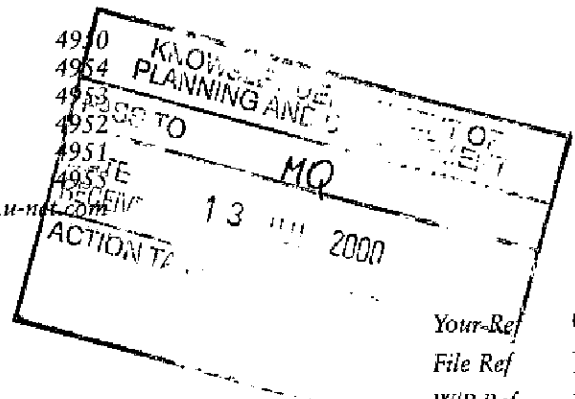
a United Utilities company





Environmental Advisory Service, Bryant House
Liverpool Road North, Maghull, Merseyside
L31 2PA. Tel: 0151-934-Extn:

Dr J. M. Mackay, Manager 4910
Ecologist 4954
Environmental Scientist 4953
Forester/Woodland Ecologist 4952
General Enquiries 4951
Fax 4955
E-mail: jcas@sefton.u-net.com



Environmental Advisory Service

MEMO

Your Ref 00/00374/FUL
File Ref KN 00/010
W/P Ref Roscoe/dc/jk
Date 10/7/00

TO: Joanne Wise
Development Control Manager, Development & Planning Knowsley MBC.

FROM: John Kerr

Planning application 00/00374/FUL
Land Adjacent to Roscoe's Wood, Whitefield Lane Tarbock Green, Knowsley.

Thank you for consulting EAS on the above application for full planning permission for residential development.

We make the following comments.

1. As stated in our earlier memo of May 1997 in response to the application for outline permission, our concern is principally with the long term management and protection of Roscoe's Wood. Having spoken to the Mersey Forest team it would appear there may be funding available in the near future to match Woodland Improvement Grant funds from the Forestry Commission for initial management and restoration works if the site were to be acquired by the developer as your colleague Mark Quinn has indicated.
   In the longer term an option might be to approach either Woodland Trust or the Greenbelt Company to discuss the long term lease or purchase of the wood as an amenity and community resource.
   An initial appraisal and subsequent survey of the wood is required before putting any of these measures into action.

2. The landscaping plan submitted indicates that planting of native trees and shrubs will be protected solely by chestnut paling fencing. Individual protection in the form of tree shelters is required in addition to this, to ensure protection from rabbits and voles etc. Aftercare of the planting in terms of replacing losses and weed control needs to be specified.

3. Removal of scrub on the woodland edge may not be necessary and we would advise retaining any native cover and integrating the new planting to form a mosaic with the existing woodland mirroring the natural cover, as distinct from the proposed single species landscape groups. Amendments by the applicant should be made to the schedule & plan to reflect this.

4. Dead wood is an important attribute of any woodland ecosystem and where it poses no hazard to the public or property may be best retained both standing and fallen. This aspect needs to be assessed further and incorporated in the existing tree survey report. A Bat survey is required before any felling is carried out on the woodland edge, as they are endangered species protected under the Wildlife & Countryside Act, and are targeted under the U.K.Biodiversity Action Plan process. This survey should be conducted prior to determination (see 5 below).

5. Surveys are required for Great Crested Newts under revised DETR guidance in relation to protected species. A full survey for Newts cannot be undertaken before February 2001 at the earliest (weather dependent), meaning that full determination of the planning permission would be premature prior to the results of this survey. The issue is the determination of presence or absence prior to making a decision. (It should also be noted for survey purposes that there is a second pond in Roscoe's wood).

6. The final point refers to the pond 'improvements' and meadow creation. In both cases further details are required, and the plan is presently too vague to make informed judgements on these matters. Clarification should be sought from the applicant.

We would be pleased to comment further when the required surveys and modifications are submitted.



MEMORANDUM

From: PLANNING SERVICES DIVISION - Mark Quinn - 0151 443 2319

Our Ref: 00/00374/FUL

Date 4 July 2000

Subject: INTERNAL CONSULTATION

To: **Site Development Management Team**

PROPOSAL: ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

LOCATION: Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

For Director of Planning and Development

From: **Site Development Management Team**

Originator: JOE GUNNINGHAM

To: DIRECTOR of PLANNING AND DEVELOPMENT Date: 24 JULY 2000

OBSERVATIONS Dwg No A/G155/SK02 Ref. No: 00/00374/FUL

1. SITE TO BE DRAINED ON A SEPARATE SYSTEM - IE FOUL FLOWS ONLY DRAINING TO FOUL PUBLIC SEWERS AND ONLY UNPOLLUTED SURFACE WATER DRAINING TO PUBLIC SURFACE WATER SEWERS
2. NO BUILDINGS TO BE SITED WITHIN 3 METRES OF ANY ADOPTED, OR INTENDED TO BE ADOPTED, SEWER.
3. NO TREES TO BE PLANTED WITHIN 5 METRES OF ANY PROPOSED OR ADOPTED SEWER.
4. SEWERS FOR ADOPTION TO BE SITED IN PUBLICALLY ACCESSIBLE AREAS.
5. SEWERS AND PUMPING STATION BEING OFFERED FOR ADOPTION MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH
   (i) SEWERS FOR ADOPTION (4TH EDITION)
   (ii) NORTH WEST WATER GUIDELINES TO (i) [NOV. 95]
   (iii) NWW STANDARD DETAILS FOR WASTEWATER NETWORKS

P10

6. No soakaways to be within 5 metres of any existing or proposed public highway
7. Development must not cause flows to run off into adjoining curtilages.
8. Site to drain to existing 1050 mm Diameter surface water culvert near SW corner of site and the existing 225 mm Diameter foul sewer in Cringles Drive (MH 4202). Open storage arrangements for S.W. sewage will not be permitted.
9. Final new downstream pipe into MH 4202 must be a gravity pipe.
10. A guide to the expected size of any pumping station compound would be 10m x 10m
11. P.S. compound must be served by its own access, taken directly from the proposed adoptable highway. Compound must be securely fenced and gated.
12. Drainage of the site to be designed to include for a global solution. IE
    (i) foul system to cater for future inflows from commercial and any residential development to the east of this site.
    (ii) any foul P.S. must be configured such that any required upsizing as a consequence of 12(i) may be achieved. Chamber sizes and openings must cater for future equipment.
    (iii) any rising main and gravity outlet must be sized to take all future foul flows from the whole Roscoes Wood development
    (iv) A branch pipe, upstream manhole, and incoming stub pipe must be provide as far as the site boundary with the woodland, to take future commercial flows.
13. The Global surface water drainage design must include for the following:
    (i) Piped storage of unattenuated flows from the future commercial and any future residential development to the east of this site
    (ii) Attenuation of the present residential flow such that a pass forward flow of 10 L/sec/Ha is not exceeded either now or when all future development is complete
    (iii) A similar arrangement to that under point 12(iv) above
14. Both foul and S.W. systems should be sited to cater for providing a main drainage facility for the existing properties on Cronton Road
15. Any land drainage, septic tank outfalls, pond or stone culvert features present on the site to be adequately dealt with. Land drainage may utilise the stone culvert but must not be taken into any proposed public sewers
16. The on-site stone culvert may need to be replaced and/or upgraded and protected and sited to suit any final dwelling layout. Its presence within any private plot must be identified appropriately in the transfer deeds.
17. The off-site culvert bounding the site and continuing to open watercourse must be CCTV surveyed to establish its condition.
18. A site investigation must be provided, to determine the degree of any added protection required to new brickwork, in view of the presence of mineshafts & vents.
19. Any sewer not sited in adoptable highway must be covered by a deed of grant of easement. This may also apply at Cringles Drive
20. Environment Agency comments (where applicable) on flood defence, groundwater, pollution control, surface water pass-forward flow, and emergency foul overflow (from P.S.), required
21. New S.W. and foul water sewer systems to be connected to existing culvert & foul public sewer respectively prior to dwelling occupation.

J Cunliffe 24/7/0

Knowsley MBC.
PO. Box 26. Huyton.
Knowsley, Merseyside,
L36 9FB.

Fax Cover Sheet

DATE: 27/07/00 **TIME: 2:00**

TO: PAUL LEADBEATER (MORRIS HOMES)

FAX: 01942-725970

FROM: MARK QUINN **PHONE: 0151-443-2319**

FAX: 0151-443-2370

RE: PLANNING APPLICATION WHITEFIELD LANE, HUYTON

Number of pages including cover sheet:

Message

Further to my fax of 25/07/00 I have the following comments on the above application

1.DENSITY OF DEVELOPMENT

The latest guidance in PPG3 suggests densities of less than 30 dwellings per Ha should be avoided. The submitted layout has a net density of 25 dwellings per ha. I consider that given the site's location we should be able to justify the lower density but I suggest that you submit a statement justifying the lower density as suggested by Gary Goodwin.

2.SPACING OF DWELLINGS & CAR PARKING

Plots 5,22& 32 Car spaces are sub standard. Spaces at side of dwellings should be 2.75m wide. Spaces in front of garages should be 5.5m long.

I am concerned about the outlook from the bedroom of plot 16 and loss of privacy between plots 23 & 24. Plot 16 would have a bedroom window facing a gable wall and plot 24 would have a bedroom window directly overlooking the garden area of plot 23. Please reconsider the position of the above dwellings.

3.PUBLIC OPEN SPACE

The following comments on the POS have been provided by the Council's Landscape Architect.

The area outlined as POS is in a far too isolated location which is overlooked only by plots 16 & 24. Any area of POS needs to be visible from a number of locations to ensure maximum supervision by residents and other visitors to the site. On this development if the POS is retained as shown the developer would need to completely redesign the site layout so that the frontage to the POS would be located adjacent to one of the site access roads. In this instance it would mean the removal of plots 16 & 24 so that the 2 cul de sacs could be linked. The boundary of the POS adjacent to the access road would need to be securely fenced with 1.5m high steel railings or a timber post and rail fence and the developer would need to provide 2 pedestrian and 1 maintenance access points, the details of which would need to be agreed. Traffic calming measures must be introduced at the pedestrian entrances

Whilst it is important to retain and enhance the existing pond, I envisage that this will not be a popular feature of the site for future residents given the current proposals. I recommend therefore that the perimeter of the existing pond be securely fenced using 1.2m high steel railings. Grading should be carried out to the pond banks in order to create shelves and shallow margins both to increase safety and diversity of aquatic and associated marginal planting. Proposals for pond side planting need to be submitted by the developer.

The developer must provide a planted buffer zone between the existing woodland and the proposed POS. Species to be agreed by the landscape architect.

I enclose a location plan indicating the preferred location of the POS by the Parks & Countryside Manager in Leisure Services. This would ensure the POS could be further developed if Roscoe's Wood was made available for public use and would be away from the known positions of mineshafts on the site.

FOOTPATH LINK

Following discussions with the highway engineers I consider that on balance the link should be deleted given the likely security problems that it could create.

You would need to submit a letter formally requesting that the current application should include the removal of condition 6 attached to planning permission APP/97/00184. Which required the footpath link to Cronton Road.

DRAINAGE

See attached comments

Knowsley MBC.

PO. Box 26. Huyton.
Knowsley, Merseyside,
L36 9FB.

Fax Cover Sheet

DATE: 25/07/00 **TIME: 12:30**

TO: PAUL LEADBEATER (MORRIS HOMES)

FAX: 01942-725970

FROM: MARK QUINN **PHONE: 0151-443-2319**

FAX: 0151-443-2370

RE: PLANNING APPLICATION WHITEFIELD LANE, HUYTON

Number of pages including cover sheet: 8

Message

Further to our recent telephone conversation I enclose comments on the above planning application from the highway engineers, landscape architect, arborcultural officer and environmental advisory service.

I will forward any further comments including those from Environmental Health and Drainage Engineers as soon as I receive them.

The landscaping scheme should be submitted at a scale of 1:200. As this application is for the approval of reserved matters then the landscaping details would need to be finalised prior to a decision being made.

Condition 8 attached to the Outline Planning Application (APP/97/184) states that "the reserved matters submission in respect of the siting of the proposed dwellings shall include a number of sections across the site. The sections shall indicate existing and proposed ground levels together with floor levels of any dwellings through which the sections run and shall extend beyond site boundaries to include any surrounding adjacent properties." I would be grateful if you could arrange for the sections across the site to be submitted.

I suggest a meeting should be arranged in order to progress the application. Please contact me on the above number if you wish to discuss any of the comments in further detail.

THE CITY OF LIVERPOOL

Notice is hereby given that the City Council of Liverpool proposes to make the above-mentioned Order under Sections 32(1), 35(1) and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, the effect of which will be to amend the Parking Places For Disabled Persons (Liverpool) (N°1 1974) Order, as subsequently amended so as to:-

1. delete the disabled persons parking places situated in the locations specified below in Schedule One to this Notice:-

SCHEDULE ONE - LOCATIONS OF THE EXISTING DISABLED PERSONS PARKING PLACES TO BE REVOKED

N 28 – Situated outside N°29 Crofton Crescent, Liverpool 13;
N 49 – Situated outside N°51 Aroamore Avenue, Liverpool 18;
N 51 – Situated outside N°42 Leicester Road, Liverpool 13;
N 56 – Situated outside N°32 Lascelles Road, Liverpool 19;
N 67 – Situated outside N°41 Bellmont Street, Liverpool 19;
N 94 – The bay for N°4 Orleans Road, Liverpool 13 that is: presently situated outside N°5 Orleans Road, Liverpool 13;
N 99 – Situated outside N°31 Cornett Road, Liverpool 9;
N 111 – Situated outside N°22 Horningford Road, Liverpool 19;
N 201 – Situated outside N°35 Marvel Crescent, Liverpool 4;
N 212 – Situated outside N°12 Askdale Road, Liverpool 18;
N 220 – Situated outside N°15 Charles Barrington Road, Liverpool 15;
N 334 – Situated outside N°33 Brookdale Road, Liverpool 15;
N 350 – Situated outside N°9 Radnors Drive, Liverpool 9;
N 373 – Situated outside N°9 First Avenue, Liverpool 9;
N 397 & N398 – Situated outside N°s 10 and 12 First Avenue, Liverpool 9;
N 408 – Situated outside N°96 Canterbury Street, Liverpool 19;
N 511 – Situated outside N°32 Heliers Road, Liverpool 13;
N 539 – Situated outside N°10 Cornett Road, Liverpool 9;
N 556 – Situated outside N°82 Dundale Road, Liverpool 13;
N 559 – Situated outside N°16 Eardisley Road, Liverpool 18;
N 571 – Situated outside N°5 Grass Road, Liverpool 19;
N 584 – Situated outside N°69 Melville Road, Liverpool 9;
N 699 – Situated outside N°85 Bellamy Road, Liverpool 4;
N 780 – Situated outside N°4 Mossley Avenue, Liverpool 18;
N 807 – Situated outside N°32 Ivernia Road, Liverpool 4;
N 843 – Situated outside N°33 Rostherne Road, Liverpool 12;
N 871 – Situated outside N°103 Yeomans Street, Liverpool 5;
N 878 – The bay for N°29 Caldwell Road, Liverpool 19 that is presently situated outside N°4 Stamfordham Place, Liverpool 19;
N 925 – Situated outside N°34 Whitehedge Road, Liverpool 19;
N 935 – Situated outside N°15 Meanville Road, Liverpool 9;
N 942 – Situated outside N°4 Barbica Road, Liverpool 18;
N 949 – Situated outside N°29 Withnell Road, Liverpool 13;
N 950 – Situated outside N°6 Wentworth Road, Liverpool 13;
N 964 – Situated outside N°83 Ashbourne Road, Liverpool 17;
N 1017 – Situated outside N°54 Selwyn Street, Liverpool 4;
N 1050 – Situated outside N°1 Wyndcote Road, Liverpool 18; and
N 1112 – Situated outside N°3 Wainwright Grove, Liverpool 19.

2. include the disabled persons parking places situated in the locations specified below in Schedule Two to this Notice:-

SCHEDULE TWO LOCATIONS OF THE NEW DISABLED PERSONS PARKING PLACES TO BE INCLUDED

N 294 (reinstatement) – Situated outside N°64 Malvern Road, Liverpool 6;
N 1125 – Situated outside N°17 Wellstead Road, Liverpool 15;
N 1126 – Situated outside N°26 Blantyre Road, Liverpool 15;
N 1127 – Situated outside N°8 Plattsville Road, Liverpool 18;
N 1128 – Situated outside N°8 Canterbury Street, Liverpool 19;
N 1129 – Situated outside N°115 Pitville Avenue, Liverpool 18;
N 1130 – Situated outside N°21 Gwydir Street, Liverpool 8;
N 1131 – Situated outside N°130 Davy Road, Liverpool 5;
N 1132 – Situated outside N°72 Dorset Road, Liverpool 6;
N 1133 – The bay for N°28 Brantfield Way, Liverpool 25 is to be situated on Hartsbourne Avenue, Liverpool 25 itself and to the side nearest to N°34 Brantfield Way, Liverpool 25;
N 1134 – Situated outside N°57 Leathall Street, Liverpool 4;
N 1135 – Situated outside N°108 Arnpthill Road, Liverpool 17;
N 1136 – Situated outside N°63 Orleans Road, Liverpool 13;
N 1137 – Situated outside N°7 Stanley Gardens, Liverpool 9;
N 1138 – Situated outside N°83 Marvel Crescent, Liverpool 4;
N 1139 – Situated outside N°12 First Avenue, Liverpool 9;
N 1140 – Situated outside N°52 Vaudyke Street, Liverpool 8;
N 1141 – Situated outside N°95 Bermdale Road, Liverpool 18;
N 1143 – Situated outside N°81 Watford Road, Liverpool 4;
N 1144 – Situated outside N°94 Holbeck Street, Liverpool 4;
N 1145 – Situated outside N°11 Bonsall Road, Liverpool 12;
N 1146 – Situated outside N°32 Selby Road, Liverpool 9;
N 1147 – Situated outside N°23 Orleans Road, Liverpool 13;
N 1148 – Situated outside N°113 Broad Green Road, Liverpool 13;
N 1149 – Situated outside the house named "Caledonia" on Castle Street, Liverpool 25; and
N 1150 – The bay for N°3 Hope Place, Liverpool 1 is situated on the southern side of the easternmost corner of Back Hope Place, Liverpool 1.

A copy of the proposed Order, the plans and a statement of the Council's reasons for proposing to make the Order may be inspected at the Head of Legal Services Agency's Office, General Services Business Unit, Room 128, First Floor, Municipal Buildings, Dale Street, Liverpool, between the hours of 8.45 a.m. and 4.00 p.m. on Mondays to Fridays inclusive. If you wish to object to the proposed Order you should send the grounds for your objection, in writing to the under signed by Friday 11th, August 2000. Please ensure to quote the Ref: GSBU/NRB/REF N° 2977/HEC TRO N°2286 in your correspondence.

The City of Liverpool

DATED Friday 14th, July 2000.
TIMOTHY DATE, Head of Legal Services Agency.
General Services Business Unit, Room 128,
First Floor, Municipal Buildings, Dale Street, Liverpool

THE CITY OF LIVERPOOL

The City Council of Liverpool
Back Leeds Street
(Temporary Prohibition of Driving) Order 2000

NOTICE IS HEREBY GIVEN that the Liverpool City Council has made the above-mentioned Order under Section 14 of the Road Traffic Regulation Act 1984, as amended by Section 1 and Schedule 1 of the Road Traffic (Temporary Restrictions) Act 1991, in respect of a certain highway in the Liverpool 3 area, to prohibit any vehicle from proceeding along Back Leeds Street for its entire length.

This Order shall come into operation between the hours of 8.00 a.m. and 8.00 p.m. on the 16th July 2000 only or such lesser period as determined by the earlier completion of the works to safely enable the lifting of equipment onto the roof of Lancaster House by mobile crane.

The contractor has been made aware that all signage in respect to this temporary road closure and the alternative route for traffic, will be erected prior to, maintained throughout and removed immediately after the temporary road closure. Furthermore, the contractor will make the necessary arrangements for the formal notification of the Temporary Traffic Regulation Order road closure to the affected properties within the area.

Timothy Date
Head of Legal Services Agency,
General Services Business Unit
Room 128, Municipal Buildings
Dale Street, Liverpool L69 2DH.
Reference:
GSBU/NRB/REF N°2987/HEC TTRO N°873.
Dated 14th July 2000.

The City of Liverpool

SAY YOU SAW IT IN THE DAILY POST

GEOGHEGAN Nee Lawson May Geoghegan nee Lawson (widow) died at Liverpool on the 29 January 2000 (Estate about £125,000). Hucker William Hucker died at Liverpool on the 17 March 2000 (Estate about £5,000). James William James died at Liverpool on the 9 February 1995 (Estate about £14,000) The Kin of the above are requested to apply to the Solicitor for Affairs of the Duchy of Lancaster, Farrer & Co, 66 Lincoln's Inn Fields, London WC2A 3LH failing which the Duchy Solicitor may take steps to administer the estate of the above named.

NOTICE of Application for Special Hours Certificate. I HUGO BENJAMIN BROADFOOT c/o Weightmans, Richmond House, 1 Rumford Place, Liverpool L3 9QW Hereby Give You Notice that I intend to apply to the Licensing Justices for the Division of Liverpool sitting at the Transfer Sessions to be held at the Magistrates Court, Dale Street, Liverpool on Tuesday 1st August 2000 at 10.30 a.m. for the provisional grant to me of a provisional Special Hours Certificate under Section 77 of the Licensing Act 1964 in respect of premises situate at Unit A3, Arrad Street (off Oxford Street), Liverpool. And Further Take Notice that if such Certificate is granted Section 76 of the said Act shall apply to the said premises from the date of the grant of the said Certificate between 11.00 a.m. – 12mvernight on Monday to Saturday (inclusive) of each and every week. Any person intending to oppose the 'application' shall give notice in writing to the applicant and to the Clerk to the Licensing Justices specifying in general terms the grounds of the objection at least seven days before the aforementioned Transfer Sessions. Dated 6th July 2000. Weightmans, Richmond House, 1 Rumford Place, Liverpool L3 9QW. Solicitors and Agents for the above applicant and duly authorised.

GOODS VEHICLE OPERATOR'S LICENCE
BMT CONTRACTS LTD of 11 Multaghmeenie Road, Feeny, Co. Derry, Northern Ireland BT47 4TF is applying for a licence to use D & S Fencing, Wincham Avenue, Wincham, Northwich, Cheshire as an operating centre for 6 goods vehicles and no trailers.
Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at North West Traffic Area, Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

THE CITY OF LIVERPOOL

The City Council of Liverpool
Pighue Lane
(Temporary Prohibition of Driving) Order 2000

NOTICE IS HEREBY GIVEN that the Liverpool City Council has made the above-mentioned Order under Section 14 of the Road Traffic Regulation Act 1984, as amended by Section 1 and Schedule 1 of the Road Traffic (Temporary Restrictions) Act 1991, in respect of a certain highway in the Liverpool 13 area, to prohibit any vehicle from proceeding along Pighue Lane from a point 35 metres east of its junction with Beryl Street for a distance of 120 metres in an easterly direction.

This Order shall come into operation on the 17th July 2000 to remain in force up to and including the 24th July 2000 or such lesser period as determined by the earlier completion of the works to enable sewer connections for a new housing development to be carried out.
The alternative route for motorists will be indicated by traffic signs and will be via Rathbone Road, Binns Road, Mill Lane and vice versa.

Timothy Date
Head of Legal Services Agency
General Services Business Unit
Room 128, Municipal Buildings
Dale Street, Liverpool L69 2DH.
Reference:
GSBU/NRB/REF N°2911/HEC TTRO N°877.
Dated 14th July 2000.

The City of Liverpool

METROPOLITAN BOROUGH OF KNOWSLEY
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
NOTICE UNDER ARTICLE 8
PUBLICITY FOR PLANNING APPLICATIONS
NOTICE IS HEREBY GIVEN that the Metropolitan Borough of Knowsley has received the following planning applications:
00/00374/FUL
ERECTION OF 44 NO. 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS
Land adjacent Roscoe's Wood, Whitefield Lane, Tarbock Green, Knowsley.
The above proposed development do not accord with the provisions of the development plans in force in the areas in which the land to which the application relates is situated.
Any representations relating to this application should be sent to the Director of Planning and Development, Municipal Buildings, P.O. Box 26, Archway Road, Huyton, L36 9FB, to be received within 14 days from the date of this publication quoting the reference number above. Copies of the application may be inspected at the offices of the Director of Planning and Development, Municipal Buildings, Archway Road, Huyton between the hours of 9.00 a.m. and 5.00 p.m. However, inspection of the plans between 12 noon and 2.00 p.m. is by appointment only.
Following the Local Government (Access to Information) Act 1985 which came into force on 1st April 1986, your representations may be placed on a file which is available for public inspection for a period of six years.

S. GALLAGHER, Chief Executive

METROPOLITAN BOROUGH OF KNOWSLEY
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
NOTICE UNDER ARTICLE 8
PUBLICITY FOR PLANNING APPLICATIONS
NOTICE IS HEREBY GIVEN that the Metropolitan Borough of Knowsley has received the following planning applications:
00/00392/COU
CHANGE OF USE FROM CLASS A1 RETAIL TO CLASS A3 CAFE
Courley (Liverpool) Ltd, 18 Hillside Road, Huyton, Knowsley L36 6BJ.
Any representations relating to this application should be sent to the Director of Planning and Development, Municipal Buildings, P.O. Box 26, Archway Road, Huyton, L36 9FB, to be received within 14 days from the date of this publication quoting the reference number above. Copies of the application may be inspected at the offices of the Director of Planning and Development, Municipal Buildings, Archway Road, Huyton between the hours of 9.00 a.m. and 5.00 p.m. However, inspection of the plans between 12 noon and 2.00 p.m. is by appointment only.
Following the Local Government (Access to Information) Act 1985 which came into force on 1st April 1986, your representations may be placed on a file which is available for public inspection for a period of six years.

S. GALLAGHER, Chief Executive

LICENSING ACT 1964 Notice of Application for Provisional Grant of a new Justices' Licence Liverpool Petty Sessional Division. To Whom it May Concern: We, Clive Anthony Butler of 77 Muswell Hill, London N10 3PJ (having during the past six months carried on the trade or calling of Estate and Acquisitions Manager) and Michael Ian Thiele of 77 Muswell Hill, London N10 3PJ (having during the past six months carried on the trade or calling of Operations Director) and being persons interested in the premises described below, Do Hereby Give Notice that it is our intention to apply at the Transfer Sessions for the Liverpool Petty Sessional Division to be held at Liverpool Magistrates' Court, 107 Dale Street, Liverpool L2 2JQ on Tuesday the 1st day of August 2000 at 10.30 a.m. in the forenoon for the provisional grant to us of a Justices' Licence authorising us to sell by retail intoxicating liquor of all descriptions for consumption either on or off the premises to be altered for the purpose of being used as a house for the sale of Intoxicating liquor situated at Maggs Building, 26/28 Fleet Street and 22 Concert Street, to include parts of the premises currently known as 26 Fleet Street of which premises Frenson Limited of 9 Gambler Terrace, Liverpool L1 7BG is the owner. Anyone wishing to object to the grant should give written notice to the applicant and to the Clerk to the Licensing Justices, at least 7 days before the commencement of the Sessions at which the application is to be heard. Dated the 3rd day of July 2000. Joelson Wilson & Co, 70 New Cavendish Street, London W1G 8AT. Tel: 0207 580 6771. Solicitors for and duly authorised agents on behalf of the Applicant.

GOODS VEHICLE OPERATOR'S LICENCE
1ST CHOICE CONCRETE SKIP HIRE LTD of Arbour Works, Arbour Lane, Kirkby, Merseyside L33 7XB is applying for a licence to use Arbour Works, Arbour Lane, Kirkby, Merseyside L33 7XB as an operating centre for 15 goods vehicles and 5 trailers.
Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at North Western Traffic Area, Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant, at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

NOTICE of Application for Special Hours Certificate. Take Notice that I, Malcolm Jenkins c/o Weightmans, Richmond House, 1 Rumford Place, Liverpool L3 9QW having for the last six months carried on the trade or calling of General Manager and I, Robert Reed c/o Weightmans, Richmond House, 1 Rumford Place, Liverpool L3 9QW having for the last six months carried on the trade or calling of Bars Manager Hereby Give You Notice that we intend to apply to the Licensing Justices for the Division of Liverpool at the Transfer Sessions to be held at the Magistrates Court, Dale Street, Liverpool on Tuesday 1st August 2000 at 10.30 a.m. (or at any adjournment thereof) for a Provisional Special Hours Certificate under Section 77 of the Licensing Act 1964 for the licensed premises situate at and known as The University of Liverpool Guild of Students Building, 160 Mount Pleasant, Liverpool. And Further Take Notice that we intend to ask the said Licensing Justices to impose the following limitations on the granting of the said Certificate: 1. For the Nelson Mandela Bars (to include the Aung San Suukyi Bar), the three JS Brown Rooms; the Court Yard; the Stanley Theatre Balcony and the Mountford Hall from 7.00 p.m. to 2.00 a.m. each day of the week Monday to Saturday. 2. For the Saro Wiwa Bar, Liver Bar and the Stanley Theatre from 11.00 a.m. to 2.00 a.m. each day of the week Monday to Saturday. 3. The Certificate not to apply for the months of July and August in each year. And Further Take Notice that if such Certificate is granted Section 76 of the Licensing Act 1964 will apply to the said premises from 1st September 1999. And Further Take Notice that in the event of this Provisional Certificate being granted, then the existing Special Hours Certificate shall be surrendered when the Provisional Certificate is declared Final. Notice of objection in writing must be served on the Clerk to the Licensing Justices and the Applicant specifying in general terms the grounds of the objection at least 7 days prior to the Sessions at which the application is made. Dated: 7th July 2000. Weightmans, Richmond House, 1 Rumford Place, Liverpool L3 9QW. Solicitors for the above Applicants.

THIS SPACE COULD BE WORKING FOR YOU!
For details telephone
0151-227 3030

I, CHRISTOPHER MILLER c/o Weightmans, Richmond House, 1 Rumford Place, Liverpool L3 9QW and carried on the trade or calling of Traffic Manager Do Hereby Give Notice that it is my intention to apply at the Transfer Sessions for the Division of Liverpool to be held at the Magistrates Court, Dale Street, Liverpool on Tuesday 1st August 2000 at 10.30 a.m. (or at any adjournment thereof) for the provisional grant to me of a Justices' Licence authorising me to sell by retail intoxicating liquor of all descriptions for consumption off the premises situate and numbered Atlantic Point, Naylor Street, Liverpool L3 6LS and to be known as The Shop Within particulars whereof appear from the plans deposited with the Clerk to the Licensing Justices. The Owners of the said premises are Domain, Premier House, 46-48 Dover Street, London W1X 3RF. Any person intending to oppose the application shall give notice in writing to the applicant and to the Clerk to the Licensing Justices specifying in general terms the grounds of the objection at least seven days before the aforementioned Transfer Sessions. Dated: 6th July 2000. Weightmans, Richmond House, 1 Rumford Place, Liverpool L3 9QW. Ref: Licensing DE JH. Solicitors for the Applicant.

GOODS VEHICLE OPERATOR'S LICENCE
MICHAEL ANTHONY MAHER trading as Mike Maher & Sons of 131 Church Road, Litherland, Merseyside L21 7LH is applying to change an existing licence as follows; to keep 2 vehicles and 2 trailers at the operating centre at The Tyre Centre, 480 Hawthorne Road, Bootle, Merseyside, L20 9PP.
Owners and occupiers of land (including buildings) in the vicinity of the operating centre, if they believe that their use or enjoyment of their land will be prejudicially affected, may make written representations to the Licensing Authority at North Western Traffic Area, Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF within 21 days following publication of this notice. They must at the same time send a copy of their representations to the applicant, at the address given at the top of this notice.

TO WHOM IT MAY CONCERN. I David Bruce Cooke c/o Davies Wallis Foyster, 5 Castle Street, Liverpool, L2 4XE having for the last six months carried on the trade or calling of Restaurateur give notice that I intend to apply to the Licensing Sessions at The Court House, Manor Road, Wallasey on the 3rd day of August 2000 at 10.00 o'clock for the Grant to me of a Provisional New Justices' On Licence with Part IV Conditions to apply to the whole of the premises except the bar lounge area in the basement authorising me to sell by retail intoxicating liquor for consumption on the premises situate at Becher's Brook, 41/43 Hamilton Square, Birkenhead, Wirral, CH41 5BY. 10th July 2000. Davies Wallis Foyster, Solicitors, 5 Castle Street, Liverpool L2 4XE.

GOODS VEHICLE OPERATOR'S LICENCE
BUNNER GALVANISING SERVICES LTD of Bentinck Street, Liverpool L5 9TR is applying to change an existing licence as follows; to keep an extra 2 trailers at the operating centre at Bentinck Street, Liverpool L5 9TR to keep 10 goods vehicles and 3 trailers at Bentinck Street, Liverpool L5 9TR.
Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at North Western Traffic Area, Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

Legal Notices

The Insolvency Act 1986 The Insolvency Rules 1986 And In The Matter of CROWN SPONSORSHIP (UK) LIMITED Notice is hereby given pursuant to Rule 4.106 of the Insolvency Rules 1986 that Alan Tomlinson of A H Tomlinson & Co, St John's Court, 72 Gartside Street, Manchester M3 3EL was appointed Liquidator of the above named Company on 6 July 2000 by a resolution passed by the members and ratified by the creditors. A H Tomlinson Liquidator

LEYMAR ORGANISATION LIMITED Notice is Hereby Given, pursuant to Section 98 of the Insolvency Act 1986, that a Meeting of the Creditors of the above named company will be held at the offices of Hacker Young and Partners, St James Building, 79 Oxford Street, Manchester M1 6HT on 1st August 2000 at 11.30 a.m. for the purposes mentioned in Sections 99 to 101 of the said Act. And Notice is given that R. E. C. Cook FCA of Hacker Young and Partners, St James Building, 79 Oxford Street, Manchester M1 6HT is appointed to act as a qualified insolvency practitioner who will furnish creditors free of charge with such information as they may reasonably require pursuant to Section 98 (2)(a). Dated 10th July 2000. By Order of the Board. A. R. Marley, Director.

Musical Instruments

WARWICK Streamer bass, excellent condition with gig bag. £750 o.n.o.–(01745) 822355 (day).–(01745) 822717 (eve).

General Vacancies

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HOLIDAYS

Wales

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ANGLESEY Cottages & Flats overlooking sea. Heated indoor outdoor Swim Pools, Gym, Saunas, Tennis, Golf, Bowls, Snooker, Sandy Beach. Short breaks. (01407) 860789. Plasdarian. Trearddur Bay.

SCENIC NORTH WALES Caernarfon Bay 4 Star holiday bungalows & caravans yards from award winning beach, pets welcome Tel 01286 830492

LOG CABIN Snowdonia National Park. All mod cons. Pets welcome. 01766 762470.

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Tortured by text? Dot.com doubtful? Holiday call centre 0870 756 6666 What we say is what you pay! Canaries - Car hire £75

CANADA AUSTRALIA call for best rates. TRISTAR TRAVEL. 0161-865 7275 ATOL 3211 www.tristar.co.uk/tristar

FLIGHT & HOLIDAY MASTERS cheapest prices.For instant quotation 0161 775 9444 ABTA C6878/ATOL 3987

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The price includes:
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- Assistance of locally appointed representatives
- UK government tax
- Destination information booklet

For a brochure telephone 0151-227 5987
Monday - Friday 9.00am - 5.00pm answering machine at all other times
In conjunction with Kuoni Travel Ltd. ABTA V258X. ATOL 132

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www.liverpool.com/holidays
DAILY POST

Furniture

CONTAINER Sale container of Mexican Pine, Pine beds, famous brand mattresses SALE at RUTHIN, SATURDAY 15 JULY, starts 9am, solid pine beds were £299 for £150, divan beds were £499 for £199, pine beds only £69. Pine Direct Warehouse, Ruthin. (0800) 7311490

FINE PINE furniture at the keenest prices on all quality makes. The Pretty Pine Co. Vaughan Street, Llandudno. (01492) 870606.

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A MOBILITY SHOP (N.W) Ltd Summer Scooter Sale! New 4 wheel scooters from £1550, New 3 wheel scooters from £1299. Stairlift service contracts from £100. Stairlifts from £1750, recon stairlifts from £900, new elec riser recliner armchair £595. Finance available. Free home visit/ demonstration. Free catalogue. Visa/Mastercard 0800 7314957. 143 Thomas Lane L14

Miscellaneous

TYPEWRITER, Silver Reed 500, portable, excellent condition; £25. Phone.–(01492) 516373.

DO YOU or someone you love suffer from Asthma? Silentnight beds make the Asthma Shield beds / mattresses specifically to combat the dust mite, from £99. Change that mattress now. Pine Direct, Ruthin. (0800) 7311490.

00/00374 FUL.

Knowsley M.B.C.
Planning [illegible] Dept

25 JUL 2000

Planning Services Division

Ack 25.7.00.

Meadow Villa
Cronton Rd
Tarbock
Merseyside, L35 1QY
23.07.00
0151-480-6425

Dear Mr Quinn,

Further to our telephone conversation of 20th July concerning the proposed application for planning permission on the land adjacent Roscoe's Wood Whitefield Lane, Tarbock Green.

We would like to draw to your attention the fact that both Jenny Gilhooley, my husband & I are very concerned about the land drains which take away the water from our septic tanks. All the houses that border this piece of land have soak aways onto the land which would end up in somebodies gardens! We have contacted the Environmental Health in Prescot & they are looking into the problem.

We are all also concerned about access onto Whitefield Lane from the proposed estate. Traffic is heavy at this junction & cars turning right from the estate would be in danger from vehicles coming over the hill towards the lights - many accidents waiting to happen we fear!

Noise levels - both to the residents of the estate from the motorway - we hear it where we like

Also noise levels of construction traffic for us - it would be intolerable.

Please do not hesitate to contact us should you require further explanation.

Yours sincerely, Shirley Doolan, S M Doolan

J. M. Gilhooley.

Your Ref 00/00374/FUL

1 Whitefield Lane
Tarbock Green
Liverpool L35 1QX

25th July 2000.

Dear Sir/Madam,

I am writing regarding the above planning application by Morris Homes on land adjacent Roscoe's Wood, Whitefield lane, Tarbock Green.

I would like to object to this development for the following reasons;

Firstly, this area is at the moment grazing land, and one of the few green spaces left in this area. Is it Knowsley Councils aim to do away with all green areas within our area?

There is also the problem of land drains within this area. As you should be aware, our houses Nos 1 & 3 Whitefield lane and the two houses behind us on Cronton Rd are not connected to the main drainage system, and have septic tanks. These tanks are made to drain naturally into land drains that cross under the field. If building work is done in this area it will disturb the land drains that have been in place since the cottages were built in 1836, and therefore our drainage systems will no longer work.

As you will also be aware, the traffic in this area is already heavy at peak times and so 44 new houses can only put more burden on the roads, especially the traffic lights at the Junction of Whitefield lane and Cronton Road. This will cause endless problems to the people who live in this area, with extra noise and Pollution. I would also like to point out the disturbance that will be caused to the residents due to the actual building work. The noise, dust and inconvenience must surely be taken into consideration when coming to a descision on this matter.

Lastly I would like to point out that the building of these houses will only be detrimental to what is a nice, semi- rural area, which does not need any more housing. and any development on this area will adversly affect the value of the properties which border the area.

Yoors faithfully

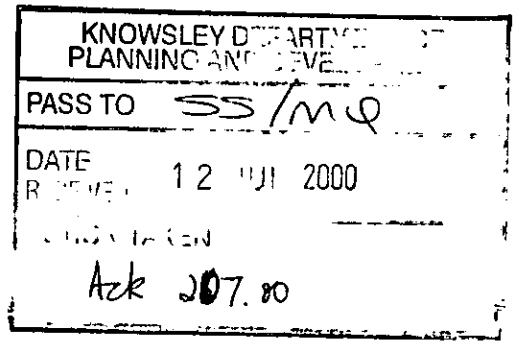
J Brignal (J. BRIGNAL MRS)

MQ.

00/00374/FUL.

6 Whitefield Lane
Tarbock
Prescot L35 1QX

Department of Planning & Development
Knowsley Metropolitan Borough Council
Po Box 26
Archway Road
Huyton
Merseyside



10th July 2000

Dear Sir/Madam

I am writing to state my opposition to the proposed development on the land adjacent to Roscoe's Wood, Whitefield Lane Tarbock L25 1QX.

There are very few open green spaces left in this area, and a housing estate is the last thing needed or wanted in Tarbock. Because of the close proximity of the motorway the traffic is very heavy in this area and more traffic would be a real nuisance to the people living in the cottages of which I am one. At present the noise levels are already high and would be made worse by added traffic going in and out of the proposed estate.

I live in a cottage facing the proposed development and I am unable to park outside my cottage, and so I use the land on the other side of the road. This is the land also used for deliveries i.e. post and deliverymen, as this is the only safe place to park.

The proposed development site is a popular place for people to bring children to see the horses. It's a picturesque area which would be ruined if the estate is built and I think you should take this into account as there are very few listed cottages in Knowsley and the council should be preserving this part of Whitefield Lane as it is.

Yours sincerely

Ms Julie Graley

KNOWSLEY
METROPOLITAN BOROUGH

Copy

Department of Planning and Development
Director - Graham Smith B Sc Dip MS C Eng MICE MIHT

NOTICE OF APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 8

Proposed development at Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley.

I give notice that Morris Homes Ltd

Is applying to the **KNOWSLEY METROPOLITAN BOROUGH COUNCIL** for permission for the following:-

ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at The Department of Planning and Development, Yorkon Building, Archway Road, Huyton, during all reasonable opening hours until 9 August 2000.

Anyone who wishes to make representations about this application should write to the Council at The Department of Planning and Development. Knowsley Metropolitan Borough Council, PO Box 26, Municpal Buildings, Archway Road, Huyton by 9 August 2000.

The contact person for this application is Mark Quinn on 0151 443 2319.

Signed: GRAHAM SMITH

On behalf of Knowsley MBC

Date: 19 July 2000

Layout

MEMORANDUM

From: PLANNING SERVICES DIVISION - Mark Quinn - 0151 443 2319

Our Ref: 00/00374/FUL

Date 4 July 2000

Subject: INTERNAL CONSULTATION

To: **Forward Planning**

PROPOSAL: ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

LOCATION: Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

For Director of Planning and Development

From: **Forward Planning**

Originator:

To: DIRECTOR of PLANNING AND DEVELOPMENT Date:

OBSERVATIONS Ref. No: 00/00374/FUL

The density on this site is far too low - it does not accord with the revised PPG 3.
- low cost housing also need to be included.

The Coal Authority,
Mining Reports Office,
200 LICHFIELD LANE,
BERRY HILL,
MANSFIELD,
NOTTINGHAMSHIRE,
NG18 4RG
Telephone: 0845 762 6848
DX 716176 MANSFIELD 5
www.coal.gov.uk

MQ

The COAL AUTHORITY

KNOWSLEY DEPARTMENT OF PLANNING AND DEVELOPMENT
PASS TO SS
DATE RECEIVED 11 JUL 2000
ACTION TAKEN

KNOWSLEY METROPOLITAN BOROUGH,
P.O. BOX 26,
MUNICIPAL BUILDINGS, ARCHWAY ROAD,
HUYTON, KNOWSLEY, MERSEYSIDE,
L36 9FB

This matter is being dealt with by Louise Tipper

Our Ref: **206922-00**

Your Ref: 00 00374 FUL

Date: 07 July 2000

Dear Sir,

Planning Consultation - Report on Coal Mining Circumstances

LAND ADJACENT, ROSCOES WOOD, WHITEFIELD LANE, TARBOCK GREEN, PRESCOT, MERSEYSIDE

I refer to the enquiry dated 04th July 2000, received 06th July 2000, in connection with the above.

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Past Underground Mining

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground coal workings.

However you may wish to know that the property is in an area where coal is believed to exist at or close to the surface that may have been worked at some time in the past.

Present Underground Mining

The property is not within the zone of likely physical influence on the surface from any present underground coal workings.

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

Shafts and Adits

Within 20 metres of the property there are 4 mine entries.

The records held by the Coal Authority may be incomplete. Consequently, there may exist in this locality mine entries of which we have no knowledge.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

The property is not located within the geographical boundary of an opencast site from which coal has been extracted by opencast methods.

Present Opencast Mining

The property does not lie within 200 metres of the geographical boundary of an opencast site within which coal is being extracted by opencast methods.

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

The property is not within 800 metres of the geographical site boundary of an opencast site for which a licence to extract coal by opencast methods has been granted.

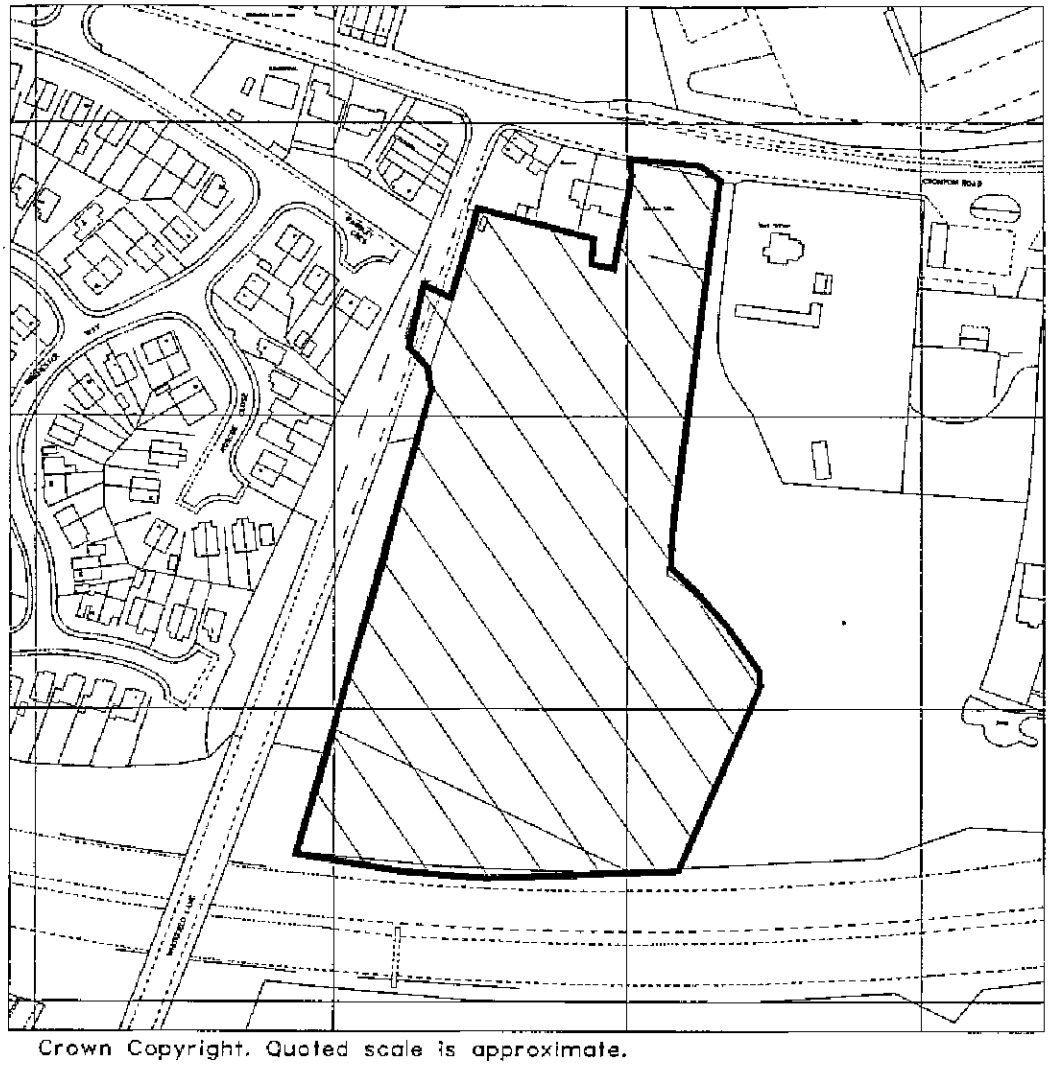
Additional Remarks

In view of the mining circumstances a prudent developer would seek appropriate technical advice before works are undertaken on site. All proposals should have regard to good engineering practice in mining areas as identified in authoritative publications on mining stability problems. In any event, no activities should be undertaken that intersect, disturb, or interfere with any coal or mines of coal without permission of the Coal Authority.

This report is provided in response to and for the purposes of a statutory consultation made under the Town and Country Planning legislation. In circumstances where instability issues are identified the developer must be made aware of the instability issues, and of the need for the developer to consult the Coal Authority where appropriate.

Responsibility for carrying out any development in a safe manner rests with the developer.

The replies based in this report will be based on, and will be limited to, information in the possession of the Authority at the time of the consultation, and will be given on the distinct understanding that the Coal Authority is not legally responsible (except for negligence) for the information provided. This report must not be used as a substitute for a search by property owners/developers/purchasers under the scheme for coal mining searches agreed between the Law Society and the Coal Authority.



Crown Copyright. Quoted scale is approximate.

SCALE: 1:2500

This map is reproduced from the Ordnance Survey material by The Coal Authority [or division thereof] with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number: AL51060A001.

This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN

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MEMORANDUM MQ

To:	MARK QUINN Planning Services	*Your Ref:*	00/00374/FUL
From:	LAURA CONNOLLY DPD Design Consultancy	*Our Ref:*	DC/LHC/APP/00/00374
		Date:	18.7.00
Subject:	**RESIDENTIAL DEVELOPMENT, LAND ADJACENT ROSCOE'S WOOD, WHITEFIELD LANE, TARBOCK GREEN, KNOWSLEY**		

Planni... Knowsley M.B.C.
...ment Dept
21 ... 2000
Planning Services Division

Comments are made with reference to the proposed scheme details received from Morris Homes (drawing no. A/G155/SK02) and Trevor Bridge Associates (drawing no. 1572.02).

First, the proposals are not assisted by the poor drawings or the 1:500 scale plan. I would ask, therefore, that a more detailed scheme is drawn at 1:200 scale.

Overall Environmental Impact

1. I consider this proposal to be an over-development as the site layout is particularly cramped. Many of the rear gardens are awkwardly shaped particularly those of plots 16-24.

Existing Vegetation

1. The applicant must provide an accurate survey of all existing trees within the site and along and overhanging the boundary. This should give accurate information on location, height, spread, species and condition and clearly show their relationship to the proposed site layout in accordance with the requirements of BS 5837 'Trees in Relation to Construction'. Existing trees to be retained are not clearly shown on the drawing no. A/G155/SK02.

2. The ultimate survival of many of the existing TPO trees within Roscoe's Wood will be threatened as a result of the close proximity of what I presume is a proposed boundary fence. Other than the acoustic fence, it is not clear on plan what boundary treatment the developer intends to construct alongside the existing woodland.

3. The houses on plots 8 and 15 appear to be too close to existing boundary trees. This is likely to lead to immediate problems such as excessive shading and a resultant pressure from residents for felling and pruning.

4. I should be interested to know details of the proposed underground services to determine likely damage to the root systems of the existing trees. No drains or underground services should be positioned within the root spread of trees i.e. the height of the tree plus one third. This applies particularly to plots 6-8 and 15.

5. All existing trees and vegetation to be retained must be effectively protected in accordance with BS 5837 'Trees in Relation to Construction'.

6. All existing hedges must be protected during construction and all gaps must be replanted to an approved specification.

Public open Space

1. Whilst I agree with the principle of public open space provision, I do not consider that the proposed location for public open space as shown on plan is a workable option. The area outlined as POS is in a far too isolated location which is over-looked only by plots 16 and 24. Any area of POS needs to be visible from a number of locations to ensure maximum supervision by residents and other visitors to the site. On this development, if the POS is retained as shown, the developer would need to completely redesign the site layout so that the frontage to the POS would be located adjacent to one of the site access roads. In this instance it would mean the removal of plots 16 and 24 so that the two cul-de-sacs could be linked. The boundary of the POS adjacent to the access road would need to be securely fenced with 1.5 metre high steel railings or a timber post and rail fence and the developer would need to provide two pedestrian and one maintenance access points, the details of which would need to be agreed. Traffic calming measures must be introduced at the pedestrian entrances.

2. I understand, however, that Leisure are reluctant to adopt the area of POS. I suggest therefore that a solution to the requirement of the Development Brief for POS would be to distribute the area proposed for POS throughout the development, use the area currently shown as POS for housing and secure from the developer a lump sum payment to enable KMBC to provide a suitable alternative scheme in the vicinity. The additional 'pockets' of POS distributed throughout the development should be grassed and planted with Extra Heavy Standard size, rootballed, 18-20 cm girth trees to ensure long-term that this development has a good tree structure populated by long-lived stately trees such as Oak which are outside the curtilage of individual properties. The question remains regarding the future maintenance of these areas but ideally, these small areas of POS should be adjacent to footpaths and adopted by either Highways or Leisure.

Would not Comply with the brief

3. Whilst it is important to retain and enhance the existing pond, I envisage that this will not be a popular feature of the site for future residents given the current proposals. I recommend, therefore, that the perimeter of the existing pond be securely fenced preferably using 1.2 metre high steel railings. Grading should be carried out to the pond banks in order to create shelves and shallow margins both to increase safety and the diversity of aquatic and associated marginal planting. Proposals for pond-side planting need to be submitted by the developer.

4. Is a play area required as part of the POS provision? NO

5. Layout of the POS requires careful consideration. One approach may be for the developer to complete basic earthworks, fencing, essential planting works and seeding and consult the residents on say 70% occupation to determine their preference for treatment of the POS.

6. The developer must provide a planted buffer-zone between the existing woodland and the proposed POS. I should be happy to give some general guidance on appropriate species for this interface following the submission of revised plans.

Noise Abatement

1. The landscape treatment associated with the noise abatement proposals appears to be limited to the provision of a relatively small number of 2-2.5 metre high feathered trees. This falls considerably short of the level of planting I require on this part of the development. I suggest that the developer considers a woodland mix of native under-storey species planted at a minimum 1.0 metre centres in addition to the proposed feathered trees. The trees should be planted at 3.0 metre centres. The planting mix must contain at least 30% of evergreen species.

2. Adequate screening from views into individual properties from the bridge on Whitefield Lane which crosses the M62 must be provided. The easiest way to achieve this would be to extend the noise abatement bund and associated planting further in to the development site between plots 32 and 34.

3. I am concerned that the noise abatement bund encroaches on the protected trees in the south east corner of the site. To avoid this, the developer should move the bund further towards the POS.

4. What are the long-term maintenance arrangements for the landscape treatment to the bund? The developer shall have to provide a gated maintenance access point which allows for access to both the development and M62 sides of the bund.

Site Design and Layout

1. The success of the entrance road layout adjacent to plots 6 and 8 depends upon the possible future development of the adjacent site. To overcome this, it would be preferable if the road next to plots 10 and 43 which provides access for the remainder of the development could be re-aligned to a point further east towards the Roscoe's Wood boundary. If the adjacent site is developed at a future date, a spur could be taken off this road to provide necessary vehicle access.
2. The layout adjacent to the Cronton Road Garage Site should be re-appraised in order to provide an opportunity for adequate tree and shrub screening.
3. Does the provision of a footpath link between the development and Cronton Road alongside plots 6 and 7 conflict with the 'Secure by Design' principles? Check with Ken Johnson
4. Does the requirement in the Development Brief for properties alongside Whitefield Lane to be built with gable ends to the road extend to properties to the north of the proposed entrance road?

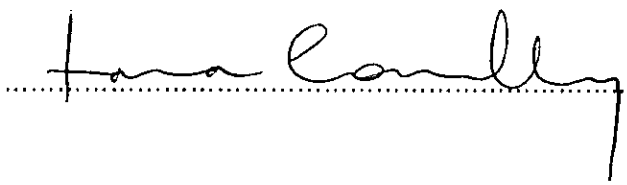
Landscape Requirements

1. I shall be happy to comment fully on the required landscape scheme once the developer has resubmitted his revised plan at scale 1:200.
2. All tree species within gardens should be increased to extra heavy standard size, rootballed, 16-18 cm girth. Ideally, at least one tree should be planted in each front garden.
3. I am not convinced that widespread hedge planting is the most appropriate treatment for some front garden boundaries particularly give the reference in the Development Plan to an open plan layout. A uniform approach to maintenance of these hedges by individual residents is unlikely and I imagine that various shapes and heights of hedges would develop in future years. Low growing shrub and herbaceous planting would be a more appropriate treatment.
4. The developer must submit details of the outline specification for the proposed ground treatment including confirmation of topsoil depths for shrub and grassed areas.

5. The developer must also submit an indication of the arrangements and specifications for initial 'establishment' maintenance and the longer term management of all soft landscape areas.

6. The developer must clarify boundary treatments. In my opinion, 0.45 metre high timber post and rail divisional fencing is not acceptable. 1.8 metre high fences should separate rear gardens. These may be either feather edge boarded timber screen fences or feather edge and pcc post and gravel board fences. Front gardens should be fenced using 1.0 metre high fencing to match that of the rear gardens.

Perhaps the best way forward would be to arrange a meeting with the developer. In the meantime, please do not hesitate to contact me if I can offer further comment.



MQ

Layout

MEMORANDUM

From: PLANNING SERVICES DIVISION - Mark Quinn - 0151 443 2319

Our Ref: 00/00374/FUL

Date 4 July 2000

Subject: INTERNAL CONSULTATION

To: **Highway Authority**

PROPOSAL: ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS

LOCATION: Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

For Director of Planning and Development

From: **Highway Authority**

Originator: D.W

To: DIRECTOR of PLANNING AND DEVELOPMENT

Date: 5/7/00

OBSERVATIONS

Ref. No: 00/00374/FUL

The Developer would be expected to enter into a S.278 agreement with the Council for Highway Improvement Works consisting of:-

(1) Junction improvement to provide for a right turn lane into the site, including central refuges and ghost islands, widening ETC

(2) Provision of an off site traffic calming feature South of the M62 Motorway bridge

N.B. SHOULD THE RED LINE COVER THE HIGHWAY IMPROVEMENT AREA?

Further traffic calming required within the site. Maximum 2 dwellings to be served from a private driveway ie plots 1, 2+3 + 32, 33+34 ETC Footways along accessways to be adjacent to, and parallel to carriageway.

P.T.O

There is an excessive length of Highway (between plot 3 and plot 8) without a turning head. Turning head required in vicinity of plots 6+8.

No direct footage access allowed from Croston road (plot 7), a busy classified road (A5080) near to the traffic signal controlled junction with Whitefield lane.

There should be no pedestrian link through from Croston road adjacent to plot N°s 6+7.

DEVELOPMENT SITE APPLICATIONS

JOB NO: 380

SITE NAME:	WHITEFIELD LANE		
APPLICATION NO:	00374/FUL	PLANNER	MARK QUINN
RECEIVED OUTLINE:		RECEIVED FULL:	08/07/00
COMMENTS 1:		COMMENTS 2:	
SITE VISIT MADE?:			

ANY TREES ON SITE	☑	FELLING	☑	METHOD STATEMENT	☐
ANY TREES ADJACENT TO SITE	☑	PRUNING	☑	REPLANTING	☐
				IS TREE IN CONSERVATION AREA	☐
PROTECTION	☑	NEW TPO	☐	IS TREE COVERED BY TPO	☐

NO OF EXISTING TREES:	0	PRIVATE OWNER:	
NO OF TREES RETAINED:	0	JOB CLOSED?	☐
NO OF TREES TO BE PLANTED :	0	JOB CLOSED:	

NOTES:

FURTHER DETAILS ARE REQUIRED AS TO THE No AND SIZE OF TREES TO BE REMOVED IN AREA H2. AN AIS IS REQUIRED AS TO THE EFFECT OF THE MOUND ON THE EXISTING TREES. NO TREES SHOULD BE REMOVED FOR THE MOUND. ✓

:

PROPOSED WORKS TO TREES WHICH ABUT THE SITE (THE WOODLAND VIATHE TPO SYSTEM). NEED TO BE AUTHORISED AND APPROVED IN WRITING. CONDITIONS T19 & T20 ARE REQUIRED. ✓

:

No OF REPLACEMENT TREES AND SPECIES ARE ACCEPTABLE. DETAILS OF PLANTING METHOD & MAINTENANCE IS REQUIRED

Route for supply & services is required (through the woodland). None.

File

KNOWSLEY
METROPOLITAN BOROUGH

Department of Planning and Development

Director - Graham Smith B Sc Dip MS C Eng MICE MIHT

Mr G Goodwin
Morris Homes Limited
Mortand House
18 The Parks
Newton-le-Willows
Merseyside
WA12 0JQ

Our Ref: PS/DC/MQ/00/00374/FUL
Your Ref: HBSUI/T/PL/01/01/06.00/
LET004

14
~~5~~ July 2000

Sent 14/7/00

Dear Mr Goodwin

PLANNING APPLICATION 00/00374/FUL
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF WHITEFIELD LANE, HUYTON

I refer to the above planning application currently under consideration. In order to assist with the consultation process I would be grateful if you could forward the following details:

Further sections across and through the bund are required towards the eastern end of the site where the bund laps around onto the public open space (see attached plan). I would be grateful to receive this information as soon as possible.

With regard to your query about utilising the adjacent area of woodland for the public open space requirement. This option would not be acceptable because there is currently a shortage of active public open space within the immediate area. A woodland area would not comply with this requirement.

If you wish to discuss these matters further please contact me on 0151 443 2319.

Yours sincerely

MARK QUINN
Planner
Huyton Development QualityTeam

OSED) 3·0M HIGH BUND
+ 2·0M HIGH TIMBER
ISTIC FENCE ON TOP
IN ACCORDANCE WITH
TOWN ACOUSTICS
ORT

Sections required

PROPOSED PUBLIC OPEN SPACE
INCORPORATING THE RETENTION
+ IMPROVEMENT OF EXISTING POND).
(POSSIBLE S/WATER HOUSE DRAINAGE

MORRIS HOMES

Our Ref: HBSUI/T/PL/01/01/06.00/LET004

22 June 2000

Knowsley Metropolitan Borough Council
P.O. Box 26
Huyton
Merseyside
L36 9FB

KNOWSLEY
PLANNING
PASS TO
DATE RECEIVED 26 JUN 2000
ACTION TAKEN

FAO: Mr M Quinn

Dear Mr Quinn

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF WHITEFIELD LANE, HUYTON, CONSISTING OF 44 NO. 3 AND 4 BEDROOM DETACHED TWO STOREY DWELLINGS
Application No. 00/00374/FUL

Further to the telephone conversation between yourself and the writer of 20th inst regarding the above proposals, would you please find attached, as promised, four copies of the following items of information: -

1. Drwg No. 4H1307/32 (Rev A) - Bramhall 2 - 1:100 Cottage Planning Elevations
2. Drwg No. GR1 (Rev A) 1:100 Standard Detached Garage Details
3. Drwg No. WL-E-BD01 - 1:250 and 1:200 Bund Details
4. Drwg No. 1572-01 - 1:500 Tree Survey
5. Tree Survey Report by our Consultants Trevor Bridge Associates
6. Drwg No. 1572-02 - 1:500 Landscape Structure Plan
7. Drwg No. WR01 - Wall / Railing Detail

In addition, please note that Drwg No.'s 4H1307/32 and GR1 have been amended so as to incorporate comments from your letter of the 14 inst.

We trust the above is satisfactory, such that our application may be processed and formally registered without any further delay, however, should you have any further queries, please do not hesitate to contact the writer at the address below.

Yours sincerely

P LEADBEATER
Assistant Designer

Enclosure

Copy to: K R Farrington, Technical Director, Morris Homes Limited

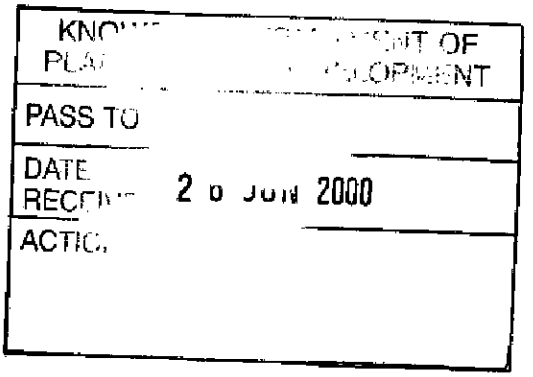
MORLAND HOUSE, 18 THE PARKS, NEWTON-LE-WILLOWS, MERSEYSIDE WA12 0JQ TEL: (01942) 272020 FAX: (01942) 725970

MORRIS HOMES

Our Ref: HBSUI/T/PL/01/01/06.00/LET005

23 June 2000

Knowsley Metropolitan Borough Council
P.O. Box 26
Huyton
Merseyside
L36 9FB



FAO: Ms J Wilson

Dear Ms Wilson

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF WHITEFIELD LANE, HUYTON

Further to the telephone conversation between your Mr Mark Quinn and our Mr G J Goodwin of the 20th inst regarding the above development, would you please find attached a copy of the following: -

- Tree Survey Report (June 2000) by our Consultants Trevor Bridge Associates

In addition, please note from the attached report it is commented that the woodland adjacent to our development, namely Roscoe Wood, is generally in poor condition with no evidence of maintenance.

At present we are currently in discussions with the vendors of the woodland with a view to taking ownership of the woodland, so that we can provide the same as the requisite Public Open Space for our development. Obviously this would enable us to develop on the currently proposed Public Open Space and therefore, increase the density of the development.

This proposal would also enable us to tidy up Roscoe Wood and create trim trails, feature walks etc., linking from our development through to Cronton Lane, thus also serving the rest of the Local Community.

Morris Homes Limited, Morland House, 18 The Parks, Newton-le-Willows, Merseyside, WA12 0JQ
Tel: 01942 272020 Fax: 01942 725970 DX 713124 Newton-le-Willows 2 e-mail: info@morrishomes.co.uk
Registered in England No. 798123

It is hoped that you will look at our proposals favourably and we look forward to your opinion at your earliest opportunity, however, should you require any further information, please do not hesitate to contact the writer at the address below.

Yours sincerely

Paul Leadbeater

P LEADBEATER
Assistant Designer

Enclosure

Copies to: M J Gaskell, Managing Director, Morris Homes Limited
K R Farrington, Technical Director, Morris Homes Limited
M P Edmunds, Land Director, Morris Homes Limited

MORLAND HOUSE, 18 THE PARKS, NEWTON-LE-WILLOWS, MERSEYSIDE WA12 0JQ TEL: (01942) 272020 FAX: (01942) 725970

Copy.

KNOWSLEY
METROPOLITAN BOROUGH

Department of Planning and Development

Director - Graham Smith B Sc Dip MS C Eng MICE MIHT

Morris Homes Ltd
Morland House
18 The Parks
Newton Le Willows
Merseyside WA12 OJQ

Our Ref 00/00374/FUL
14 June 2000

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ERECTION OF 44 NO 3 AND 4 BEDROOMED DETACHED DWELLINGS, GARAGES AND NEW ACCESS
LOCATION: Land Adjacent Roscoe's Wood Whitefield Lane Tarbock Green Knowsley

The above mentioned application submitted by you is incomplete by reason of the deficiencies listed below:-

1. Could you please submit the other side elevation and rear elevation for the detached garage.

2. House type Bramhall 2 side elevation does not tie in. The door to the utility room and the dormer to bedroom 2 are not shown. Please amend drawings accordingly

3. Please submit details of the entrance feature wall and railings.

4. Elevational details of the Earth Bund with the fence in-situ and sections across and through bund at various points are also required.

5. A tree survey to show all existing trees with details of those to be removed cross referenced to give details of their species, condition, age, height etc. is required. ✓ 26.6.00

6. PLEASE NOTE FOR INFORMATION ONLY: Various house types do not show chimneystack on both side elevations.

Would you please forward the above information at your earliest convenience in order that your application may be formally registered and considered. If, however, I do not hear from you within the next 4 weeks 1 shall assume you no longer wish to proceed and I shall subsequently treat your application as withdrawn.

If you require any further information please contact Sylvia Smith on 0151 443 2358.

Yours faithfully

Joanne Wise
Development Control Manager

INV1

KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Services Division

ISO 9002 : 1994
Sub-Clause 4.9 DOCUMENTED QUALITY SYSTEM

Operating Procedure DC/OP01

VALIDITY CHECK SHEET

Planning Officer: MQ | App No: 00/374/FUL | Delegated/Committee

PERMITTED DEVELOPMENT

Is application Permitted Development? (Refer to Guidance Note No 1) (N) / Y

ACTION REQUIRED/TAKEN: PTO for additional space

FEES

Does an Exemption Apply? (N) / Y

Correct fee Received? (Y) / N

ACTION REQUIRED/TAKEN: PTO for additional space

FORMS

Application Type Correct? (Y) / N

Correct No. of Forms? (Y) / N

Forms Complete/Signed/Dated? (Y) / N

Part II Forms Submitted? (N/A) / Y / N

Correct Certificate Completed/Signed (Y) / N

ACTION REQUIRED/TAKEN: PTO for additional space

PLANS (Please list ALL plans received overleaf)

Sufficient site location plans edged red/blue (Y) / N

Sufficient site layout plans N/A / (Y) / N

Sufficient existing floor plans (N/A) / Y / N

Sufficient proposed floor plans N/A / Y / (N)

Sufficient existing elevations (N/A) / Y / N

Sufficient proposed elevations N/A / Y / (N)

Sufficient levels/Sections (See Q7 (h) on OP01/01(1)) N/A / Y / N

ACTION REQUIRED/TAKEN:

Floor plans to be to Scale 1:100

Bramhall 2-Side elev obscure tile in door to utility not shown, dormer to Bed 2 not shown

PTO for additional space

P. 70.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP01/02	002	14.04.97

RECORD OF PLANS RECEIVED UP TO VALIDATION OF APPLICATION

DATE	PLAN DESCRIPTION	SCALE	REFERENCE NO.
12.6.00	Location Plan	1:2500	—
12.6.00	Site Layout	1:500	A/G155/SK02
12.6.00	Site Survey	1:500	3997/1
12.6.00	Detached Garage	1:100	GR1
12.6.00	Fencing	1:25	F1-1
12.6.00	Fencing	1:20	F2-1
12.6.00	Capesthorne	1:100/1:250	3H 916/32
12.6.00	Wilmslow	1:100	3H 954/32
12.6.00	The Appleton 2	1:100	4H 1054/32 A
12.6.00	The Bollington	1:100	4H 1060/32 A
12.6.00	The Bollington/SA	1:100	4H 1105/32SA
12.6.00	The Adlington	1:100	4H 1270/32A
12.6.00	The Bramhall 2	1:100	4H 1307/32 A
12.6.00	The Alderley Edge	1:100	4H 1367/32
12.6.00	The Willington	1:100	4H 1450/32
26.6.00	Bramhall 2.	1:100	4H1307/32 Rev A.
26.6.00	Garage Details	1:100	GR1 Rev A
26.6.00	Wall/Railing Detail	1.500.	WR01
26.6.00	Landscaping		1572-02
26.6.00	Bund Details	1:250 + 1:200	WL-E-BD01

ADDITIONAL NOTES ON ACTION REQUIRED
(Continued from Overleaf)

Detached Garage - rear + other side elev req'd.

Details of Entrance Feature wall + Railings

Elevational detail of earth Bund with fence in-situ (lowest + highest points).

Sections across + thro bund at various points

Tree Survey to show all existing trees with details of those to be removed cross referenced to give details of their species condition, age, height, etc

Please Note: Various House types do not show chimney stack on both side elevs.

SUMMARY Checked by: CT DATE: 13/6/00

Permitted Development ☐ Valid ☐ Invalid ☑ (Refer to box below)

Subsequently made Valid (Date and Initials) 26.6.00 Treated as Withdrawn ☐

KNOWSLEY

PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

LOGGED No. 00/00374/FUL

RECEIVED 12 JUN 2000

VALID 26 JUN 2000

1 APPLICANT (BLOCK CAPITALS PLEASE)

Name MORRIS HOMES LTD

Address MORLAND HOUSE
18 THE PARKS
NEWTON LE WILLOWS
MERSEYSIDE

Postcode WA12 0JQ

Tel No 01942 272020 Fax No 01942 725970

2 AGENT (IF ANY)

Name

Address

Postcode

Tel No Fax No

3 FULL POSTAL ADDRESS OR LOCATION OF THE APPLICATION SITE

LAND OFF WHITEFIELD LANE, HUYTON

4 SIZE OF SITE 2.36 HECT.

Edge in red on submitted location plan

5 ADJOINING LAND

State whether the applicant owns or controls any adjoining land. If yes, this area should be edged in blue on the location plan. YES / NO

6 BRIEF DESCRIPTION OF PROPOSED WORKS/CHANGE OF USE

PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 44 No 3+4 BEDROOM DETACHED 2 STOREY DWELLINGS

7 PROPOSAL

Does the proposal involve:

(a) **New residential units** YES / NO
If YES, state number of units. 44

(b) **Other new buildings** YES / NO
If YES, state number of units

(c) **Alteration or extension** YES / NO

(d) **Change of use** YES / NO

(e) **Construction of a new access to a highway** YES / NO
If YES ... *vehicular/pedestrian*

(f) **Alteration to an existing access to a highway** YES / NO
If YES ... *vehicular/pedestrian*

(g) **Demolition** YES / NO
If YES, please indicate on submitted plans buildings to be demolished

(h) **Change in ground levels** YES / NO
If YES, sections of existing and proposed levels should be submitted.

8 EXISTING USES

Please state:

(a) **Present use of buildings/land:**

GRAZING LAND

(b) **If vacant, the last previous use:**

NOT KNOWN

(c) **Date when last used, if known:**

NOT KNOWN

9 TYPE OF APPLICATION

Please tick the box which describes the type of application you are submitting (a, b, c, d or e).

(a) **Outline for new buildings** ☐
If outline, tick which of the matters listed below are reserved for subsequent approval:

i. Siting.....
ii. Design.....
iii. External appearance.....
iv. Means of Access.....
v. Landscaping.....

(b) **Full Application for Change of Use and/or New Building/Engineering Works** ☐

(c) **Reserved Matters** ☑
If application for reserved matters, tick the matters for which approval is now sought:

i. Siting.....
ii. Design.....
iii. External appearance.....
iv. Means of Access.....
v. Landscaping.....

Reference Number of approved outline
DPP/97/00184

(d) **Removal or Variation of Condition** ☐
Please give the date and number of previous permission and, where relevant, identify the particular condition:

i. Date
ii. Ref. No. of previous permission
iii. Condition(s)

(e) **Renewal of a Temporary Permission** ☐
Please give the date and number of previous permission:

i. Date
ii. Ref. No. of previous permission

10 NON RESIDENTIAL DEVELOPMENT

Is the application for:

(a)	Industrial	YES / NO
(b)	Office	YES / NO
(c)	Warehousing	YES / NO
(d)	Storage	YES / NO
(e)	Shopping	YES / NO

If you have answered YES to any of these questions complete part 2 of these forms.

11 DRAINAGE

Please state how surface water (SW) and foul sewerage (FW) will be disposed of by ticking the appropriate box

	SW	FW
- Mains drains	✓	✓
- Watercourses	✓	
- Soakaway		
- Other *(if other, please give details below)*		

12 TREES

Do you propose to fell any trees? YES / ~~NO~~
If YES, indicate the position of the trees to be felled on the plan(s).

12 HEIGHT OF BUILDING

Please state in metres the maximum height of the proposed building(s) above ground level (where known). SEE ATTACHED PLANS

14 DECLARATION

I/WE submit this application and attach the necessary plans

AND I/WE attach a completed ownership certificate

AND I/WE enclose a fee of £ 8360

Signed [signature]

On behalf of MORRIS HOMES LTD **Date** 09/06/00

FOR OFFICIAL USE ONLY

Fee received £ cash/cheque/PO	8360-00
Receipt No.	239705
Date Received	12/6/00
Initials	JJ
Assessed Fee	

THIS CERTIFICATE SHOULD BE COMPLETED IF ANYONE OTHER THAN THE APPLICANT IS AN OWNER OF ANY PART OF THE APPLICATION SITE. IT MUST ONLY BE COMPLETED AFTER A NOTICE UNDER ARTICLE 6 HAS BEEN SERVED ON THOSE OWNERS.

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Parts 1 & 2 must both be completed

APPLICATION No. 00/00374/FUL

RECEIVED 12 JUN 2000

DATE 26 JUN 2000

1. CERTIFICATE B

I certify that:

I Have/The applicant has/~~The appellant has*~~ given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/~~appeal*~~, was the owner(s) of any part of the land to which the application/appeal* relates, as listed below.

Owner's (b) Name	Address at which notice was served	Date on which notice was served
TRUSTEES OF THE PENNINGTON TRUST.	STANHOPE HOUSE BROMBOROUGH WIRRAL CH62 2DN	9/06/00

2. Agricultural Holdings Certificate (a)

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

* None of the land to which the application/appeal* relates is, or is part of, an agricultural holding.

or

** I have/The applicant/The appellant has* given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed Paul Leadbeat

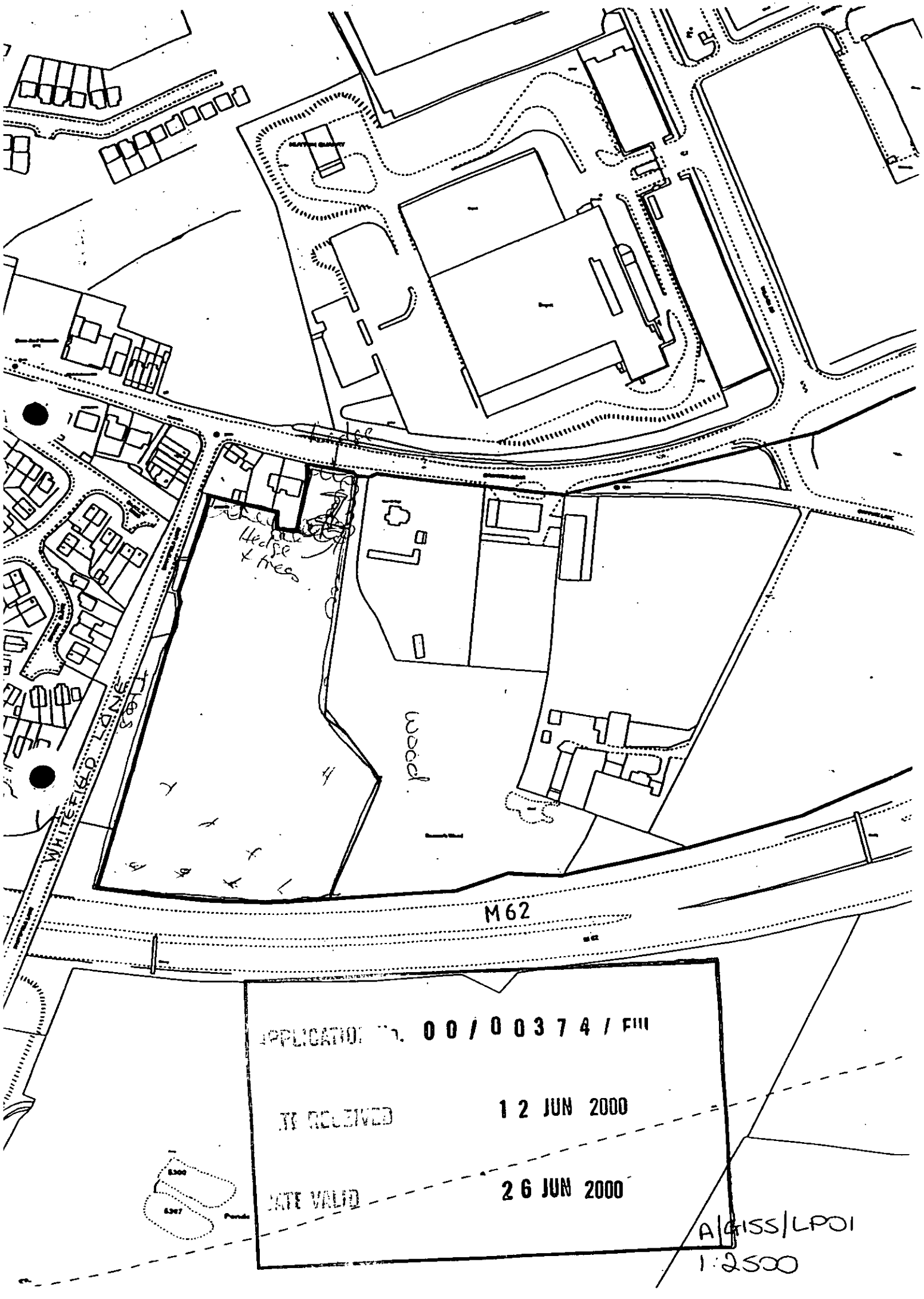
*On behalf of MORRIS HOMES LTD.

Date 9/06/00.

**delete where inappropriate*

(a) This certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).



APPLICATION No. 00/00374/FUL

RECEIVED 12 JUN 2000

VALID 26 JUN 2000

A/GISS/LP01

1:2500



Front Elevation



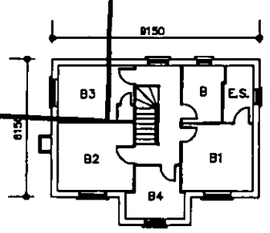
Side Elevation

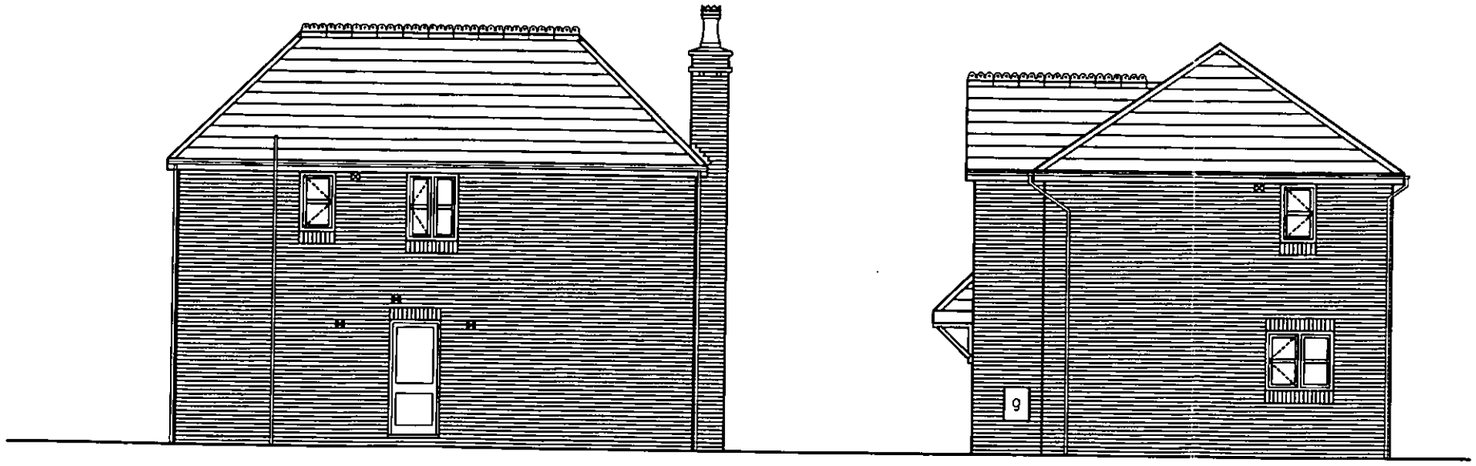
32

APPLICATION No. 00/00374/FUL

DATE RECEIVED 12 JUN 2000

DATE VALID 26 JUN 2000



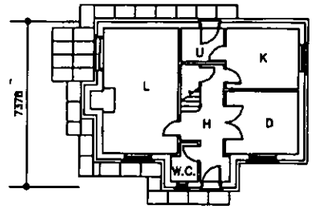


Rear Elevation

Side Elevation

GROUND FLOOR AREA 553 sqft

SCALE 1:250



COTTAGE TYPE, MATERIALS SPECIFICATION.					
ROOF TILES: – main roof	Marley modern smooth grey	BRICKWORK: –	brickwork upto dpc– blue engineering brick	CHIMNEY POT: –	Redbank terracotta 'Crowned' pot
garage roof	N/A			STONE SILLS: –	Buff artstone to front elevation only
front door/canopy	Marley modern smooth grey	MORTAR: –	natural, bucket handle joints.	KEYSTONES: –	3no. front elevation.
RIDGE TILES: –	3 hole crested terrocotta	STRING COURSE: –	N/A	RAINWATER	White UPV.C.
FINIALS: –	*	WINDOW FRAMES: –	horizontal bar– white gloss finish	EXTRACTOR FANS	White UPV.C.
CANOPY ROOF : –	10"x8" marley plain smooth grey with bonnet hip tiles	DOORS FRONT	ref. to door sched. J11 for style/colour	AIR BRICKS	as per main superstructure 225x150mm red or buff.
		FRENCH DOORS	white UPVC. REFER TO SITE SPEC		
HIP TILES: –	457mm red hip tiles to main roof	GARAGE DOORS: –	white gloss Monarch style vert.slatted refer to garage detail GR2	PLINTH BRICKS: –	Chimney plinth PL3.2 In blue engineering.
BRICKWORK: – refer to site plan	Harvest Buff Crofters Medley.	PAINT WORK: –	white gloss to all windows, soffits, bargeboards and fascias.		

MORRIS HOMES

Morris Homes Limited.
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18 The Parks,
Newton-le-Willows,
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Tel: 01942 272020
Fax: 01942 725970

APPROVED AT COMMITTEE

Job Title

THE BOLLINGTON/SA

Drawing Title

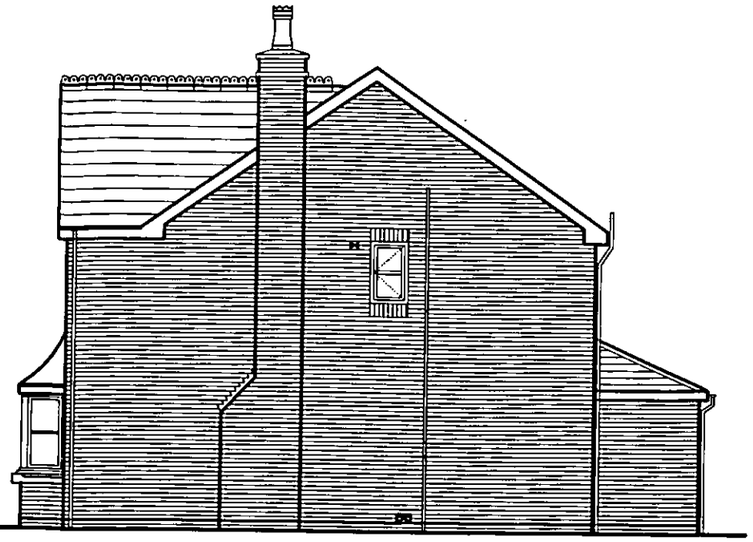
COTTAGE ELEVATIONS

Date 24/8/00

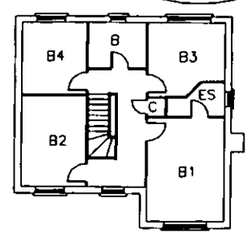
date	drawn	checked	scale	drg.no	rev
Sep '97	TFA	–	1:100	4H 1105/32sa	–

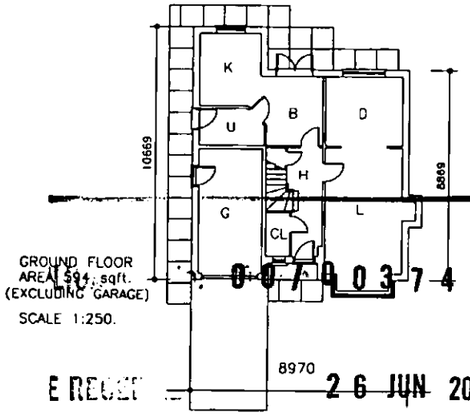


Front Elevation



Side Elevation



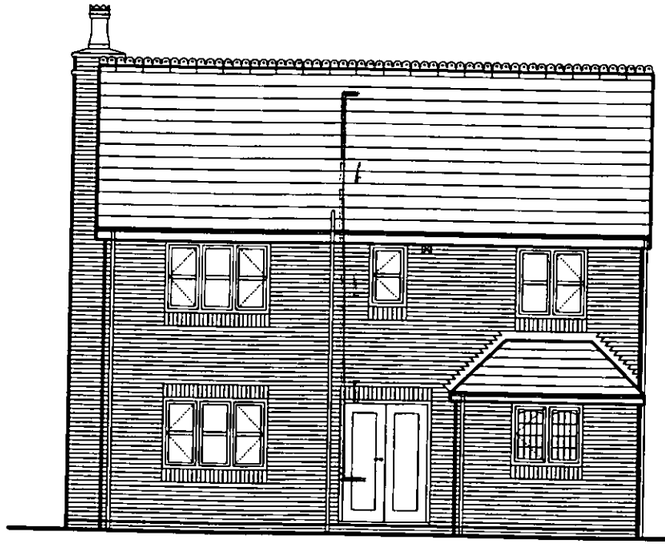


GROUND FLOOR AREA 594 sqft. (EXCLUDING GARAGE)
SCALE 1:250.

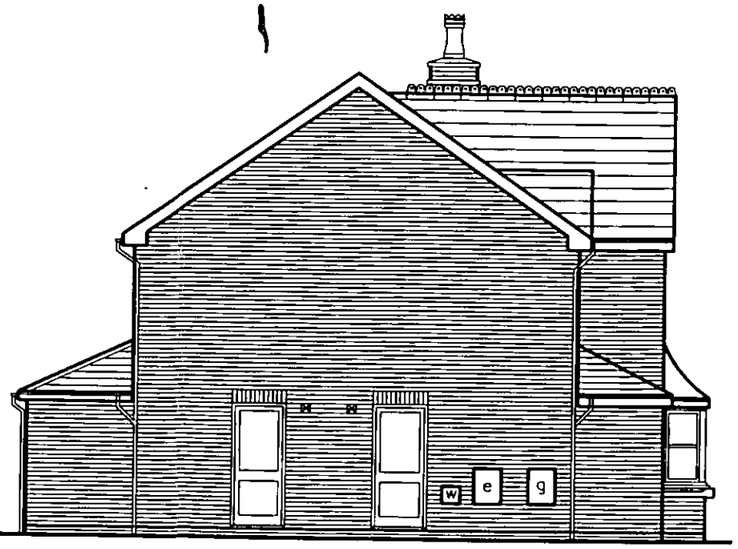
00/00374/FUL

E RECEIVED 26 JUN 2000

E VALID 26 JUN 2000



Rear Elevation



Side Elevation

MORRIS HOMES
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PLAN DISPLAYED AT COMMITTEE

Job Title
THE BRAMHALL 2

Drawing Title
COTTAGE ELEVATIONS

Date 24/8/00

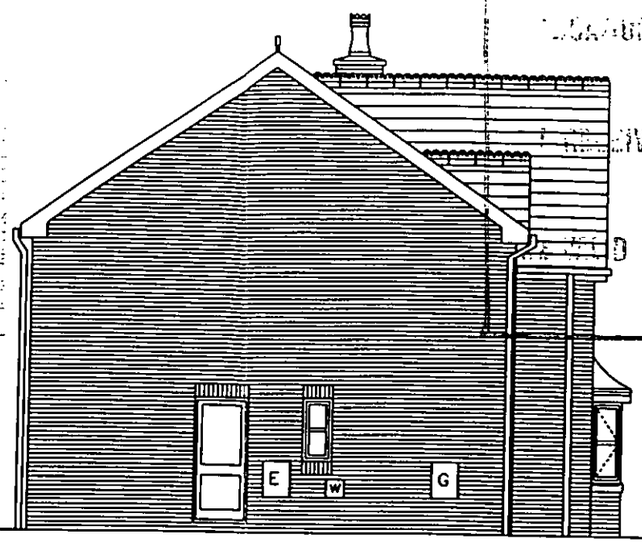
date	drawn	checked	scale	drg.no	rev
Oct '99	SJM	–	1:100	4H 1307/32	A

COTTAGE TYPE, MATERIALS SPECIFICATION.

ROOF TILES: – main roof	Marley modern smooth grey	BRICKWORK: –	brickwork upto dpc– blue engineering brick	CHIMNEY POT: –	Redbank terracotta 'Crowned' pot
garage roof	10"x8" marley plain smooth grey		contrasting brick to soldier course–	STONE SILLS: –	Buff artstone to front elevation only
front door/canopy	10"x8" marley plain smooth grey refer to low pitch detail RT1.		opposite to main house brick either 'Crofters', or'Harvest Buff'.	KEYSTONE: –	1No FRONT GABLE
RIDGE TILES: –	3 hole crested terracotta	MORTAR: –	natural, bucket handle finish	RAINWATER	White UPV.C.
FINIALS: –	N/A	STRING COURSE: –	N/A	AIR BRICKS	225X150 RED OR BUFF DEPENDENT ON MAIN BRICK.
BAY ROOF : –	Pre formed grp canopy with code 5 lead covering	WINDOW FRAMES: –	horizontal bar– white gloss finish	PLINTH BRICKS	Chimney breast plinth bricks ref. no PL 3.2. blue engineering.
HIP TILES: – garage roof	Marley plain smooth grey baby ridge tiles	FRENCH DOORS: –	gloss finish doors	EXTRACTOR FANS	White plastic terminal
BRICKWORK: –	main house brick– Chelwood Crofters Medley, or Baggeridge Harvest Buff refer to coloured site layout	GARAGE DOORS: –	white painted 'Chevron' style		
		PAINT WORK: –	white gloss to all windows, soffits, barge boards and facias		

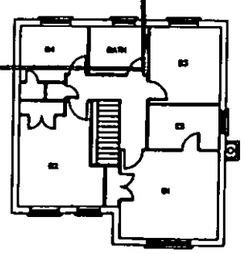


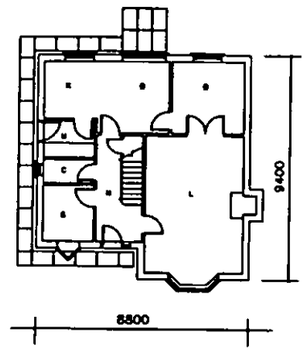
8075mm Ridge



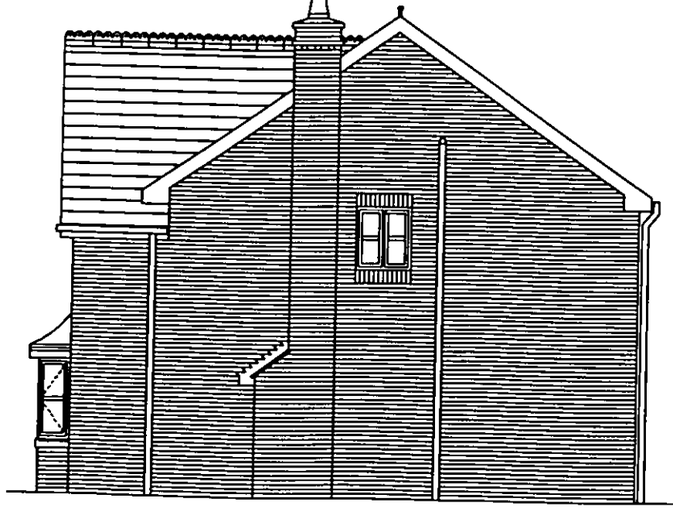
FRONT ELEVATION

SIDE ELEVATION

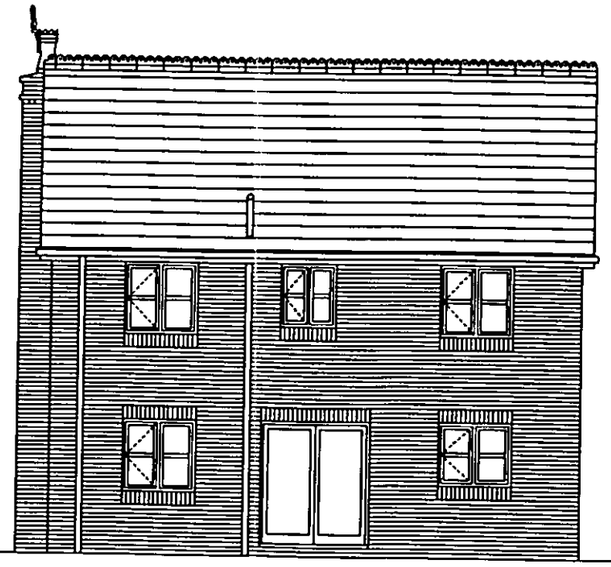




SCALE 1:250



SIDE ELEVATION



REAR ELEVATION

COTTAGE TYPE, MATERIALS SPECIFICATION.					
ROOF TILES: – main roof	Morley modern smooth grey	BRICKWORK: –	brickwork upto dpc–blue engineering brick	CHIMNEY POT: –	Red bank terracotta 'Crowned' pot
garage roof	10"x8" marley plain smooth grey			STONE SILLS: –	Buff artstone to front elevation only
front door/canopy	10"x8" marley plain smooth grey refer to low pitch detail RT1	MORTAR: –	natural, bucket handle joint.	KEYSTONE	N/A
RIDGE TILES: –	3 hole crested terracotta	STRING COURSE: –	N/A	DIAMONDS	1no front gable buff artsone
FINIALS: –	N/A	WINDOW FRAMES: –	horizontal bar– white gloss finish white gloss, timber.	RAINWATER	White UPV.C.
BAY ROOF : –	N/A	DOORS FRONT	ref. to door sched.J9 for style/colour white gloss finish		
HIP TILES: – garage /main roof	457mm red hip tiles	UTILITY		EXTERNAL LOUVRE VENT EXTRACTOR	White plastic
BRICKWORK: – refer to main brick allocation for each plot.	BAGGERIDGE HARVEST BUFF CHELWOOD CROFTERS MEDLEY	FRENCH DOORS: –	white UPVC refer to site spec		
		GARAGE DOORS: –	white painted 'Chevron' pattern	EXTRENAL AIRBRICK	as per moin superstructure brick colour 225x150mm, red or buff.
		PAINTWORK: –	white gloss to all windows, soffits, barge boards and facias.		

00/U0374/FUL
12 JUN 2000
26 JUN 2000

32

MORRIS HOMES

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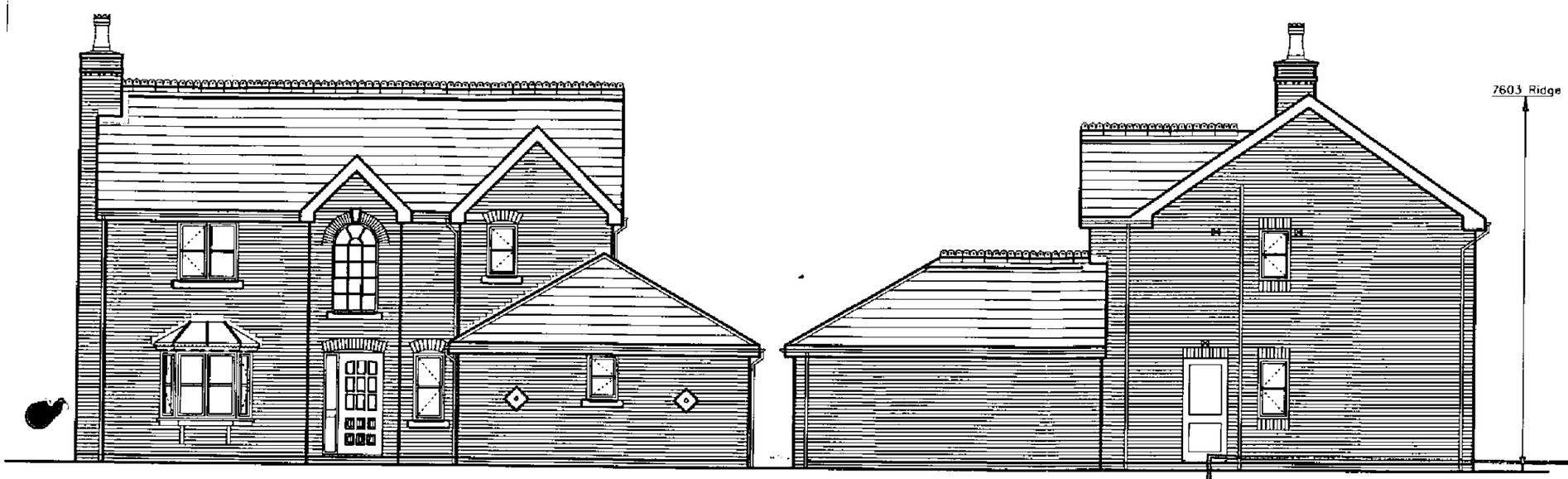
PLAN DISPLAYED AT COMMITTEE

Job Title
THE WILLINGTON

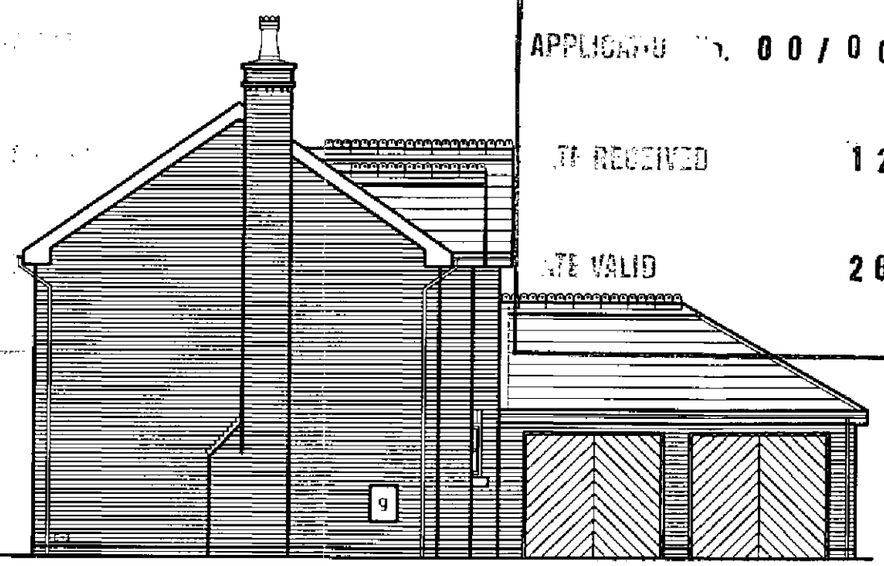
Drawing Title
COTTAGE ELEVATIONS Date 24/8/00

date	drawn	checked	scale	drg.no	rev
Sep '97	TFA	–	1:100	4H 1450/32	–





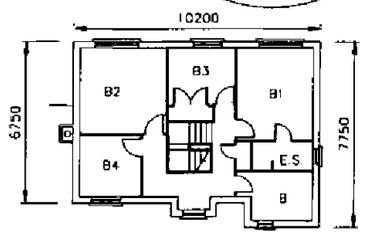
Rear Elevation



Side Elevation

7603 Ridge

32



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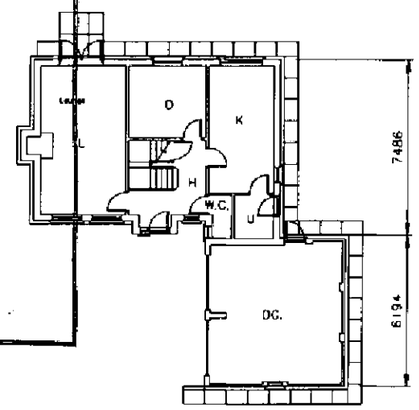

APPLICATION No. 00/00374/FUL

RECEIVED 12 JUN 2000

VALID 26 JUN 2000

TYPICAL PLAN OF GROUND FLOOR AREA 680 sqft

SCALE 1:250

COTTAGE TYPE, MATERIALS SPECIFICATION.					
ROOF TILES: – main roof	Marley modern smooth grey	BRICKWORK: –	brickwork upto dpc–blue engineering brick	CHIMNEY POT: –	Redbank terracotta 'Crowned' pot
garage roof	Marley modern smooth grey	MORTAR: –	natural, bucket handle joints.	STONE SILLS: –	Buff artstone to front elevation only
RIDGE TILES: –	3 hole crested terracotta	STRING COURSE: –	N/A	KEYSTONES: –	1no. front elevation.
FINIALS: –	N/A	DOORS FRONT: –	refer to door schedule J11 for style/colour	RAINWATER	White UPV.C.
		UTILITY	white gloss finish	EXTRACTOR FANS	White UPV.C.
HIP TILES: –		WINDOW FRAMES: –	horizontal bar– white gloss finish	AIR BRICKS	225x150 red/buff airbrick
garage roof	Marley Angular red Hip 475mm	FRENCH DOORS: –	white UPVC ref. to site spec.	PLINTH BRICKS: –	Chimney plinth PL3.2 in blue engineering.
BRICKWORK: – refer to site plan	Harvest Buff Crofters Medley.	GARAGE DOORS: –	Chevron style door painted white	STONE DIAMONDS: –	2no. garage side elevation.
		PAINTWORK: –	white gloss to all windows, soffits, bargeboards and facias.		

MORRIS HOMES

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PLAN DISPLAYED AT COMMITTEE

Job Title
THE ALDERLEY EDGE

Drawing Title
COTTAGE ELEVATIONS

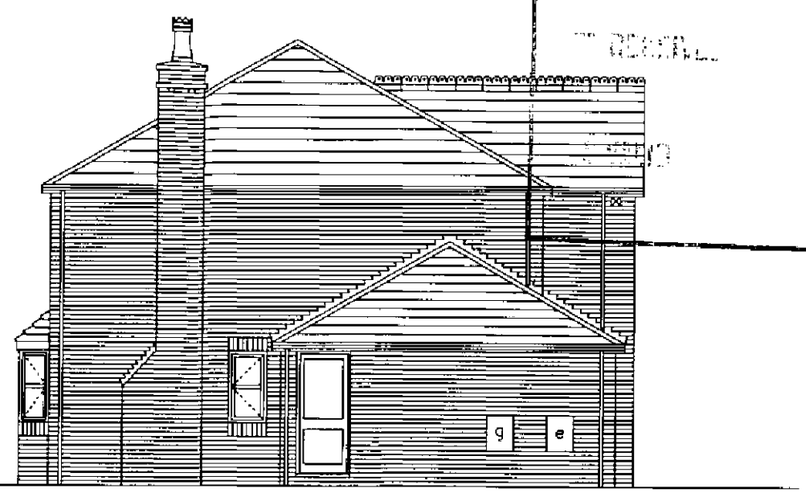
Date 24/8/00

date	drawn	checked	scale	drg no.	rev
Sep '97	TFA	–	1:100	4H 1367/32	–

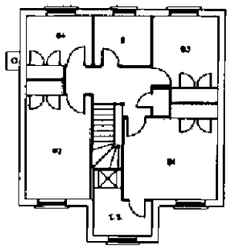
APPLICATION NO. 00/0034/FUL
RECEIVED
12 JUN 2000
REGISTERED
26 JUN 2000
32

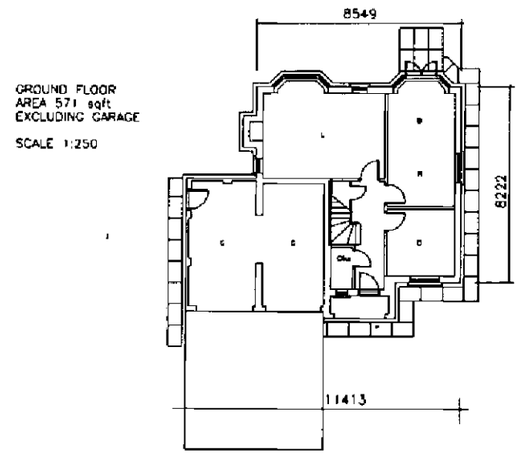


FRONT ELEVATION



SIDE ELEVATION



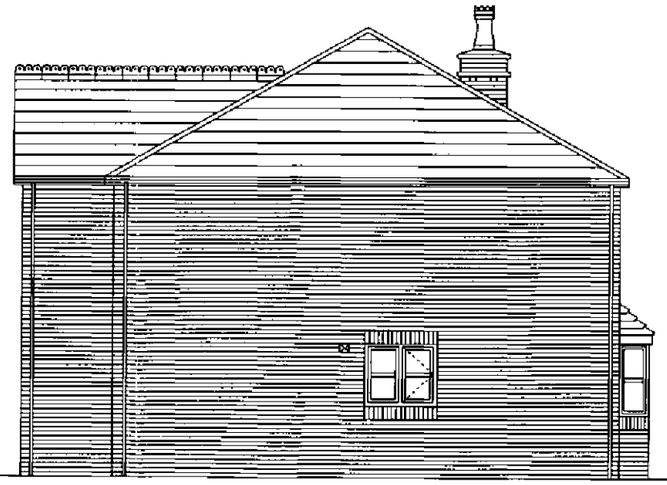


GROUND FLOOR
AREA 571 sqft
EXCLUDING GARAGE

SCALE 1:250



REAR ELEVATION



SIDE ELEVATION

COTTAGE TYPE, MATERIALS SPECIFICATION.					
ROOF TILES: – main roof	Marley modern smooth grey	BRICKWORK: –	brickwork upto dpc–blue engineering brick	CHIMNEY POT: –	Redbank terracotta 'Crowned' pot
garage roof	10"x8" marley plain smooth grey	MORTAR: –	natural	STONE SILLS: –	Buff artstone to front elevation only
front door/canopy	10"x8" marley plain smooth grey	STRING COURSE: –	N/A	KEYSTONE DIAMONDS	2no front gable buff artstone
RIDGE TILES: –	refer to detail RT1 for low pitch roof	WINDOW FRAMES: –	horizontal bar– white gloss finish		N/A
BAY ROOF : –	3 hole crested terracotta	FRONT DOORS: –	ref to dr. schedule J9 for style/colour	RAINWATER	White UPV.C.
HIP TILES: –	10x8"marley plain smooth grey with mitred hips and lead soakers	PERSONNEL DOORS:	–white gloss	EXTERNAL LOUVRE VENT EXTRACTOR	White plastic
main/garage	Marley plain angular red 457mm. to garage and main roof	FRENCH DOORS: –	white UPVC refer to site spec.	EXTERNAL AIRBRICK	as per main superstructure brick colour. 225x150mm red or buff.
BRICKWORK: – refer to main brick allocation for each plot.	BAGGERIDGE HARVEST BUFF CHELWOOD CROFTERS MEDLEY	GARAGE DOORS: –	white pointed 'Chevron' pattern		
		PAINTWORK: –	white gloss to all windows, soffits, bargeboards and facias.	PLINTH BRICK TO CHIMNEY	blue engineering type PL3.2

MORRIS HOMES

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Job Title

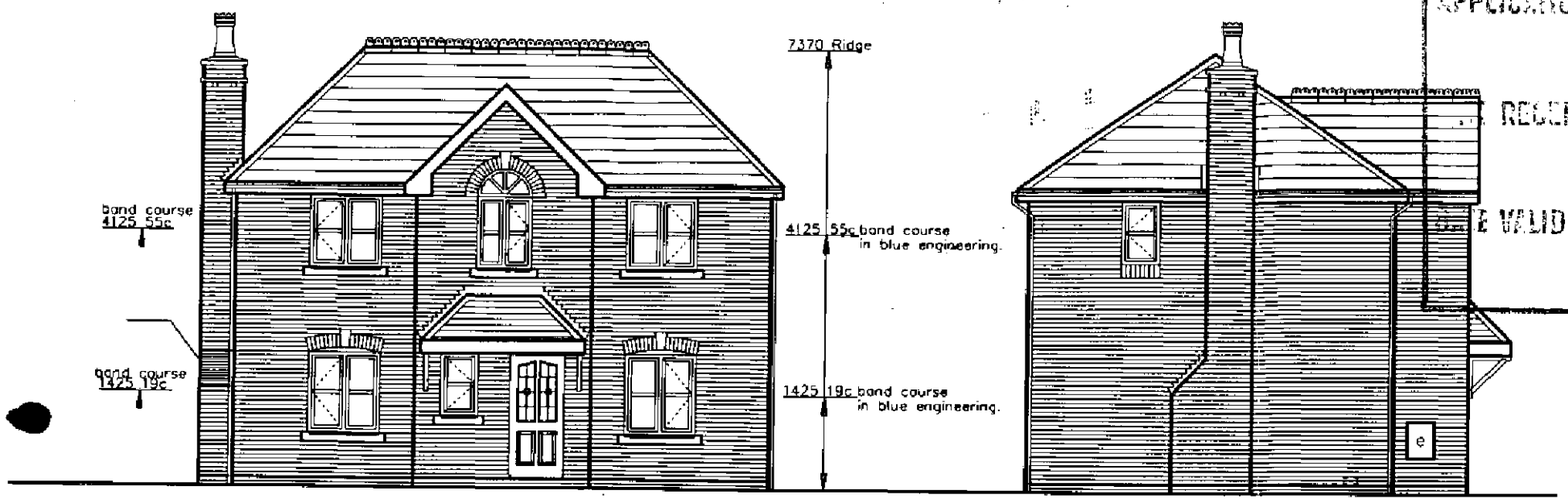
THE ADLINGTON

Drawing Title

COTTAGE ELEVATIONS

PLAN DISPLAYED AT COMMITTEE
Date 24/8/00

date	drawn	checked	scale	drg.no	rev
Sep '97	TFA	–	1:100	4H 1270/32	A



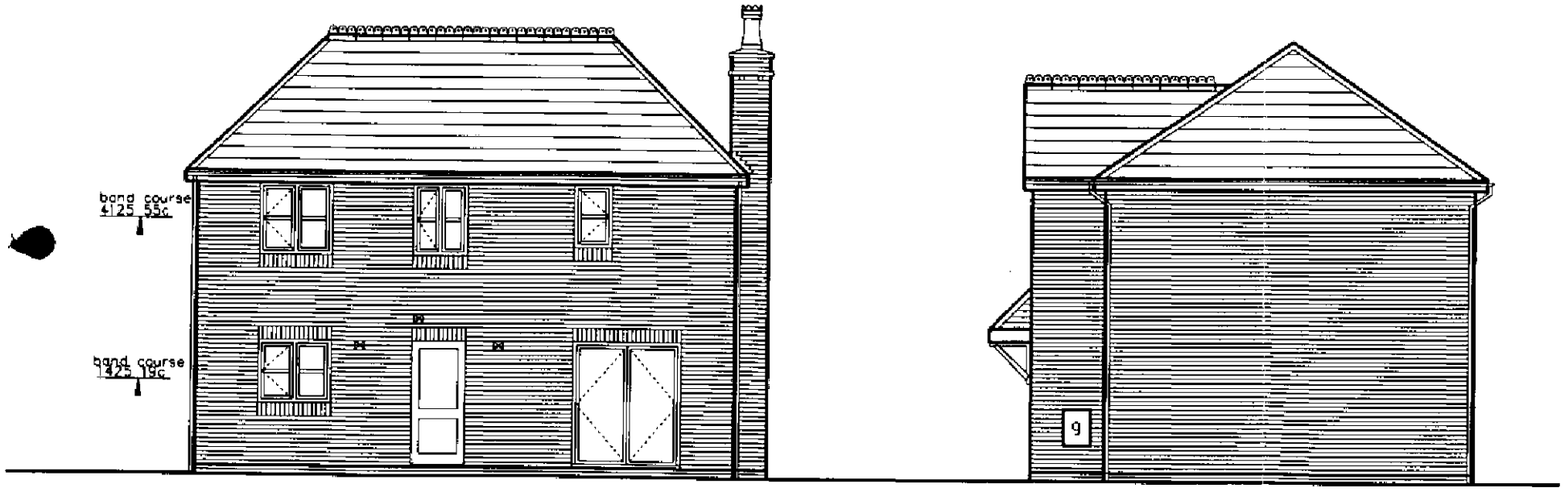
Front Elevation

Side Elevation

APPLICATION No. 00/00374/FUL
RECEIVED 12 JUN 2000
VALID 26 JUN 2000

32





Rear Elevation

Side Elevation

COTTAGE TYPE, MATERIALS SPECIFICATION.					
ROOF TILES: – main roof	Marley modern smooth grey	BRICKWORK: –	brickwork upto dpc– blue engineering brick	CHIMNEY POT: –	Redbank terracotta 'Crowned' pot
garage roof	N/A			STONE SILLS: –	Buff artstone to front elevation only
front door/canopy	Marley modern smooth grey	MORTAR: –	natural, bucket handle joints.	KEYSTONES: –	3no. front elevation.
RIDGE TILES: –	3 hole crested terracotta	STRING COURSE: –	N/A	RAINWATER	White UPV.C.
FINIALS: –	*	WINDOW FRAMES: –	horizontal bar– white gloss finish	EXTRACTOR FANS	White UPV.C.
CANOPY ROOF : –	10"x8" marley plain smooth red with red baby hip tiles	DOORS FRONT	– ref.to dr sched.J9 for style/colour	AIR BRICKS	as per main superstructure 225x150mm red or buff.
HIP TILES: –	457mm red hip to main roof	FRENCH DOORS	white UPVC.	PLINTH BRICKS: –	Chimney plinth PL3.2 in blue engineering.
BRICKWORK: – refer to site plan	Harvest Buff Crofters Medley.	GARAGE DOORS: –	white gloss chevron pattern refer to garage detail GR2		
		PAINT WORK: –	white gloss to all windows, soffits, barge boards and facias.		

MORRIS HOMES

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Job Title
THE BOLLINGTON

Drawing Title
COTTAGE ELEVATIONS

date	drawn	checked	scale	drg.no	rev
Sep '97	TFA	–	1:100	4H 1060/32	A

PLICATION No. 00/00374/FUL
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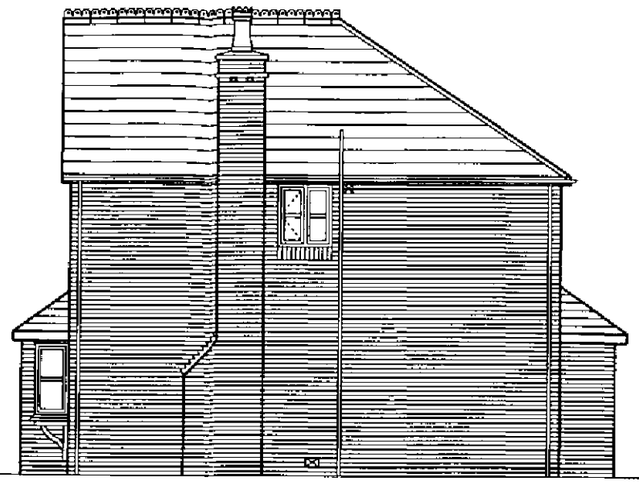
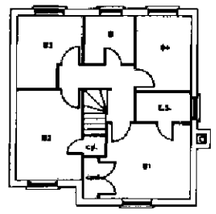
TE VALID

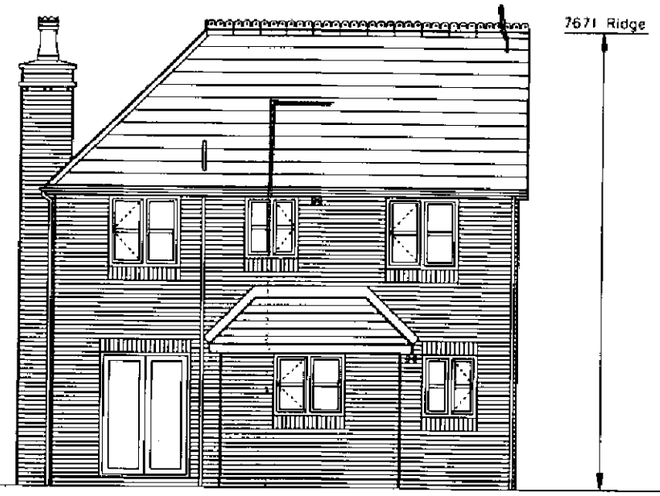


Front Elevation



Side elevation

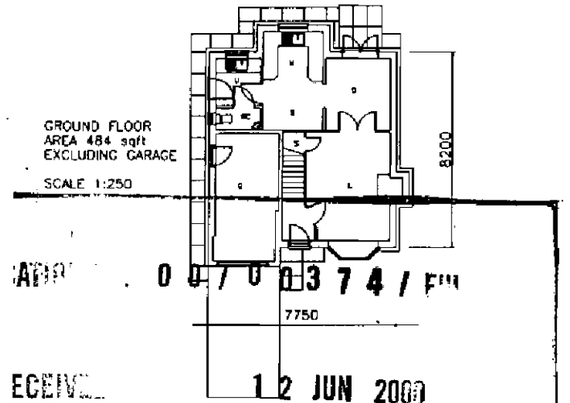




Rear elevation



Side elevation



APPLICATION No. 00/00374/FUL
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MORRIS HOMES

COTTAGE TYPE, MATERIALS SPECIFICATION					
ROOF TILES: – main roof garage roof front door/canopy	Marley modern smooth grey 10"x8" marley plain smooth grey 10"x8" marley plain smooth grey refer to low pitch detail RT1	BRICKWORK: –	brickwork upto dpc– blue engineering brick	CHIMNEY POT: –	Redbank terracotta 'Crowned' pot
RIDGE TILES: –	3 hole crested terracotta	MORTAR: –	natural, bucket handle	STONE SILLS: –	Buff artstone to front elevation only
FINNIALS: –	N/A	STRING COURSE: –	N/A	KEYSTONE	1no front gable buff artstone
HIP TILES: –	Marley plain smooth grey baby hip tiles 325mm. to lower canopy. 457mm red hip to main roof	WINDOW FRAMES: –	horizontal bar– white gloss finish	DIAMONDS	2no front gable buff artstone
		DOORS FRONT :–	refer to door sched. J9 for style/col	RAINWATER	White UPV.C.
BRICKWORK: – refer to main brick allocation for each plot.	BAGGERIDGE HARVEST BUFF CHELWOOD CROFTERS MEDLEY	FRENCH DOORS	white UPVC	EXTERNAL LOUVRE VENT EXTRACTER	White plastic
		GARAGE DOORS: –	white painted 'Chevron' pattern	EXTERNAL AIRBRICK	as per main superstructure brick colour 225x150mm red or buff.
		PAINTWORK: –	white gloss to all windows, soffits, bargeboards and fascias.	PLINTH BRICK: –	chimney breast plinth in blue engineering ref. PL3.2.

Job Title
THE APPLETON2
PART M

PLAN DISPLAYED AT COMMITTEE

Drawing Title
COTTAGE ELEVATIONS

Date 24/8/00

date	drawn	checked	scale	dwg no	rev
Sep '97	TFA	–	1:100	4H 1054/32	A

APPLICATION No. 00/00374/FUL

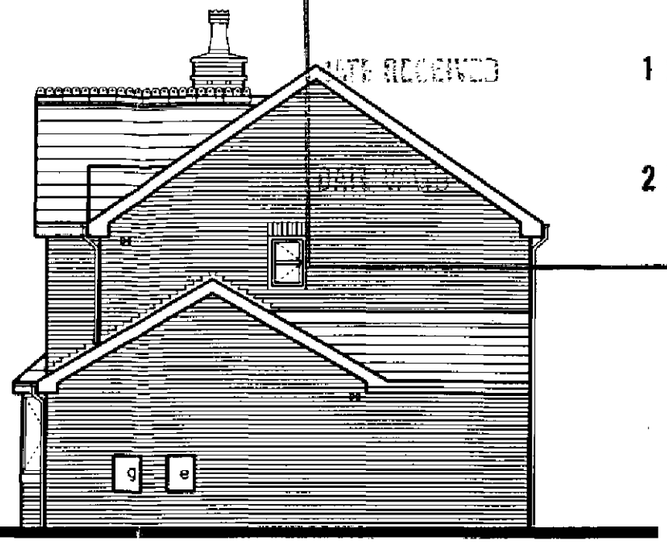
DATE RECEIVED 12 JUN 2000

DATE MADE VALID 26 JUN 2000

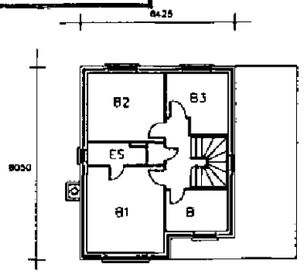
32

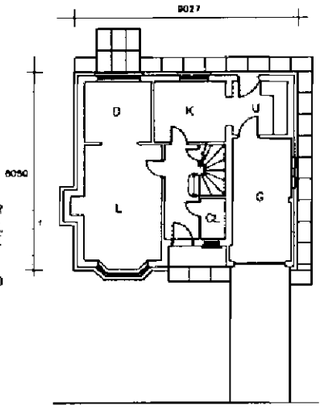


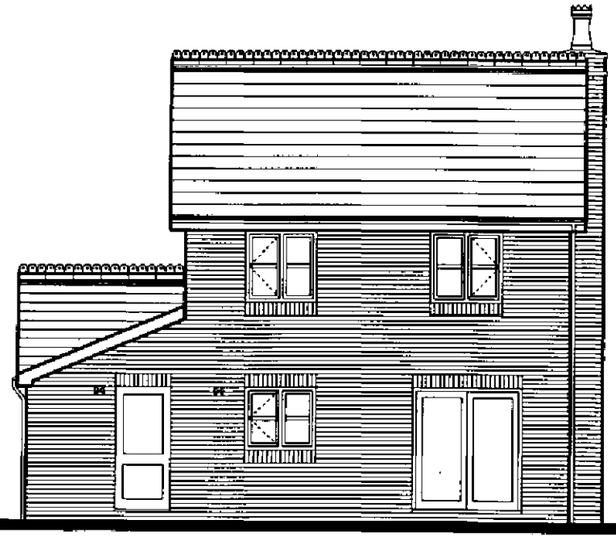
Front Elevation



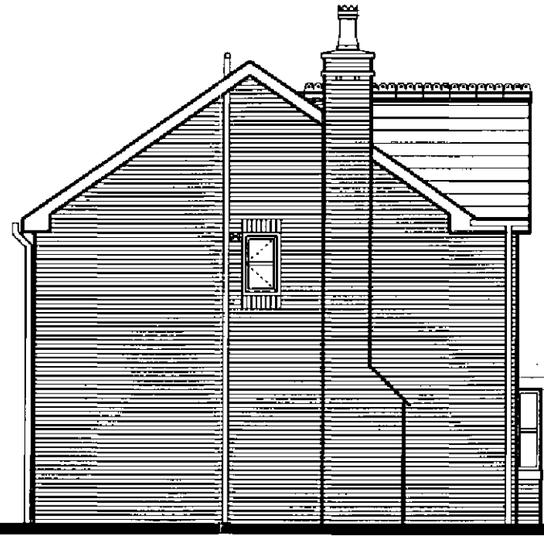
Side elevation







Rear elevation



Side elevation

COTTAGE TYPE, MATERIALS SPECIFICATION.					
ROOF TILES: –		BRICKWORK: –	brickwork upto dpc–blue engineering brick	CHIMNEY POT: –	Redbank terracotta 'Crowned' pot
main roof	Marley modern smooth grey			STONE SILLS: –	Buff artstone to front elevation only
garage roof	10"x8" marley plain smooth grey	MORTAR: –	natural, bucket handle joint.	KEYSTONE DIAMONDS	1no. to front gable.
front door/canopy	10"x8" marley plain smooth grey	STRING COURSE: –	N/A		
	refer to RT1_2 for details of low pitches	WINDOW FRAMES: –	horizontal bar– white gloss finish	RAINWATER	White UPV.C.
RIDGE TILES: –	3 hole crested terracotta			EXTERNAL LOUVRE VENT EXTRACTOR	White plastic
FINIALS: –	N/A				
BAY ROOF : –	10"x8" marley plain smooth grey with mitred hips & lead soakers.	FRENCH DOORS	white UPVC ref to site spec		
BRICKWORK: –	BAGGERIDGE HARVEST BUFF			EXTRENAL AIRBRICK	as per main superstructure brick colour 225x150mm red or buff
refer to main brick allocation for each plot	CHELWOOD CROFTERS MEDLEY	GARAGE DOORS: –	white pointed 'Chevron' pattern		
		PAINT WORK: –	white gloss to all windows, soffits, bargeboards and facias.	PLINTH BRICK: –	blue engineering ref PL3.2 to chimney breast.

MORRIS HOMES

Morris Homes Limited.
Morland House,
18 The Parks,
Newton-le-Willows,
Merseyside WA12 0JQ
Tel: 01942 272020
Fax: 01942 725970

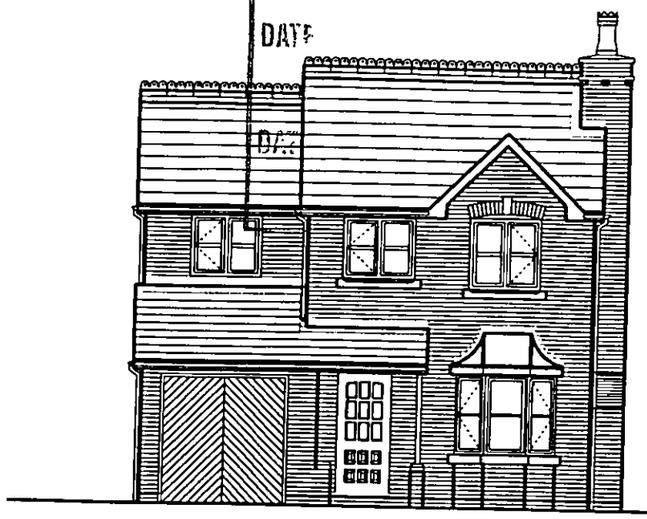
PLAN DISPLAYED AT COMMITTEE Date 24/8/00

Job Title
THE WILMSLOW

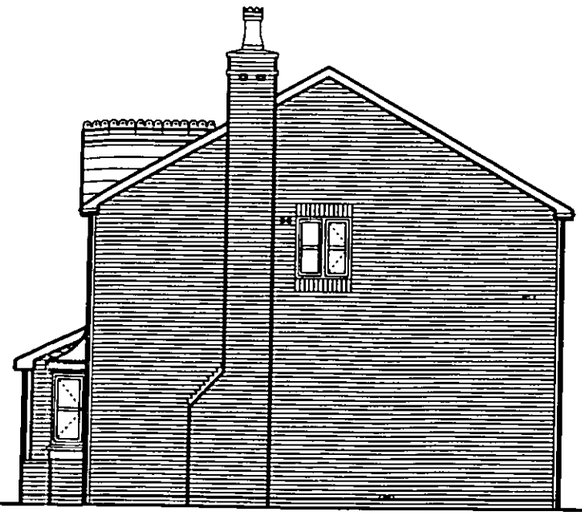
Drawing Title
COTTAGE ELEVATIONS

date	drawn	checked	scale	drgno	rev
Nov '97	TFA	–	1:100	3H 954/32	–

DATE
DATE



FRONT ELEVATION



SIDE ELEVATION

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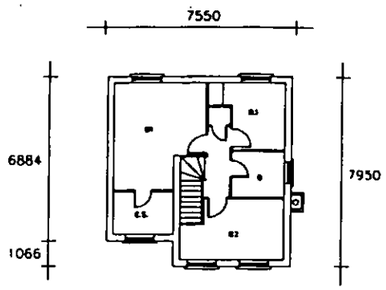
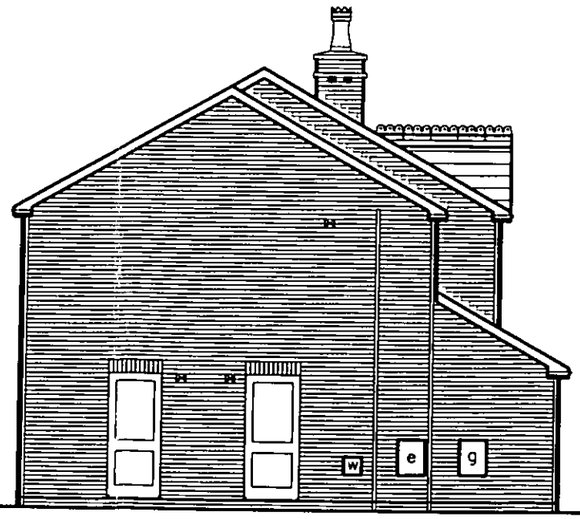
ALLD 26 JUN 2000
32

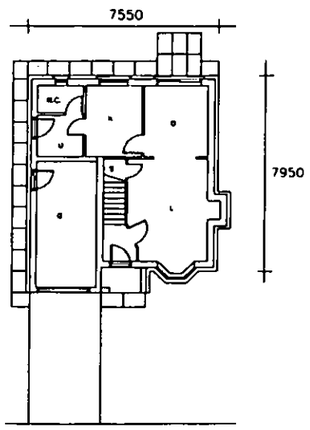




REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
AREA 437 sqft
EXCLUDING GARAGE

SCALE 1:250 @

MORRIS HOMES

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Merseyside WA12 0JQ
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COTTAGE TYPE, MATERIALS SPECIFICATION.

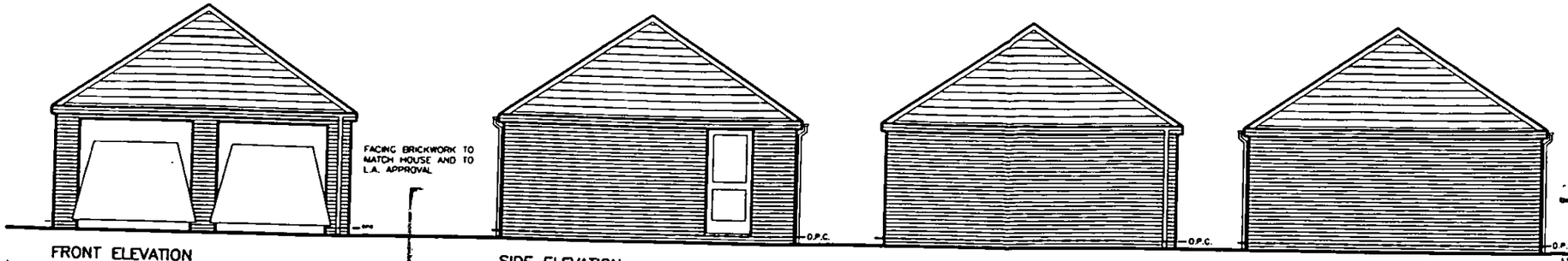
ROOF TILES: - main roof	Marley modern smooth grey	BRICKWORK: -	brickwork upto dpc-blue engineering brick	CHIMNEY POT: -	Redbank terracotta 'Crowned' pot
garage roof	10"x8" marley plain smooth grey	MORTAR: -	natural, bucket handle joint.	STONE SILLS: -	Buff artstone to front elevation only
front door/canopy	10"x8" marley plain smooth grey with special decking refer to detail RT1	STRING COURSE: -	N/A	KEYSTONE	1no front gable buff artstone
RIDGE TILES: -	3 hole crested terracotta	WINDOW FRAMES: -	horizontal bar- white gloss finish	DIAMONDS	N/A
FINIALS: -	N/A	DOORS-FRONT	white gloss finish	RAINWATER	White UPV.C.
BAY ROOF : -	Stormking GRP canopy	UTILITY/PERS/NL	white gloss finish		
HIP TILES: - garage/canopy roof	Marley plain smooth grey baby ridge tiles	FRENCH DOORS	white UPVC Refer to site spec	EXTERNAL LOUVRE VENT EXTRACTOR	White plastic
BRICKWORK: - refer to main brick allocation for each plot.	BAGGERIDGE HARVEST BUFF CHELWOOD CROFTERS MEDLEY	GARAGE DOORS: -	white pointed 'Chevron' pattern	EXTERNAL AIRBRICK	as per main superstructure brick colour 225x150mm red or buff
		PAINT WORK: -	white gloss to all windows, soffits, barge boards and facias	CHIMNEY PLINTH: -	chimney plinth brick PL3 2 in blue engineering

Job Title
THE CARESTHORNE

Drawing Title
COTTAGE ELEVATIONS

24/8/00

date	drawn	checked	scale	drg.no	rev
Sep '97	TRA	-	1:100	3H 916/32	-



FRONT ELEVATION

DOUBLE GARAGE (pyramid roof)

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

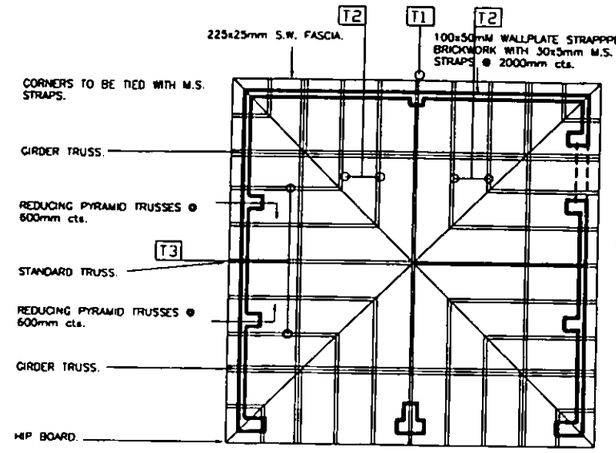
garage

GR 1

PLICATION NO. 0 0 7 0 3 7 4 / FUL

E RECEIVED 26 JUN 2000

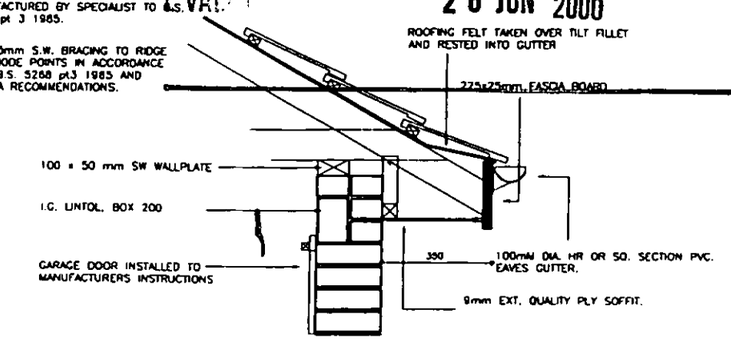
E VALID 26 JUN 2000



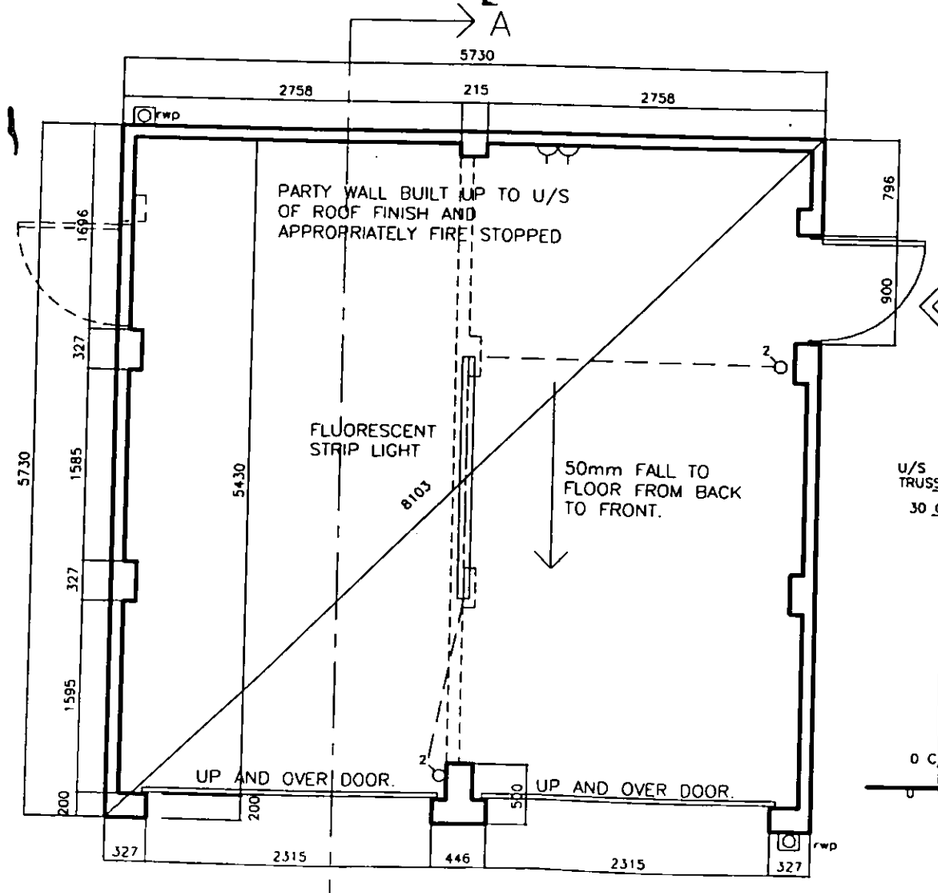
ROOF PLAN

TRUSSES @ 600mm cts. PITCH @30DEG. TO BE DESIGNED AND MANUFACTURED BY SPECIALIST TO B.S. 5268 pt 3 1985.

100x25mm S.W. BRACING TO RIDGE AND NODE POINTS IN ACCORDANCE WITH B.S. 5268 pt.3 1985 AND STRADA RECOMMENDATIONS.

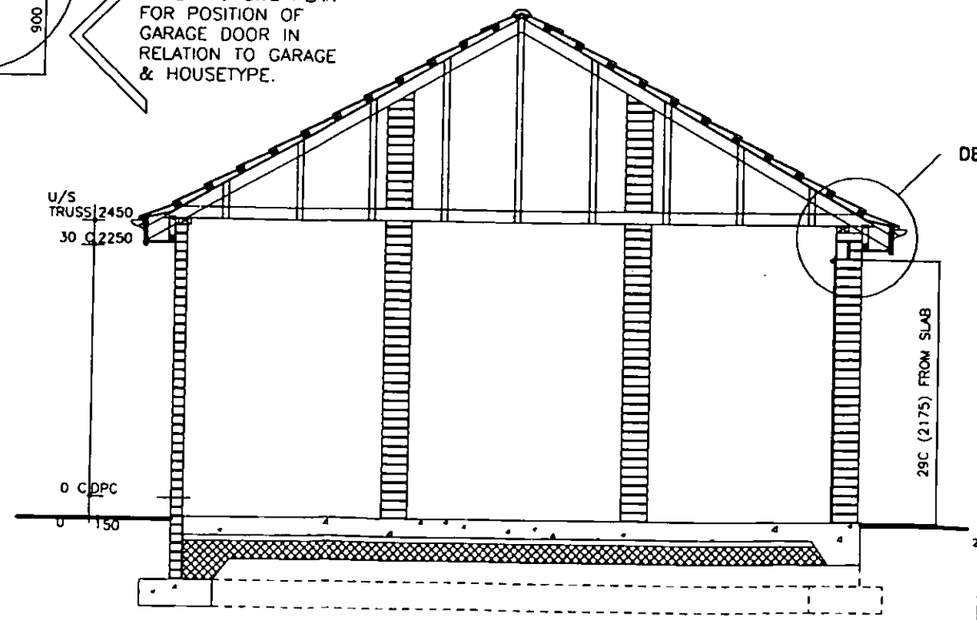


DETAIL A

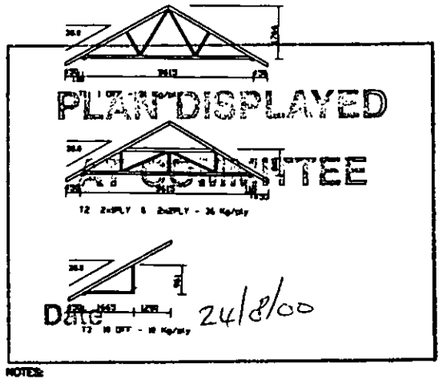


PLAN

REFER TO SITE PLAN FOR POSITION OF GARAGE DOOR IN RELATION TO GARAGE & HOUSETYPE.



SECTION A-A



NOTES:

ROOF CONSTRUCTION:

CONCRETE INTERLOCKING ROOF TILES ON 38x25 mm S.W. BATTENS ON LAYER OF UNTEARABLE ROOFING FELT ON 30DEG. PITCH ROOF TRUSSES @ 600mm cts. TIED INTO BRICKWORK WITH GALVANISED MILD STEEL STRAPS. TRUSSES TO BE BRACED IN ACCORDANCE WITH B.S. 5268 pt 3 1985.

FLOOR CONSTRUCTION:

TO BE 150mm CONCRETE SLAB (50mm FALL FROM BACK TO FRONT) ON 1000 GAUGE DPM ON SAND BLINDING ON 150mm WELL COMPACTED HARDCORE.

rev.		
A	ADDITIONAL ELEVATIONS SHOWN.	20/06/00 SJM

title	date	drawn	checked	scale	dwg. no	rev
DETACHED GARAGE DETAILS PYRAMID GARAGE	Sep '97	TFA	–	1:100	GR1	A

MORRIS HOMES

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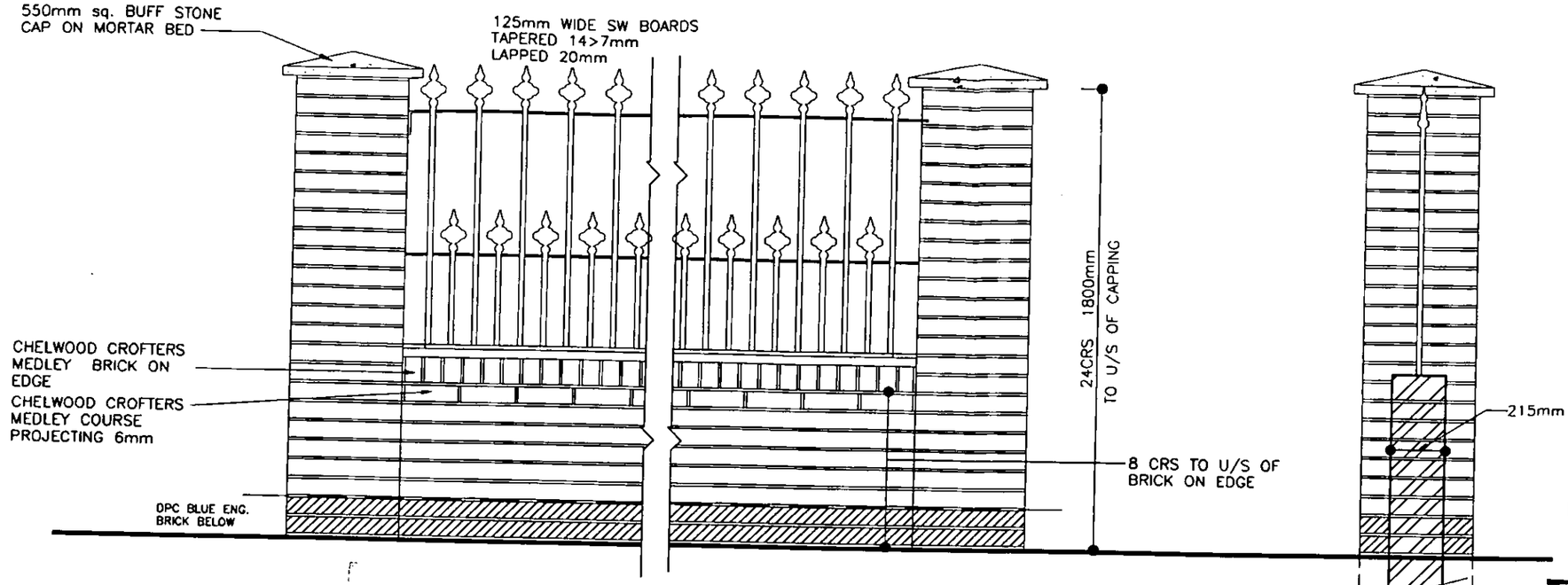
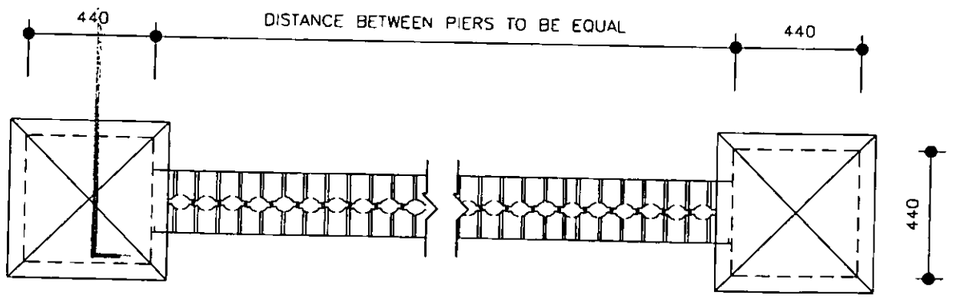


FRONT ELEVATION



PLAN

SECTION

NOTES:

1. MOVEMENT JOINTS AT 12mm MAX DIMENSION.
2. MOVEMENT JOINTS AT CHANGES IN HEIGHT.
3. MOVEMENT JOINTS IN SHORT RETURNS LESS THAN 900mm.
4. MOVEMENT JOINTS ADJACENT TO BUILDING.
5. 12mm JOINT WIDTH WITHIN AREOFILL EXPANSION MATERIAL AND MASTIC POINTED TO FINISH.

FOUNDATIONS

600x200mm STRIP FOOTING TO U/S OF 215 THICK WALL TO BE INCREASED LOCALLY AROUND PIERS. DEPTH OF FOUNDATION TO BE DETERMINED BY SITE CONDITIONS.

GROUND WORKS:

THE STANDARD SPECIFICATION RELATES TO SITES WITHOUT THE FOLLOWING CONDITIONS:
SHOULD ANY OF THESE CONDITIONS OCCUR, REFERENCE MUST BE MADE TO OBTAIN THE STRUCTURAL ENGINEERS ADVICE.

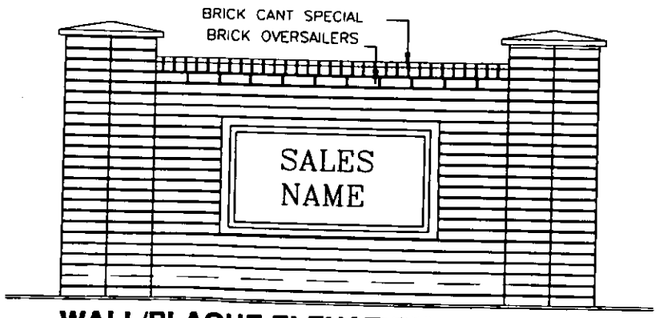
1. PRESENCE OF TREES EITHER ON OR ADJACENT SITE (REFER TO NHBC PRACTISE NOTE 3).
2. PRESENCE OF PONDS &/OR STREAMS.
3. KNOWLEDGE OF, OR DISCOVERY OF TIPPED OR WASTE MATERIALS.
4. KNOWLEDGE OF, OR DISCOVERY OF OLD MINE OR QUARRY WORKINGS.

RAILING SPECIFICATION

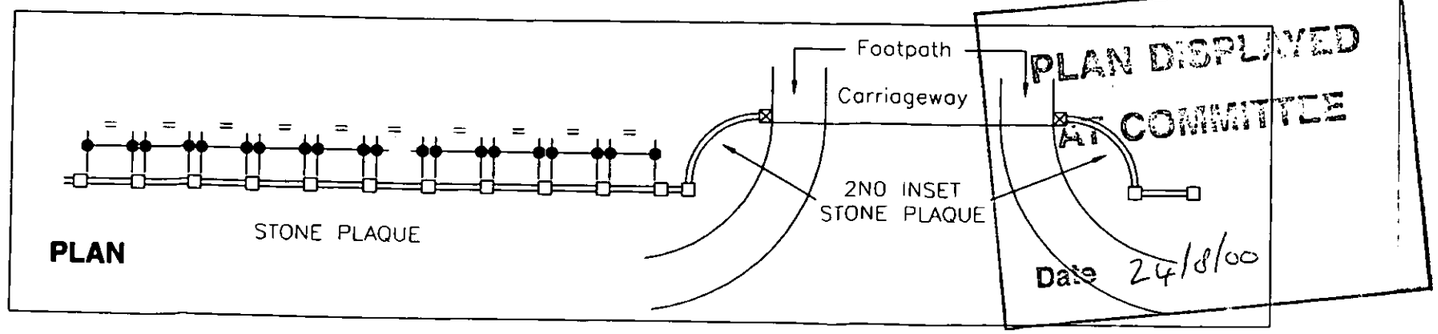
TO BE FORMED IN MILD STEEL WITH LEAD FREE EXTERNAL QUALITY PAINT FINISH, SITE SPECIFIC COLOUR. GATE TO INCLUDE MATCHING BRACKETS PLUGGED & SCREWED TO WALL. RAILINGS TO BE BUILT IN OR PLUGGED & SCREWED TO WALLS VIA BRACKETS DEPENDENT UPON POSITION.

LIS 0 0 0 3 7 4 / FIII
26 JUN 2000
VALID 26 JUN 2000

REFER TO DRAWING OFFICE FOR MAIN/CONTRASTING BRICK COLOURS.



WALL/PLAQUE ELEVATION



PLAN

PLAN DISPLAYED AT COMMITTEE
Date 24/8/00

title	date	drawn	checked	scale	dwg. no	rev
SCREEN WALL/RAILING DETAIL FONTING WHITEFIELD LANE HUYTON	JUN 2000	MF	-	1:20	WR01	-

MORRIS HOMES
Morris Homes Limited,
Morland House,
18 The Parks,
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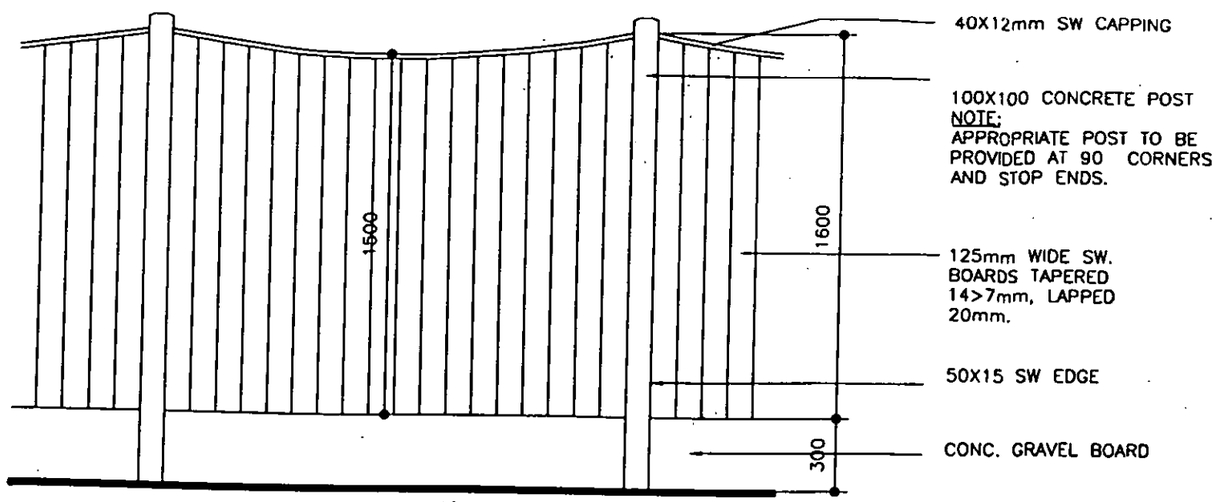
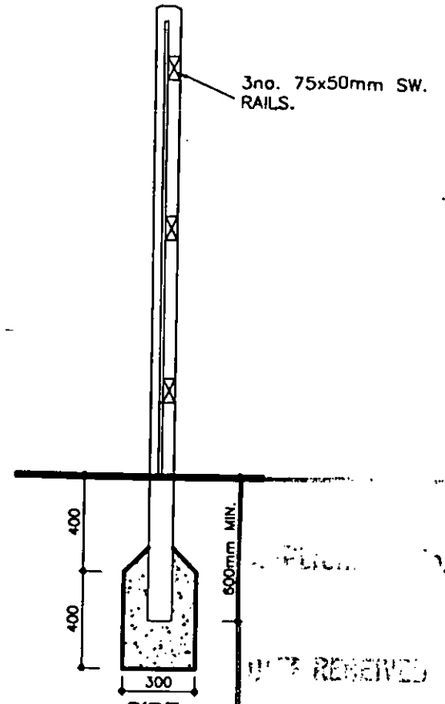


FRONT

1.8m HIGH CONCRETE POST AND TIMBER PANEL FENCE



SIDE

fencing

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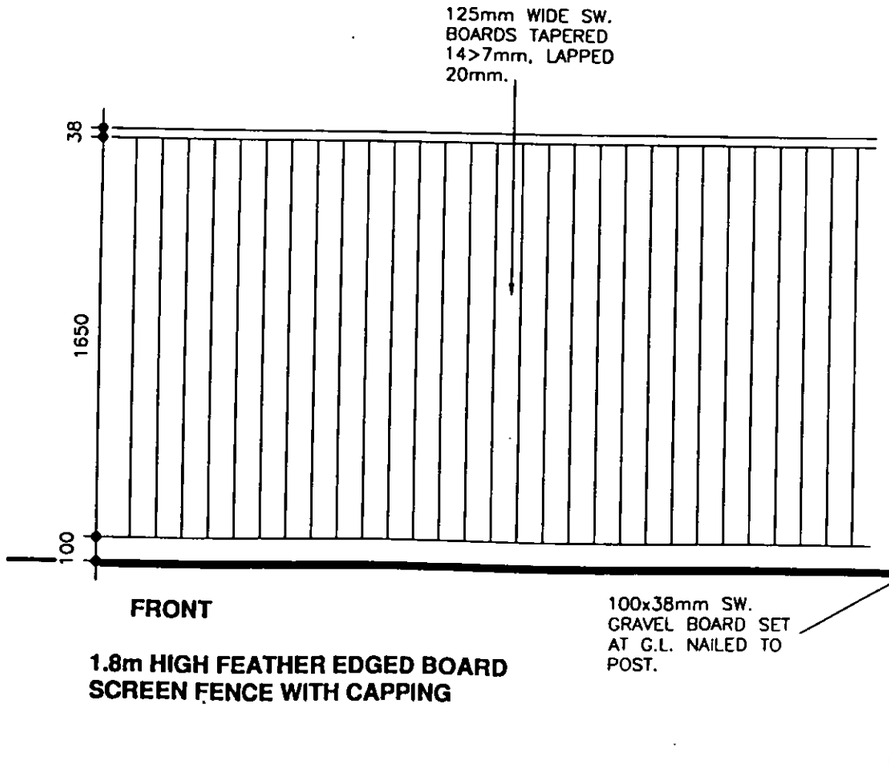
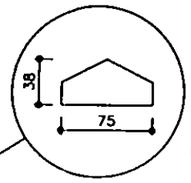
00/00374/FUL
RECEIVED
12 JUN 2000
DATE VALID
26 JUN 2000
PLAN DISPLAYED
AT COMMITTEE
Date 24/8/00

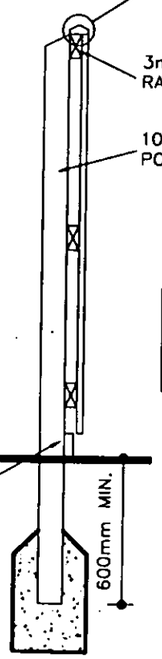


FRONT

1.8m HIGH FEATHER EDGED BOARD SCREEN FENCE WITH CAPPING

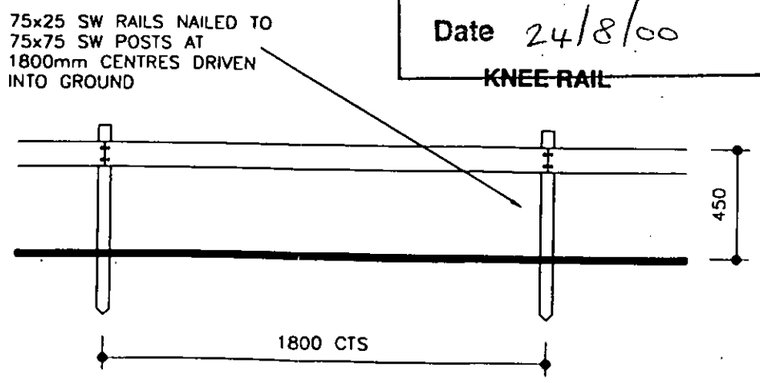


CAPPING DETAIL



SIDE

STAIN TO FENCE & POSTS:-
RENTOKILL CELLCURE PRESSURE TREATED CELL BRONZE TO B.S. 1722 PART 3.



FRONT

KNEE RAIL

rev.	

title	date	drawn	checked	scale	dwg. no	rev
STANDARD SCREEN FENCE DETAILS 1	APR 98	TFA	-	1:25	F1_1	-

MORRIS HOMES
Morris Homes Limited.
Marland House,
18 The Parks,
Newton-le-Willows,
Merseyside WA12 0JQ
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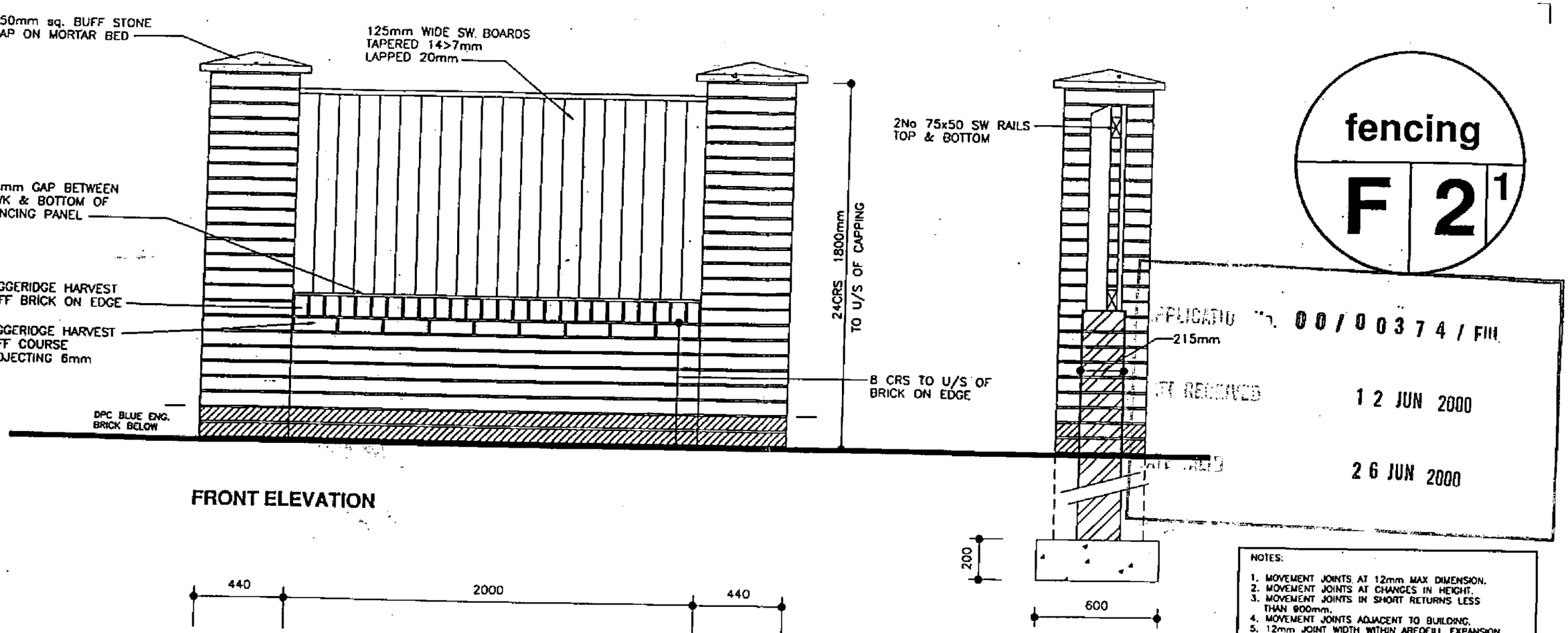
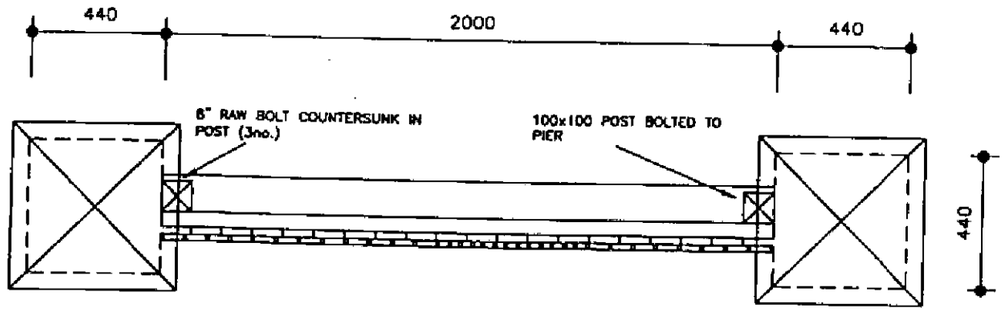


FRONT ELEVATION

SECTION



PLAN

STAIN TO FENCE & POSTS:-
RENTOKILL CELLCURE PRESSURE TREATED CELL BRONZE TO B.S. 1722 PART 3.

REFER TO DRAWING OFFICE FOR MAIN/CONTRASTING BRICK COLOURS.

NOTES:

1. MOVEMENT JOINTS AT 12mm MAX DIMENSION.
2. MOVEMENT JOINTS AT CHANGES IN HEIGHT.
3. MOVEMENT JOINTS IN SHORT RETURNS LESS THAN 900mm.
4. MOVEMENT JOINTS ADJACENT TO BUILDING.
5. 12mm JOINT WIDTH WITHIN AREOFILL EXPANSION MATERIAL AND MASTIC POINTED TO FINISH.

FOUNDATIONS

600x200mm STRIP FOOTING TO U/S OF 215 THICK WALL TO BE INCREASED LOCALLY AROUND PIERS. DEPTH OF FOUNDATION TO BE DETERMINED BY SITE CONDITIONS.

GROUND WORKS:

THE STANDARD SPECIFICATION RELATES TO SITES WITHOUT THE FOLLOWING CONDITIONS:
SHOULD ANY OF THESE CONDITIONS OCCUR, REFERENCE MUST BE MADE TO OBTAIN THE STRUCTURAL ENGINEERS ADVICE.

1. PRESENCE OF TREES EITHER ON OR ADJACENT SITE (REFER TO NHBC PRACTISE NOTE 3).
2. PRESENCE OF PONDS &/OR STREAMS.
3. KNOWLEDGE OF, OR DISCOVERY OF TIPPED OR WASTE MATERIALS.
4. KNOWLEDGE OF, OR DISCOVERY OF OLD MINE OR QUARRY WORKINGS.

fencing

F 2 1

APPLICATION No. 00/00374/FUL

IT RECEIVED 12 JUN 2000

26 JUN 2000

PLAN DISPLAYED AT COMMITTEE

rev.	
	Date 24/8/00

title	date	drawn	checked	scale	dwg. no	rev
STANDARD SCREEN WALL/FENCE DETAIL	Sep '97	TFA	-	1:20	F2_1	-

MORRIS HOMES
Morris Homes Limited.
Morland House.
18 The Parks.
Newton-le-Willows.
Merseyside WA12 0JQ
Tel: 01942 272020
Fax: 01942 725970

00/00374/[illegible]

KNOWSLEY
METROPOLITAN BOROUGH

PLANNING APPLICATION FOLDER

DATE VALID:	8 WEEK DATE:	WARD	PARISH	OFFICER	RECEPTION
26.6.00	21.8.00	Halewood East	Tarbock	MQ	✓

APPLICANT	Morris Homes Ltd
LOCATION OF DEVELOPMENT	Land adjacent Roscoe's Wood, Whitefield Lane Tarbock Green
PROPOSED DEVELOPMENT	Reserved matters application for the Erection of 44 no 3 & 4 bedroomed detached dwellings, garages and new access

PART I	✓	PLANNING	97/184		MAP REGISTER	P.G. 31.01.01
PART II	✓	HISTORY			GRID REFERENCE	345570/389255
DOE STATISTICS	✓				MAP REG. NO.	SJ4589SE/ SJ4588NE

TECHNICAL CONSULTATIONS

CONSULTEE	√	CODE	SENT	RECONSULTED	CONSULTEE	√	CODE	SENT	RECONSULTED
Sust. & Env. Strategy	✓	ISES	4.7.00	8.8.00	Env. Agency (Poll)	✓	HIOP	4.7.00	
Business Resource		IBRC			NW GAS		GAS		
Economic Regen Unit		IERU			MANWEB		MAN		
Education		IEDU			NWWA	✓	NWW	4.7.00	
Design Consultancy	✓	IDC	4.7.00	8.8.00	Health & Safety Exec		HSE		
Environmental Health	✓	IENV	4.7.00		Liverpool Museum		LM		
Estates		IEST			Merseyside Fire	✓	MFB	4.7.00	
Highway Authority	✓	IHIH	4.7.00	Ken Johnston 25.7.00	Forward Planning	✓	IFP	4.7.00	
Site Development	✓	ISDT	4.7.00		Merseyside Police	✓	MP	4.7.00	
Housing		IHSG			6 Societies				
Leisure	✓	ILEI	4.7.00	8.8.00	Conservation Officer		ICO		
Licensing		ILIT			Merseytravel	✓		25.7.00	
Social Services		ISOS							
The Coal Authority	✓	BC	4.7.00						
Rail Track		BRPB							
[illegible]S	✓	CAS	4.7.00						
Env. Agency (Rivers)		NRA1			Weekly List				
Env. Agency (Waste)		MWD			Parish List	✓			

PUBLICITY

IN ACCORD		NOT IN ACCORD	✓	LIST BLDG/ CONS AREA		EIA		PUBLIC R.O.W	

NEIGHBOUR LETTERS Obj Notified of Dec. 7.9.00

DATE SENT:	4.7.00	LAST RESPONSE DATE:	25.7.00	RECONSULTED:		LAST RESPONSE DATE:	

*Rose Cottage, Cronton Road	1-7 (odd) Bardley Cres ✓
*Dave + Hands P.H Cronton Road	1-8 (all) Roscoe Close ✓
Whitefield Lane Ind Cronton Rd ✓	1-2 Cringles Drive
1-4 all Cronton Rd ✓	Halewood International, Wilson Rd
Lindistarne Cronton Rd ✓	Alcrest Cronton Rd
2-10 (evens) Whitefield Lane ✓	Woodlands Garage, Cronton Rd ✓
1-3 Whitefield Lane	Coppice Farm, Coppice Lane
Cymru ✓, Meadow Villa, Cronton Rd + Lyme ✓	Reva Engineering, Cronton Rd ✓

PUBLIC NOTICES

	SITE X2	√	PRESS 5S	√
DATE DISPLAYED:	19.7.00	✓	14.7.00	✓
LAST RESPONSE DATE:	9.8.00		28.7.00	

APPLICATION NO: 00/00374/[illegible]

KEY POLICIES	COMMENTS
1. H17.	Complies
2. H6	Complies
3. En25	Complies
4. T12	Complies
5.	
6. maintenance of bund.	Paul Eshlin (Contract Service) 2443. Would maintain subject to commuted sum. Send details to C-Services when decided.

CAR PARKING		
PROVISION	REQUIREMENT	REMARKS/ACTION
2/3	2/3	Complies

SITE OBSERVATIONS, MEETINGS etc.

Grazing land - generally flat site rises towards Cronton Rd / Whitefield Ln boundary (1-2M)
Mature trees on highway land in between site boundary & Whitefield Lane
Hedge trees to northern boundary (Hawthorn) x to be retained
Mature wood to east. few trees within site towards motorway boundary.
Manuels sub sta in NW corner of site off Whitefield Ln.
Cronton Rd Frontage. Mature Hawthorn hedge (retain)
Side of Meadow Villa low post & wire fence (check what is proposed)

SITE VISIT:-	DATE: 19/7	INITIALS: MY
Cleared by Section Head as Delegated/Committee		after discussion with J. Wilson re conditions.

UNITARY DEVELOPMENT PLAN ALLOCATION
Land where existing use is proposed to continue

HAZARDS	√	
LISTED BUILDING		
CONSERVATION AREA		
ARTICLE IV DIRECTION		
TREE PRESERVATION ORDER		
AIRFIELD SAFEGUARDING ZONE	✓	90M
EMERGENCY SERVICES RADIO AREAS AND FIRE HAZARDS		
WATER POLLUTION	✓	
WATER SUPPLY RESTRICTED SURFACE AREAS		
SEWAGE TREATMENT WORKS DRAINAGE AREAS		
HAZARDOUS SUBSTANCES CONSULTATION AREA		
WASTE TIPPING CONSULTATION AREA		
COAL AUTHORITY TO BE CONSULTED	✓	
AREA WITHIN WHICH THERE ARE BRITISH COAL OPENCAST WORKING SITES (PAST, CURRENT, PROSPECTIVE)	✓	
COAL AUTHORITY TO BE CONSULTED ON SURFACE DEVELOPMENTS WITHIN THESE AREAS		
AREA WHERE COAL MINING MAY TAKE PLACE		
AREA WHERE COAL MINING HAS TAKEN PLACE	✓	
COAL AUTHORITY AREA WHERE ACTIVE WORKINGS ARE CURRENTLY TAKING PLACE OR WHERE FUTURE WORKS ARE LIKELY IN THE NEXT 20-30 yrs (4/78)		
HIOP CONSULTATION ZONE	✓	Lucas Aerospace
ARCHAEOLOGICAL SITE		
GAS PIPELINES		

DECISION NOTICE TO:	HIGHWAYS	RAILTRACK	OTHER (PLEASE SPECIFY)
APPLICANT/AGENT 7.9.00	7.9.00		Fire Auth. 7.9.00
ENV. HEALTH 7.9.00	JCAS 7.9.00	ARB. OFFICER	Police 7.9.00
LEGAL SERVICES 7.9.00	LIVERPOOL MUSEUM	PARISH NOTIFIED 7.9.00	Merseytravel 7.9.00