

J. Sheridan
Interim Development Team Leader
Knowsley Council
Huyton Library
Civic Way
Huyton
Knowsley
L36 9GD

Date: 28 March 2025

Our ref: 41497/22/SPM/SRo/32583752v1

Dear Jo

75 Baileys Lane, Halewood, L26 0TY

Application to Determine if Prior Approval is Required for the Demolition of an Existing Dwelling

On behalf of Redrow Homes Limited [Redrow], Lichfields hereby submit this application to determine if prior approval is required for the demolition of the above address.

This application is submitted under the provisions of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) [the GPDO].

This application seeks prior approval for the following development:

“The demolition of existing dwelling and detached garage at 75 Baileys Lane”

The application comprises this covering letter and the following documents:

- Completed Application Forms;
- Demolition Method Statement prepared by Redrow dated 20 March 2025 (rev. 2.0); and,
- Location Plan prepared by Redrow (ref. HNL-DLP01).

Legislative Context

Schedule 2, Part 11, Class B (any building operation consisting of the demolition of a building) of the GPDO states that confirmation as to whether prior approval is required should be sought from the local planning authority [LPA] before the development is carried out.

Following the High Court of Appeal decision on the 25 March 2011, R (on application of Save Britain's Heritage) v Secretary of State for CLG and Lancaster City Council, the majority of demolition work now falls within the definition of development for the purposes of the Town and Country Planning Act 1990, although Permitted Development Rights still exist for certain forms of demolition.

Permitted Development Rights are granted by virtue of Part 11, Class B of Schedule 2 of the GPDO. An application to the LPA is required to determine whether prior approval of the authority will be required for the method of demolition and any proposed restoration of the site. In accordance with Class B.2(b)(ii), this application must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid.

The requisite details as required by the GPDO are set out in this covering letter and the accompanying application documents.

Scope of Prior Approval Process

When considering an application for Prior Notification of Development, the matters to be considered are the “method of demolition” and “any proposed restoration of the site”. It is not appropriate for the LPA to consider any matters beyond these considerations.

Site Context

The application site comprises the curtilage of 75 Baileys Lane, Halewood, L26 0TY [the Site] including the existing unoccupied dwelling and detached garage.

There are limited distinguishing features located within the Site. The front garden comprises a driveway extending from the principal elevation of the dwelling to Baileys Lane and a front lawn. The rear garden has been cleared of soft landscape features excluding one tree. The tree is not protected by a Tree Preservation Order. There are no overhead cables. Access to the dwelling is currently via Baileys Lane.

Proposed Demolition

It is proposed to demolish the existing dwelling and detached garage. The purpose of the demolition is to potentially facilitate a pedestrian footpath to be constructed between Baileys Lane and the Redrow Homes Limited development located to the east currently under construction (ref. 22/00466/REM). No formal redevelopment is proposed as part of this application for prior approval. A subsequent full planning application may be submitted to the LPA for, among other proposals, this proposed pedestrian footpath.

The application is accompanied by a Demolition Method Statement [DMS]. The DMS confirms the demolition process will be carried out professionally and without causing undue impacts to the environment or the amenity of the surrounding properties. The DMS provides full details of the methodology for demolition and includes a combination of hand demolition and ‘top down’ removal of material using a mechanical excavator. Demolition works will not commence until all necessary surveys have been undertaken. An asbestos survey by Search Environmental Ltd has already been undertaken which found no notifiable asbestos within the building, further details of this can be found in the DMS.

The DMS also includes details of soft strip including ACM removal, plant movement and equipment, maintenance and road cleanliness, general earthworks and removal of foundations, dust and odour monitoring, noise control, notices, emergency arrangements, hazardous materials, environmental issues, risk assessments, site induction, emergency procedures, accident reporting, and access.

Plant will be delivered to the site by a low loader and be delivered directly into the site and parked in the front garden to prevent any vehicles parking on Baileys Lane. Baileys Lane is sufficiently wide enough to allow other road users to drive around the temporarily parked low loader, whilst it is unloading the plant. This temporary situation is not considered to give rise to adverse highway concerns and will be timed to minimise disruption. Plant will be chosen to reduce the exposure to noise. Works on site will be strictly limited to the working hours defined in the DMS.

Heras fencing will be erected around the perimeter prior to commencing works (indeed the site is already secured to prevent vandalism or attract antisocial behaviour). Warning signs and notices will be displayed. In addition, fencing and debris netting will be erected around the building to help to control dust and debris. Wetting of materials/ debris may also be undertaken to further prevent the spread of dust, where necessary. All scrap materials will be loaded into skips to be sent to a registered waste recycling facility.

Careful removal of the chimney breast located adjacent to the neighbouring home at 77 Baileys Lane will be undertaken by hand to prevent debris falling in this direction. If considered necessary, a protection scaffold will be erected to ensure all bricks fall inside of the building of 75 Baileys Lane. Works will be carried out with due consideration to any existing vegetation features located within close proximity.

Demolition works are proposed to commence upon expiration of the 28-day notice period following submission of this application. The proposed demolition works are anticipated to be completed within a four-week period. Considering the time of year, works will not be affected by the nesting bird season.

Upon completion of the demolition activities, the site will be reduced to bare ground with all foundations removed. Any voids will be backfilled with inert material. The site will be graded and levelled. The site will remain secure following completion to discourage fly tipping and unauthorized access into the site.

The proposed method for demolition will ensure minimal disruption to neighbouring residents and will protect their amenity in terms of exposure to noise, odour and dust.

Concluding Remarks

The accompanying DMS demonstrates that the works will be undertaken methodically and safely, resulting in no adverse impact to the surrounding area. The clearance of the site will facilitate a future planning application for a pedestrian footpath between Baileys Lane and the Redrow Homes Limited development located to the east currently under construction (ref. 22/00466/REM).

We trust that the submitted information is sufficient to facilitate validation and determination of the application at the earliest opportunity. However, should you require any additional information or wish to discuss the matter further, please contact me on 0161 837 6130.

Yours sincerely

A handwritten signature in black ink, appearing to be 'SR' with a stylized flourish.

Steve Rowe
Senior Planner
BSc (Hons) MSc MRTPI