

<u>APPLICATION NO:</u>	22/00703/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Land Adjacent 71 Brook Hey Drive, Northwood, Kirkby		
<u>PROPOSAL:</u>	RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 20NO. ONE-BEDROOMED APARTMENTS WITH PARKING AND ASSOCIATED WORKS		

Site Description

The application site is a relatively flat site which rises gently north to south and with some mounding from spoil heaps within. It is a vacant rectangular area of land of approximately 0.21 ha albeit angled at the north-east corner located at the junction of Bigdale Drive and Brook Hey Drive, Kirkby. The site is located within a primarily residential area with residential properties located to the east and west. There is a 'stalled' housing development on the opposite side of Brook Hey Drive from the site with uncompleted housing on. A medical centre adjoins the site along the southern boundary.

The site has a gradual slope down towards Brook Hey Drive. There is a water course in a culvert that runs from west to east under Brook Hey Drive.

Historic records show a public house (The Woodpecker) being on the site from the late 1970's until 2010. Much of the site is in a poor condition and presents an unattractive living environment to existing residents in this locality.

Proposal

The application seeks planning permission for the erection of a two-storey building to comprise 20 one bedroomed apartments together with the provision of small gardens, car park and an area for residents to dry their clothes. The car park would provide 17 car parking spaces, with 5 of those spaces available to residents of Brook Hey Walk and 71 Brook Hey Drive, and with 8 electric vehicle charging points. The clothes drying area would be at the southern end of the site.

The residential building would have a length of approximately 38.8m, 39.3m including the Brook Hey Drive entrance point for the two first floor end units at the northern end of the building. The building would have presence to Bigdale Drive, Brook Hey Drive and Brook Hey Walk, whilst the southern gable adjacent the medical centre would be blank. The building would have a width of approximately 15.4m, increasing to approximately 19.1m where the entrance lobbies to the apartments are. The roof of the building would comprise 5 pitched roofs with small lengths of flat roof between, giving a less imposing appearance than if it was to have a pitched or gable roof with a singular main ridge line. Indicative photovoltaic panels have been indicated on the roof planes. The ground floor apartments would be 50sq.m internally, with the two end units at the southern end being 52sq.m. The first-floor apartments would be 51sq.m internally with the two end units at the southern end being 50sq.m. Indicative cycles stores have been indicated for the apartments, and the appearance of these could be conditioned.

The site would be bounded by 1m high brick walls to the Brook Hey Drive boundary, up to the pedestrian and car park accesses which would be open, and the Bigdale Drive boundary with gates interspersed here where the pedestrian access paths to the apartments would be. 1.1m high timber fencing would be along the southern boundary adjacent the medical centre.

Consultations

Highway Authority - No objections in principle. Conditions requested as follows: - Construction Management Plan to be agreed; Car Park Management Plan to be agreed; cycle storage details; no gates etc across car park entrance; closure of Bigdale Drive access.

Environmental Health - No objections in principle. Conditions are requested as follows: - Construction Management Plan to be agreed; hours of construction; further contaminated land investigation including remediation scheme and implementation of said scheme as necessary; no importation of soil without agreed testing; materials management scheme to be agreed.

Environment Agency - No objections in principle and informative given.

Housing Strategy - Support the proposal as overall the scheme supports the priorities of the Council's Housing Strategy 2022-27.

Merseyside Environmental Advisory Service - No objections and request a waste audit condition.

United Utilities Water Ltd - No objections in principle and request drainage condition and give informative.

Merseyside Fire and Rescue Authority - No objections in principle and give informative.

Representations

This application has been publicised by letters sent to 34 neighbours. It has also been advertised by Site Notice and a Press Notice.

There has been 1 letter of objection and 1 representation. The objections are summarised as follows: -

1. Why are the council allowing this development when the land opposite on Brook Hey drive has been left half built for over 3yrs and is full of people fly tipping rubbish.
2. The land around my property is an eyesore, and it's not helping when I'm trying to sell my house.
3. The council are allowing more land to be developed on whilst no new amenities are being built for the residents, no doctors or dentists, the place is over developed.

The representations author asks if there will be parking for residents. As noted above 5 parking spaces within the car park will be available for existing residents.

Relevant Planning History

15/00582/FUL - ERECTION OF A 45 BED RESIDENTIAL CARE HOME (USE CLASS C2) TOGETHER WITH ASSOCIATED WORKS. Granted: 22.12.2015.

07/00518/FUL - ERECTION OF 21 NO. FLATS (INCORPORATING 13 NO. 1 BEDROOM AND 8 NO. 2 BEDROOM) IN THREE STOREY AND TWO STOREY BLOCKS TOGETHER WITH CAR PARKING AND ASSOCIATED BOUNDARY TREATMENTS. Granted: 25.10.2007.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

SD1 - Sustainable Development
CS2 - Development Principles
CS3 - Housing Supply, Delivery and Distribution
CS7 - Transport Networks
CS8 - Green Infrastructure
CS15 - Delivering Affordable Housing
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS21 – Greenspaces and Trees
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning and Paying for New Infrastructure

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

H5 - Development within Primarily Residential Areas
DQ2 – Security in the Built Environment
ENV2 - Noise and Vibration
ENV5 – Contaminated land

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The main planning issues when considering this application are the principle of

development, the layout and design of the proposed development, the impact on the amenity of nearby residential properties, visual impact, traffic generation and highway safety issues.

Principle of Development

The site is located in a residential area and have an allocation as Primarily Residential. The principle of residential use on the site is therefore considered appropriate.

Layout and Design Considerations

The main issues to be considered in terms of layout are the manner in which new building is to be laid out on the site, the appearance of the site and the ease of movement throughout the site.

The site currently comprises a derelict area of overgrown, in parts, hardstanding that detracts from the overall quality of the area. The site is in a prominent location at the junction of two main streets and is clearly visible.

A rectangular building comprising the apartments is proposed in the eastern part of the site 6m back from the site boundary. The car park would be to the western part of the site and the drying area at the southern end. The car park would be accessed from Bigdale Drive, and pedestrian access to the apartments on the west side of the building would also access from Bigdale Drive. Apartments on the eastern side of the building would have pedestrian accesses from Bigdale Drive. This arrangement allows the maximisation of space for the building, flats and drying area. This layout allows the overlooking of the car park from both the flats and the houses on Brook Hey Walk.

The proposed building would be rectangular and two storeys in height. The roof of the building would have 5 peaks with small areas of flat roof between which would mitigate any massing impacts. The building, other than the southern elevation, would alternate brick type/colour beneath each roof peak and the entrance areas would be different again. The southern elevation would be of one brick type, but this elevation would be screened by the medical centre. The combination of different bricks beneath each peaked roof, and the peaks themselves, would give interest to the street scene but would still be within the overall character of the area. The details of finishing materials would be secured through planning condition.

The site has suffered from a number of problems relating to anti-social behaviour and vandalism which is having a detrimental impact on the residential amenities of local residents. The proposal would bring this vacant, previously developed land into use and would provide a secure environment for future occupants. Whilst the footpath adjacent the medical centre would remain it would not be particularly enclosed, with 1.1m high timber fencing proposed to this boundary and the building being 2.1m from the boundary. The western part of the path would be overlooked by the end apartment on the west elevation of the proposed building, and by users of the car park together with the dwellings on Brook Hey Walk. The footpath/open area would be wider in line with where the building would be sited, and with the building being 2.1m from the boundary there would not be a significant sense of enclosure. The eastern part of the footpath would be able to be seen from the end terrace house on the opposite side of Bigdale Drive, and down the footpath from Brook Hey Walk, and the Bigdale Drive footpaths themselves, giving passive surveillance. As such it is considered that the retention of the footpath is acceptable, would not give rise to further crime of anti-social behaviour issues, and would retain pedestrian linkages for the residents of Brook Hey Walk with the wider area.

The development is considered to be in accordance with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and DQ2 of the UDP and would vastly improve the appearance and look of the area.

Highways Considerations

Vehicle access to the development would be off Bigdale Drive leading to a 17-space car park with 5 of those spaces being for use by existing residents of Brook Hey Walk and 71 Brook Hey Drive. The car park would provide electric vehicle charge points at 8 of the proposed parking spaces. A development of 20 one-bedroomed apartments would typically require 20 spaces in accordance with Council parking standards. However, it is considered that 12 parking spaces, taking account the 5 spaces for existing residents, is sufficient because the apartments are for social housing provision, the area the apartments would be located in is itself a low car ownership area, the apartments are one-bedroomed, and there are bus routes giving access to the town centre nearby. The Council's Highways Engineer has no objections to the scheme as amended although has requested some conditions to be attached to any planning permission granted.

Accordingly, the proposed parking and access arrangement is considered acceptable and would broadly comply with Policies CS2, CS7 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Residential Amenity Considerations

Properties to the west of the site located on Brook Hey Walk are separated from the site by a footpath; these properties in turn have a small garden area to the front. The building hereby permitted would present a main elevation to those houses, with windows of the apartments facing towards Brook Hey Walk. There would be approximately 30-30.8m between the main elevations of the existing houses and the apartments, with the car park and existing footpath and small gardens between. This distance is sufficient to ensure that residential amenity would not be compromised, and that privacy and overshadowing would not occur to an unacceptable extent.

The proposed building would be approximately 26.5-26.8m from the front elevations of the properties on Bigdale Drive with the road between. The distance is sufficient that the proposal is not detrimental to the residential amenities of the residents of those existing properties, and that there are no overlooking and overshadowing concerns.

The medical centre to the south only has obscure glazed windows in the elevation facing the application site. The proposed elevation adjoining the medical centre is not proposed to have any windows and be a blank elevation. Therefore, the proposal would not impact on the outlook of this facility.

On balance, it is considered that the development would not have a detrimental impact on the level of residential amenity presently enjoyed by local residents and the proposal complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Developer Contributions

Public Open Space

Policy CS21 in the Core Strategy states that when considering applications for new residential development, the Council will seek enhancements to greenspaces via onsite provision, new off-site provision or enhancement of existing off-site provision through "developer contributions".

The Developer Contributions SPD states that developments with a residential capacity of between 30 – 300 people will normally be required to make a financial contribution towards off-site provision, unless the design of the scheme includes the required standards for provision. The proposed development could provide accommodation for up to 40 people, above the lower threshold of the SPD. As such the applicant is entering into a S106 Legal agreement to pay for off-site POS projects and maintenance programmes within the catchment area of the site for such works. In total a sum of over £28,100 is to be paid for such provision.

Affordable Housing

In addition, as there would be 20 dwellings there is a requirement for 10% of the proposed apartments to be “affordable” dwellings. This equates to the provision of two “affordable” units to be delivered as part of the s106 agreement. The development will deliver 100% affordable housing to be let as an Affordable Rent tenure (i.e., 80% of Market Rent). The requirements of the S106 Agreement with regard this issue would be implemented should a threshold of these apartments be lost to Affordable Rent due to Right to Buy.

Other Issues

Drainage

The site is relatively flat and lies within Flood Zone 1 on the Environment Agency (EA) Flood Map (<1% chance of flooding in accordance with the Flood Zone classifications of the NPPF) and is therefore considered to be at low risk of flooding. The site would connect into the existing sewers in Brook Hey Drive and there is an infiltration tank proposed beneath the car park for surface water drainage, and the car park is proposed as being of a permeable surface. The submitted drainage details are not yet agreed; however, it is considered that a suitable agreed drainage system can be agreed as part of a condition on the decision notice.

Contaminated Land

The historical maps record the site to be undeveloped until a public house is shown from the late 1970's until 2010. There is the potential for contamination to exist (including asbestos) from the use and demolition of the former building on site as well as subsequent fly tipping. The submitted Phase I report concludes that a site investigation is necessary to provide information on the physical and chemical ground conditions; a condition requiring such has been included in the suite of conditions.

Conclusion

The proposal would significantly improve the visual amenity of the area and the street scene by the development of the vacant hardstanding plot with vegetated spoil heap towards the centre. The proposal would sit well within the street scene and would be broadly in character with the locality. The proposal would provide 20 one-bedroomed flats for social housing affordable rent, with the Housing Strategy Team of the Council being supportive of the application. The development can be delivered without adversely impacting on residential amenity and would improve such as the neighbouring properties currently have poor outlook and fly-tipping has occurred on the site. The car parking is considered satisfactory given the context of the application and site, and some provision is made for parking for existing residents. On this basis, the application is considered to be acceptable and in accordance with the NPPF and planning policies.

Recommendation

That Planning Permission be granted subject to

- (i) The applicant entering into a Section 106 legal agreement to secure: -
 - a) Financial contribution to POS projects and maintenance with the catchment area of the site; and
 - b) Securing of Affordable Housing units should the proposed Affordable Housing apartments be lost to Right to Buy; and

(ii) and the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- b) Methods for dust control and suppression.
- c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d) The areas for the storage of plant and materials.
- e) Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
- f) A programme of works, including phasing if appropriate.
- g) Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles [for each phase as necessary].
- h) Scheme for recycling/disposal of waste resulting from construction works.
- i) Adequate provision for addressing any abnormal wear and tear to the highway.
- j) Hours of construction and deliveries (0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays is usually acceptable).

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) Prior to the commencement of development, a waste audit or similar mechanism (e.g. a site waste management plan) shall be submitted to and agreed in writing by the Local Planning Authority for the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal. For the avoidance of doubt the following information could be included within the waste audit or similar mechanism: -

- the anticipated nature and volumes of waste that the development will generate;
- where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
- the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

The Waste Audit or similar can be incorporated as an Appendix to the CMP required pursuant to Condition 3 of this planning permission.

Reason: In the interests of sustainability and the environment and to comply with Policies CS2, CS19 and CS26 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 5) No property hereby permitted shall be first occupied until a Car Park Management Plan has been submitted to and agreed in writing by the Local Planning Authority and shall be so implemented in full, from first occupation of any of the flats hereby permitted. For the avoidance of doubt, this shall include detail confirming that the residents of 71 Brook Hey Drive and the properties of Brook Hey Walk will be permitted to utilise the 5 tandem parking spaces highlighted in Proposed Site Plan Drawing Number 22017-PJA-00-ZZ-DR-A-1000-J. The car park shall be run in accordance with the agreed Car Park Management Plan at all times.

Reason: To ensure a satisfactory regime of car parking management to prevent excessive car parking on the highway, in the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 6) No property hereby permitted shall be first occupied until precise scheme details of the proposed cycle storage highlighted on Drawing 22017-PJA-00-ZZ-DR-A-1000-J has been submitted to and approved in writing by the Local Planning Authority and implemented in full. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles on the site and to comply with Policies CS2 and CS7 of the Knowsley Local

Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley replacement Unitary Development Plan adopted June 2006.

- 7) No gates or other enclosure/obstruction shall be placed across the vehicular access of the car park onto Brook Hey Drive without the express permission of the local planning authority.

Reason: To permit vehicles to pull clear of the carriageway when entering the site, in the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 8) No development hereby permitted shall take place until a scheme to permanently close off the existing vehicular access on to Bigdale Drive and replace the access with a footway has been submitted to and agreed in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before the apartments hereby permitted are first occupied.

Reason: In the interests of pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 9) A. Risk Assessment

Notwithstanding any submitted documentation no development hereby permitted shall take place until an assessment of the risks posed by any contamination has been submitted to, and approved in writing by, the Local Planning Authority.

The assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include (where relevant):

- (i) a survey of the extent, scale and nature of contamination.
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme

must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of residents and public health and safety, in the interests of the water environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 10) Prior to the commencement of development, a Materials Management Plan (MMP), signed off by a suitably Qualified Person, shall be submitted to and agreed in writing with by the Local Planning Authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health. The development shall be carried out in accordance with the agreed plan.

The MMP can be incorporated as an Appendix to the Contaminated Land Assessment Report required pursuant to Condition 9 of this planning permission.

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

- 11) No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development in accordance with an agreed methodology, and only those soils which are deemed acceptable shall be used on the site. The methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of residents/public health and safety, in the interests of the water environment, and to comply with Policy CS2 of the Knowsley

Local Plan Core Strategy adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 12) Notwithstanding any details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) hard surfaced areas and materials including the car park;
- b) planting plans, specifications and schedules, planting size, species and numbers/densities, and a scheme for the timing / phasing of work;
- c) details of boundary treatments including to the overall site, garden boundary treatments for the flats, bin screening details and the boundary treatment for the drying area.
- d) the provision of bat bricks, including location and height from ground level;
- e) details of initial establishment and ongoing maintenance of all soft landscaping.

The scheme shall include details of drying line provision for the apartments drying area. The agreed lines (linear or rotary drying lines) shall be installed for use upon first occupation of the first apartment occupied and the agreed details shall be retained at all times any apartment is occupied. In the event that the agreed lines and their support become broken, damaged or lost they shall be repaired / replaced in accordance with the agreed scheme within 1 month of such damage/loss.

The approved landscaping works shall be implemented and completed in accordance with timescale details included as part of the submitted scheme.

Any trees, shrubs or other planting which are removed, uprooted, destroyed, die, or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or other planting of similar size and species to those originally planted.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and in the interests of biodiversity and to comply with Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 13) Notwithstanding any submitted details the development hereby permitted shall not be commenced until a scheme for the provision and implementation of a surface water regulation system to manage the risk of flooding from both overland flow and from the sewer network, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation of the development.

The surface water drainage scheme should be consistent with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with saved

Policies CS2 and CS24 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 14) Notwithstanding any submitted details prior to the commencement of above ground works, precise details of existing and proposed site levels (both at the same locations) and including an appropriate number of sections running north - south and east -west and extending to existing adjacent properties, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: To ensure that the site is developed so that it does not cause harm to residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 15) Notwithstanding any submitted materials schedule no above ground development shall be commenced until samples and details of the proposed external facing materials to be used on walls and roofs and details of all external doors and windows, 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 and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted January 2006.

- 16) No apartment hereby permitted shall be occupied until details of full fibre broadband connections to all proposed flats has been submitted to and approved in writing by the Local Planning Authority. The infrastructure shall be installed prior to first occupation of any apartment hereby permitted and made available for use immediately on occupation of any flat in accordance with the approved details.

Reason: To ensure that every property has a full fibre broadband connection in accordance with paragraph 112 of the National Planning Policy Framework.

- 17) No apartment shall be first occupied until the EVCP shown on the Proposed Site Plan referenced 22017-PJA-00-ZZ-DR-A-1000-J have been installed to the car park as indicated on the said drawing.

All charge points shall be:

- a) minimum of 7KW,
- b) at least Mode 3 or equivalent,
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

unless otherwise agreed in writing by the Local Planning Authority.

All the EVCP shall be clearly marked as such and their purpose explained to new occupants within their new home welcome pack or as appropriate.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/11/2022	22017-PJA-BA-ZZ-DR-A-1100-E	-	PROPOSED FLOOR PLANS
10/11/2022	22017-PJA-BA-RF-DR-A-2002-A	-	PROPOSED ROOF PLAN
10/11/2022	22017-PJA-BA-01-DR-A-2001-A	-	PROPOSED FIRST FLOOR PLAN
10/11/2022	22017-PJA-BA-00-DR-A-2000-A	-	PROPOSED GROUND FLOOR PLAN
19/07/2023	22017-PJA-00-ZZ-DR-A-1000-J	-	PROPOSED SITE PLAN
10/11/2022	22017-PJA-00-ZZ-DR-A-0001-A	-	LOCATION PLAN
10/11/2022	22017-PJA-BA-ZZ-DR-A-2100-D	-	PROPOSED ELEVATIONS
10/11/2022	22017-PJA-00-ZZ-DR-A-2200	-	PROPOSED STREET SCENE
10/11/2022	22017-PJA-BA-ZZ-DR-A-1101-C	-	PROPOSED FLOOR PLANS (END UNITS)
19/07/2023	22017-PJA-00-ZZ-DR-A-1001-	-	PROPOSED SITE PLAN SHOWING EXISTING LEVELS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Alan Kilroe

Date: 17 August 2023

Informatives

1 Note: The applicant's attention is drawn to the following comments:

S278:

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under S278 of the Highways Act 1980 with the Council. The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further. The highway fees applicable for a S278 highway agreement are available on the Knowsley Council website here: <https://www.knowsley.gov.uk/residents/roads/highway-fees-and-charges>

Ground Gas

The preliminary risk assessment concludes that the risk from ground gas is low. It is advised that should the intrusive works record significant made ground or biodegradable material then the risk assessment will require revision and additional works may be necessary for public/residents health and safety.

- 2 United Utilities
3. Merseyside Fire Service

