

<u>APPLICATION NO:</u>	23/00513/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Glebe House, Vicarage Place, Prescot		
<u>PROPOSAL:</u>	ERECTION OF A TWO-STOREY REAR EXTENSION AND DEMOLITION OF EXISTING REAR EXTENSION		

Site Description

The application site is located at Glebe House, Prescot and is located near the curtilage of land allocated as Urban Greenspace and Education Land in the Development Plan, this is encircled further predominately by land allocated as a Primarily Residential Area. The site is allocated within a High-Risk Area in regard to Coal Consultation Zone.

The property is a residential, detached dwelling and is brick facing on its front, side and rear elevations. Along with a mixture of white UPVC, aluminium and timber openings and brown, interlocking roof tiles. The dwelling features a projecting rear dormer, a small rear extension and an adjoined garage to the side of the property.

The application property is set in from the nearby residential street scene of Vicarage Place as the front elevation is approximately 50m away from nearby dwellings, sited on Vicarage Place.

The site is located within the Prescot Conservation Area. The Conservation Area Appraisal notes that, apart from two churches, and one purpose-built 19th Century commercial office, most of the other listed buildings (of which there are 21) are either late 18th or early 19th Century cottages or higher status town houses. The application property was previously known as the Vicarage, which according to the submitted Heritage Statement, accommodated a 19th Century Georgian property, which fell into disrepair and was duly demolished. The demolished Vicarage was replaced with the existing Glebe House circa 1957. Therefore, although sited within the Conservation Area, it is not considered to have any heritage significance, with the exception of being sited within a Conservation Area.

Glebe House sits centrally within a clearing of a woodland area that encircles the site. Vicarage Place and RC Church of Our Lady Immaculate & St. Joseph (Grade II) are situated to the North, St Mary's Church (Grade I) sits to the East of the site and Prescot Cemetery are located to the West and Southern from the property.

Parking is provided to the front of the property on the driveway and has the capacity to accommodate several vehicles. The rear of the property consists of large areas of woodland and remains of low-built brick boundary walls.

Vicarage Place has the highest concentration of Listed Buildings in the Conversation Area. The application property itself is not a Listed Building, however.

Proposal

The proposal seeks permission for the erection of a two-storey rear extension and the demolition of existing rear extension.

The proposed two-storey rear extension would have a projection of 3.94m and would have a width of 12.64m. The proposal would consist of a projecting gable wall, on both storeys, and feature an asymmetrical, dual-pitched roof. The extended slope of the roof would be East facing, the eaves of the East facing roof would measure 2.54m, the West facing roof would measure at 5.34m and the ridgeline would measure 8.23m.

The West facing elevation would feature bi-folding doors and access door. The proposed rear elevation would feature an access door. The proposed two-storey rear extension would feature 3 Velux windows.

The existing South facing rear roof of the original dwelling would feature 8 solar panels. These elements of the proposal do not require planning permission as Permitted Development Rights remain in place in this Conservation Area and the solar panels are within in the parameters of Schedule 2, Class A, Part 14 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Subsequently the proposed solar panels do not form any part of the proposal but has been included to demonstrate the property following all works being completed.

Consultations

Prescot Town Council - No Comments Received.

Historic England – No Comments Received.

Conservation & Design Officer – No Objections, three Conditions applied.

Arboricultural Officer – No Objections, two Conditions applied.

Merseyside Environmental Advisory Service – No Objections, three Conditions applied.

Representations

This application has been publicised by letters sent to 108 neighbours. It has also been advertised by Site Notice, which expired on 04.08.2023 and a Press Notice, that expired on 18.08.2023. No representations have been received.

Planning History

APP. NO:	03/00717/CON
PROPOSAL:	DEMOLITION OF EXISTING PORCH TO BE REPLACED WITH NEW KITCHEN EXTENSION
DECISION:	GRANTED
DECISION DATE:	17 September 2003
APP. NO:	03/00726/FUL
PROPOSAL:	ERECTION OF SINGLE STOREY EXTENSION TO FRONT OF DWELLING TO FORM KITCHEN
DECISION:	PERMITTED DEVELOPMENT
DECISION DATE:	14 July 2003

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.

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
DQ5 - Development in Conservation Areas
DQ6 - Demolition of Buildings and Structures in Conservation Areas
H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016), Design Quality SPD (2018), Prescott Conservation Area Appraisal (2012) and Prescott Conservation Area Management Plan (2012) are material considerations for the purposes of this planning application and provides additional guidance in relation to householder development and design within Knowsley Borough and more specifically the Prescott Town Centre Conservation Area.

Furthermore, Sections 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework (NPPF) are material considerations during the determination of this planning application.

The site is identified as land located within land located within Urban Greenspace and Education Land but is encircled by land allocated as Primarily Residential Area within the Prescott Conservation Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2, CS19 and CS20 of the adopted Local Plan Core Strategy (2016) and saved policies DQ5, DQ6, and H8 of the Unitary Development Plan (2006).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; that adequate parking and green space would remain for use by residents of the extended property and that the borough's historic assets are preserved and/or enhanced.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The Householder Development SPD states that for two storey rear extensions of up to 3 metres will normally be acceptable. It also states that, extensions beyond 3m will only be acceptable if they do not breach the 45-degree rule.

Design

The existing dwelling is brick facing with a mixture of white UPVC, timber and aluminium openings and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and would have an asymmetric pitched roof.

The proposed materials for the openings have been submitted as, timber frame for the proposed windows and timber frame, timber panel and aluminium & timber composite for the bi-fold doors. The submitted plans show that the other proposed access doors would be timber glazed. The Householder Development SPD states that in regard to materials, for an extension should generally be the same or similar as on the main dwelling. As the existing dwelling is a mixture of materials for the openings and following a discussion on site that there is still consideration in the selection of materials, it is considered this can be secured through a condition, as the materials are likely to change on the existing dwelling. This viewpoint is supported by the Conservation and Design Officer, who has also suggested a condition be applied to ensure that the materials are cohesive and in keeping with both the existing and proposed as a whole. This would see that details of design, materials and colour finish to be submitted and agreed by the Local Planning Authority.

The asymmetric roof employed would be a slight architectural alteration from the original building and from what was there previously. However, given that the proposed development is confined to the rear and is not readily visible from the highway, it would not cause a drastic change from the original character of the building or area. The proposal is not considered to adversely harm or detract from the quality of the Conservation Area and the application site is not of any heritage significance in terms of its contribution. The application site is located in a private

setting, set back a substantial distance from the nearest residential street and screened effectively by landscaping by mature, prolific tree coverage. Therefore, the proposal would ensure that the borough's historic assets are preserved.

The proposed development also features vertical and horizontal timber cladding on select sections of the rear elevations of both the existing and proposed development. This being applied to both existing and proposed was an effort to integrate the two and as the Design and Access statement stipulates this would be a "conductive aesthetic to the dense woodland it relates to."

The proposed development overall has an acceptable design and scale to the existing dwelling and features such as the projecting gable, asymmetrical dual-pitched roof, vertical timber cladding and solar panels would not affect the character or the Conservation Area as a whole. Subsequently, the proposal is in accord with Policies CS2, CS19, CS20 of the Local Plan and Saved Policies DQ5, DQ6 and H5 of the Replacement Unitary Development Plan together with the Householder Development SPD.

Heritage

Policies CS19 and CS20 seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. This is taken into account and assessed as 'setting' of the Conservation Area.

The NPPF (2021) states that, significance derives not only from a heritage asset's physical appearance, but also from its setting and regard must be had as to whether the proposal will cause 'substantial harm' or no harm to the asset.

The primary considerations when considering proposals sited within Conservation Areas:

1. Whether the works preserve or enhance the conservation area in accordance with S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. Whether the works preserve the setting of the listed buildings in accordance with S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal involves work to a dwelling house which does not contain any historic features. Subsequently, it is considered that the proposal would not result in (if any) harm to the character of the Conservation Area.

The application is supported by a Heritage Statement and identifies that the application site is not a Heritage Asset, and other than being sited within the Prescott Conservation Area, does not hold any other significance to the Conservation Area.

In accordance with Section 72 (1) of the Planning (Listed Building and Conservation Area) Act 1990, there is a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

The Prescott Town Centre Conservation Area Appraisal identifies that apart from two churches, and one purpose-built 19th Century commercial office, most of the other listed buildings (of which there are 21) are either late 18th or early 19th Century cottages or higher status town houses.

The application property is not Listed. However, it is sited close to what the Prescott Conservation Area Management Plan refers to as the best retained legacy of high-

quality Georgian and Victorian buildings, these are distributed between Vicarage Place, Derby Street and High Street.

As outlined in the Design considerations, the proposals are not considered to have result in any adverse harm to the character of the Conservation Area. As established previously, Glebe House was constructed circa 1957 and does not hold any significant heritage weight or value to the character of Conservation Area.

The proposed development would not be considered to detract from this, and in light of this, it would be considered to preserve the character of the Conservation Area and would also preserve the setting of the listed buildings. Subsequently, the proposal would be in accordance with the primary considerations when considering proposals sited within Conservation Areas.

The proposal has also included the demolition of the existing rear extension. Policy DQ6 of the Replacement Unitary Development Plan, demolition of buildings and structures stipulates that, proposals involving the demolition of an unlisted building or structure in a Conservation Area will be permitted where the building or structure makes no or potential future positive contribution to the character or appearance of the Conservation Area.

The accompanying guidance of Saved Policy DQ6, 11.40 states that, even where the building to be demolished makes little or no contribution to the character of an area, the applicant will still need to provide full information about what is proposed for the site after demolition.

The existing rear extension is a small projection beyond the prominent rear elevations of the rest of the dwelling. It does not hold significant worth to the character of the dwelling or the wider Conservation Area. The Design and Access Statement stipulates that this extension was an 'ill-considered' addition to the dwelling, and this provides the framework to replace for a more fitting, albeit for the private benefit in contrast to a significantly improved architectural or design benefit.

Nevertheless, it is accepted that the existing rear extension does not provide any significant amenity or heritage worth to the original dwelling. It is entirely concealed from the front elevation and as the proposal provides sufficient detail on what would replace this after demolition, it would be acceptable to allow the demolition of this section of the dwelling. This would be in accord with Saved Policy DQ6 of the UDP.

The overall harm to Designated Heritage Assets has been considered, in that, the proposed development would have a neutral effect on the Conservation Area and would cause no harm to the character or appearance of the Conservation Area and would not affect the setting of any nearby Listed Buildings. Subsequently, the proposal is considered to comply with the requirements set out in the NPPF (2021), Policies CS19 and CS20 of the Local Plan and Saved Policies DQ5 and DQ6 of the Replacement Unitary Development Plan.

Merseyside Environmental Advisory Service (MEAS)

MEAS were consulted on the proposed development initially on concerns relating to potential archaeological grounds. MEAS identified that there are three non-designated heritage assets recorded on the Merseyside History Environment Record within the proposed development site. It has been advised that an archaeological watching brief is undertaken during ground disturbance related to the construction of the extensions, it was suggested that this was secured by a condition.

It was flagged by MEAS that the woodland habitat within the site is identified as Priority Habitat – Broad leaved Woodland by Magic Map. There were also concerns raised that, due to the nature of the site, there is the potential for Protected and Priority Species to be affected by the proposals. MEAS raised concerns that no ecological information to support the application was submitted, and therefore advised that a Preliminary Ecological Appraisal (PEA) would be required prior to determination.

The applicant submitted a Bat Survey in accordance with Local Plan Policy CS8. MEAS stated that the report had significant limitations and is not accepted. However, on balance, it is considered that for development of this scale (a householder application) and given that the impact on ecology is minor (due to the removal of one tree as a result of development, which is mitigated and secured by a condition for 2-for-1 replacement tree planting.) it would not be appropriate to delay the determination of the application until the next available survey period.

Nonetheless, a condition that states, prior to commencement, details of number and location of bird nesting boxes and bat boxes to be incorporated into the scheme, shall be submitted and approved in writing by the Local Planning Authority. This will ensure that sufficient species protection is safeguarded to offset. In addition, there is a further condition that would stipulate works are not to be taken during the period 1 March to 31 August (bird breeding season) without first obtaining confirmation following a visit from an appropriately experienced ecologist to ensure the site is clear from breeding birds.

MEAS also proposed a condition for landscaping, stating that mitigation is required for the loss of trees. Replacement tree planting can be illustrated on a proposed landscaping plan. Given that the proposal would see the loss of one tree, with subsequent replacement for 2-for-1 tree planting it is not considered to be proportionate to condition a landscaping plan for this. This condition has not been applied. It is considered as well that the loss of one tree, with replacement tree planting would not have a detrimental impact on ecology. Furthermore, given the other conditions that would be applied, it would ensure sufficient protection to Protected Species and ecology.

Conditions have been applied to ensure the installation of a minimum of 1 bird nesting box and 1 bat box as habitat enhancement. To prevent the impact to these protected species, the second condition of ensuring works occur outside of bird breeding season or confirmation from an appropriately experienced ecologist to confirm no breeding birds are present. Additionally, the tree removed is part of a much larger group of mature trees that offer opportunities for bats to roost and forage.

Residential Amenity

The application site is deemed to be situated within a secluded location, set in from any nearby residential dwellings in a 'stand-alone' setting and is effectively screened by trees. There are no other nearby residential dwellings as the land allocated is not within a Primarily Residential Area.

The proposed development would not be considered to cause any harm to residential amenity of the nearest residential dwellings to the application site.

There have been no objections to the proposed development.

Highways

The application property currently utilises the front hard standing to provide parking. The proposed development would not increase the no. of bedrooms and would not result in the removal any existing parking provisions.

The existing parking provisions would be acceptable and would remain unchanged. The proposed development would not cause any adverse impact to highway safety and would therefore be considered acceptable.

Trees

As established previously in the report, the application site is encircled by a rich, generous provision of trees. To the rear of the property is a large number of mature trees. This woodland has been identified as Priority Habitat – Broad leaved Woodland by Magic Map.

The application has been supported by a Tree Survey. This has identified that the existing tree cover composition comprises of three individual trees, one group of trees and two woodlands. It has also noted that the proposed development would have a direct impact of a requirement for the removal of T3.

Policy DQ4, Trees and Development states that for development affecting existing trees, woodlands or other vegetation, which makes a positive contribution to amenity, should make provision for their retention. It also states that where the Council accepts that tree loss is unavoidable the applicant will be required to make adequate provision for their replacement, normally including two new trees for each tree lost. Replacement planting will take into account the number; size and species of tree lost and should contribute to extension of tree and woodland cover across the borough.

The accompanying guidance to DQ4 also states that, the Council will seek to protect and improve the amount, distribution and quality of Knowsley's tree and woodland resource. In considering proposals for new development The Council will aim to ensure that when there are existing trees which are important to the amenity of the area, these will not be lost.

The Council's Tree Officer has reviewed the submitted Tree Survey and has stated that only one tree is required to be removed as a direct result of the proposed development.

They have suggested a condition to mitigate the loss of the individual T3, that two replacement trees, should be planted on-site, with a girth of 20-25cm minimum to ensure best attempt at establishing themselves.

A second condition has also been provided for the erection of protective tree-fencing to ensure that the remaining trees are provided with the necessary protection prior to construction.

Overall, the proposed development has taken into account any impact on trees and has incorporated appropriate workarounds and solutions. The proposal includes appropriate replacement tree planting and would ensure appropriate prevention to harm of other established trees on-site and would be in accord with Saved Policy DQ4 of the Replacement UDP.

Other Issues

Coal Consultation Zone

The application site is located within a High-Risk Area in regard to the Coal Consultation Zone. Gov.UK Guidance regarding Planning applications and Coal Mining Risk Assessments states that under Part A – Exempt by type of application, that Householder Development and Heritage Consents, including Listed Buildings and Conservation Areas, do not require a Coal Mining Risk Assessment (CMRA) to support the application. In addition, it states that if the application type is under Part A, there is also no need for the Local Planning Authority (LPA) to consult with the Coal Authority's Planning and Development Team.

The Guidance also states that; however, the LPA can request the submission of any information it considers necessary to inform the decision-making process and this could include a CMRA.

Given the scale and form of the proposed development, and the fact that the application is Householder Development, it would not be deemed to be necessary to request an CMRA for the purpose of determining this application.

Roof tiles

Following discussions on site during the site visit, the potential for the roof materials to be changed was raised. This was referenced in the Conservation and Design consultee response. There was a suggested condition to request that further details for the replacement roof tiles on design and materials to be submitted and agreed to the Local Planning Authority.

However, as the application property retains its Permitted Development Rights, it does not require Planning Permission to change the roof materials. In addition, there would be a condition on materials to ensure that the materials on both existing and proposed elements of the dwelling would be in keeping with one another, and subsequently, it would not be appropriate to apply this as a condition.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways and impacts on the Conservation Area. The proposal also complies with relevant Core Strategy, Replacement UDP policies and guidance in the NPPF, and is therefore recommended for approval subject to conditions.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

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

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

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

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Notwithstanding any description of materials in the application, no above ground construction works shall take place until a full specification of materials to be used externally in regard to windows and doors on the proposed development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the design, materials and colour finish, and should be in keeping with the original dwellinghouse. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity, to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) All rooflights of the proposed development Rooflights should be 'conservation' type set flush with the plane of the roof. These shall be retained at all times thereafter.

Reason: In the interests of visual amenity, to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 6) Prior to any above ground works being carried out details of the planting of two trees, with a minimum girth of 20cm, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the replacement trees shall be located as close as practically possible to the location of the removed tree. The agreed details shall be implemented in full either within 1 year of the removal of the existing tree or the approved extension is substantially complete (whichever event occurs first) and should the replacement trees fail to establish within a period of 5 years they shall be replaced during the next available planting season.

Reason: In the interests of visual amenity, to allow for the continuation of tree cover within the area and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) At least five days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in the submitted tree survey received 19.06.2023 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

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 define for the duration of the development works.

Reason: To protect existing trees within the site 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 DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8) At least fourteen days written notice prior to the start of development shall be given to the Local Planning Authority, to enable an archaeological watching brief to be carried out by an appropriately qualified archaeologist, the identity of whom has been agreed by the Local Planning Authority before the start of any works on site. Access shall be allowed at all times that development is taking place to enable the archaeologist to fully record any finds at the site. The programme of archaeological works should be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority prior to the works taking place. This should include:

- o A phased programme and methodology of site investigation and recording;
- o A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
- o Provision for appropriate publication and dissemination of the archaeology and history of the site;
- o Provision for archive deposition of the report, finds and records of the site investigation; and
- o Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: In the interests of archaeological investigation or recording and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 9) No above ground works shall take place prior to details of the number, type and location of bird nesting boxes and bat boxes to be incorporated into the proposed development, on an appropriately scaled plan, being submitted to and approved in writing by the Local Planning Authority. To accord with the submitted Bat Roost Survey recommendations, this would include the provision of one bird box (25mm and 32mm entrance hole box, house sparrow terrace, swift box) and the provision of one bat feature (e.g. Vivara Pro WoodStone Bat box or similar.) Both the bird and bat boxes shall be attached to a retained tree or integrated within the new extension area of the building. The bird and bat boxes shall be installed prior to the first occupation of the dwelling and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 10) Prior to the removal of the Tree (identified as T3 in the submitted Tree Survey) it shall be checked for the presence of bats by a suitably qualified person and the outcomes of the check and a method statement for the felling of the tree shall be submitted to and approved in writing by the Local

Planning Authority. The felling of the tree shall be carried out in full accordance with the agreed details.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/06/2023	-	-	DESIGN & ACCESS STATEMENT
19/06/2023	P.1845.23	-	ARBORICULTURAL IMPACT ASSESSMENT
24/04/2023	-	-	HERITAGE STATEMENT
24/04/2023	23-691-001	-	LOCATION PLAN
24/04/2023	23-691-003	-	PROPOSED SITE PLAN
24/04/2023	23-691-3D01	-	PROPOSED 3D IMAGES
24/04/2023	23-691-3D02	-	PROPOSED 3D IMAGES
24/04/2023	23-691-006B	-	PROPOSED FLOOR PLANS
24/04/2023	23-691-007	-	PROPOSED ELEVATIONS - SHEET 01
24/04/2023	23-691-008	-	PROPOSED ELEVATIONS - SHEET 02

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **20 November 2023**

Informatives

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

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024