

<u>APPLICATION NO:</u>	25/00317/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	Wayside, Pex Hill, Cronton		
<u>PROPOSAL:</u>	DEMOLITION OF GRADE 2 LISTED BUILDING AND ERECTION OF 1NO. TWO STOREY DWELLING		

Site Description

The application relates to a substantial site on the west side of Pex Hill, Pex Hill being within the Green Belt and on the western edge of Hough Green.

The north end of the site is relatively flat where the Listed Building and access are and slopes down southwards. There is substantial vegetation within the site, particularly to the southern part of the site, extending into the former orchard area, which is not within the application site area but is part of the property grounds (edged blue on the location plan) and to the perimeter of site (in parts).

The carriageway is to the east of the site with an access road adjacent the northern boundary. At the northern end of Pex Hill, beyond the application site is Pex Hill Country Park, with Leighton Observatory being sited adjacent the north boundary of the country park. Housing extends slightly further north on the east side of Pex Hill than the western side, and then there is a couple of houses opposite the observatory with a field between. There is housing at the end of Pex Hill. The dwellings, mostly houses although there are a few bungalows, are detached for the most part although there are some semi-detached dwellings.

Wayside is a Grade II Listed Building (listed in 2012) within the site, a house formerly belonging to the Diocese. The building suffered an extensive fire in 2014 the significant damage caused by the fire has been further aggravated by additional fires and vandalism which has resulted in further and significant loss of fabric such that vestiges of walls are all that remain with little architectural or historical details remaining. To the west of the listed building structure and adjacent is a modern 'extension' of a contemporary style and materials.

Proposal

The application seeks to demolish the remaining elements of the fire damaged listed building and to erect a two storey house in the same vicinity to link into the existing extension.

The proposed house would have a depth of 12.7m by 10.m wide and would have a pitched roof, hipped at both sides, with a central ridge height of 7.6m and eaves of 5.7m. The extension adjacent has a depth of 10.75 with a width of 5.8m. The extension has a pitched roof of ridge height 6.4m and 4.75m to eaves.

The house would have walls of white K-render, with natural sandstone to the plinth and window surrounds. The windows would be uvpc with a timber 4-panel front door.

The roof would be of natural slate, grey in colour. The guttering and downspouts would be of cast iron style black uvpc.

The vehicle access would have sandstone pillars either side and timber electronic double gates a total of 3.6m wide by 1.5m high. The pedestrian gate on the north boundary would be of timber 1.8m high by 1m wide. All trees would remain.

Consultations

Highway Authority - No objections but request conditions relating to access, parking and visibility.

Environmental Health – No objections, request a Construction Management Plan.

Environmental Sustainability – No objections, request a biodiversity gain plan.

Conservation & Design Officer - No objections in principle.

Historic England – No objections, require a building recording condition.

Joint Committee of the National Amenity Societies - No comments received.

Society for the Protection of Ancient Buildings – No objections, request a building recording condition.

The Georgian Group - No comments received.

National Amenity Societies Historic Buildings & Places - No comments received.

Ancient Monuments Society – No comments received.

Merseyside Environmental Advisory Service – No objections, request a CEMP condition which includes RAMS, breeding bird advice and a lighting scheme submission condition and an archaeological recording condition.

Merseyside Fire and Rescue Authority – No objections, informative.

Cronton Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 35 neighbours. It has also been advertised by site notice and a press notice.

There have been 10 letters of support submitted and no objections received. The letters of support are summarised as follows: -

- The property never warranted listing. The original property was a simple building used by the Diocese with an exterior of brick and sandstone, which was never aesthetic.
- The property has fallen into dilapidation and is detrimental to the outlook of the area.
- A replacement building would add value to the area.
- The building is in disrepair and dangerous.

- It is clear that the property is in need of redevelopment to fit in with the area and nearby properties.
- It is evident that there is no viable alternative and the approval of the application would be beneficial for the area.
- The building is an eyesore which has been vandalised many times.
- The building needs pulling down to make way for a property that will enhance the area and fit in with properties in and around Pex Hill.
- Sooner the site is sorted out the better for everyone locally.
- Should have been demolished years ago.

Relevant Planning History

16/00009/FUL - RE-FURBISHMENT OF EXISTING DWELLING FOLLOWING FIRE DAMAGE TO INCLUDE THE DEMOLITION OF A TIMBER PORCH & LEAN TO STORAGE UNIT TO REAR OF GARAGE AND THE ADDITION OF A TWO STOREY EXTENSION CONNECTED BY GLAZED LINK TOGETHER WITH ASSOCIATED BOUNDARY TREATMENTS & LANDSCAPING WORKS. Granted: 03.05.2017.

16/00010/LBC - LISTED BUILDING CONSENT FOR THE RE-FURBISHMENT OF EXISTING DWELLING FOLLOWING FIRE DAMAGE TO INCLUDE THE DEMOLITION OF A TIMBER PORCH & LEAN TO STORAGE UNIT TO REAR OF GARAGE AND THE ADDITION OF A TWO STOREY EXTENSION CONNECTED BY GLAZED LINK TOGETHER WITH ASSOCIATED BOUNDARY TREATMENTS & LANDSCAPING WORKS. Granted: 03.05.2017.

16/00009/NMA - APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 16/00009/FUL (REFURBISHMENT OF EXISTING DWELLING FOLLOWING FIRE DAMAGE TO INCLUDE THE DEMOLITION OF A TIMBER PORCH & LEAN TO STORAGE UNIT TO REAR OF GARAGE AND THE ADDITION OF A TWO STOREY EXTENSION CONNECTED BY GLAZED LINK TOGETHER WITH ASSOCIATED BOUNDARY TREATMENTS & LANDSCAPING WORKS) TO ALLOW FOR AMENDMENT TO PROPOSED ELEVATION TREATMENTS. Granted: 10.09.2019.

25/00407/LBC - DEMOLITION OF GRADE 2 LISTED BUILDING, LINKED WITH PLANNING APPLICATION FOR ERECTION OF 1NO. TWO STOREY DWELLING ON SITE (25/00317). Ongoing.

Relevant Policy

National Planning Policy Framework: Chapter 16 – Conserving and enhancing the historic environment.

Para. 210 of the NPPF states in determining planning applications local planning authorities should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

Para. 212 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's

conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

Para. 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para. 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para. 217 states that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para. 218 states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportional to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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

CS2 - Development Principles
CS5 - Green Belt
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21 - Greenspaces and Trees

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

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt
ENV2 - Noise and Vibration
ENV3 – Light Pollution

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 proposal is to demolish the vestiges of a dwelling which is Grade II Listed Building and to erect a house in a similar location. As such the proposal needs to be considered against conservation and heritage legislation policies and considerations. Furthermore as the site is within the Green Belt, national and local Green Belt planning policies and considerations should be considered and assessed. Design, amenity, and ecological considerations also need to be assessed in the consideration of the application.

Conservation and Heritage Considerations

Significance of the site

Wayside was listed for its special architectural and historic interest.

The listing identifies the building's significance as arising from:

- Surviving 16th-century timber framing, including daub panels, down-braces, ceiling timbers and a clasped-purlin queen-strut roof structure.
- Notable internal historic fabric, such as early chimney, winder staircase, and plank-and-batten doors with wrought-iron strap hinges.
- Legibility of its early form, illustrating the evolution from medieval open-hall houses to later chimney-heated domestic layouts.

The listing also notes that the building also holds significance due to:

- Approximately 500 years of historic development, showing successive phases of alteration from the 16th century through to the 20th century.
- Clear evidence of changing domestic practices, including the transition from smoke-bay heating to a later inserted chimney and subsequent adaptations in the 1930s and 1970s.

The building suffered an extensive fire in 2014 which caused damage to the historic and architectural fabric of the building. This damage has been further aggravated by several additional fires and vandalism which has resulted in substantial further loss of fabric to an extent that the remaining structure are vestiges of the walls. The building is now in a ruinous and structurally degraded condition, with the remaining fabric having lost the architectural and historic integrity for which the building was originally designated. The surviving elements no longer meaningfully illustrate the significance identified in the original listing description, and the building's evidential, aesthetic, and communal heritage values have been lost.

Historic England accepts and has confirmed that the significance of this listed building has been harmed as a result of events that have led to its current condition, and that the building has been like this for some time. Part of the planning proposal is for the demolition of the remaining elements of the fire damaged listed building, and to build a new house on the approximate site of the current listed building. The proposals will result in the total loss of the listed building.

The property was to have been refurbished in 2016 following the granting of planning permission and listed building consent for such was applied for and granted in 2016 for the refurbishment of the property following the fire. This consent was not implemented for various reasons and factors. The applicant began to implement the scheme, which is when the shell of the new part was constructed; however work then stopped due to rising costs, personal commitments, further deterioration of the structure etc. The architect / project manager at that time did not realise how bad the state of repair of the existing structure. When stone masons, conservation specialists etc were approached to carry out works it was evident that the full structure was beyond saving as nearly all of the stone was spalled to the facing. Additionally the mortar was in worse condition than realised due to water ingress and every timber had been lost together with signs of structural movement. As such it was evident at that point that to progress with the scheme would have been in breach of the planning issued as in effect the remaining structure required dismantling and rebuilding for safety reasons, and the dismantled material recording condition was unachievable due to structural collapse. The building has suffered further decay, vandalism and arson attacks since this time.

The fire attacks, vandalism and weather damage has resulted in the loss of internal features apart from one chimney stack and a beam, substantial loss and damage to the external envelope on all elevations, and the total loss of the roof structure. This is compounded by the fact that the soft sandstone walls element of the structure had been extensively repointed in cement prior to the listing. Therefore, all of the heritage values assigned to the building are considered to have been substantially harmed. The architectural interest resided in the building's level of survival which made it a good example of a C17 lobby-entry house of local vernacular character. The extent of surviving historic fabric, including most of the features of interest, have been considerably and significantly reduced, and the architectural merits have been severely compromised. Consequently, the building's legibility has been adversely affected. Whilst the main structural layout can still be interpreted from remaining structural elements, many internal walls and the whole of the first floor have been lost

and the remaining external walls are vestiges of the original. The C18 stair window remains but its significance is now limited, being an isolated surviving feature. The interest based on interior survival is no longer there due to the fire attacks, vandalism damage and structural collapse.

Consequently, whilst the building retains some heritage significance in the surviving masonry its significance is now considered to be low.

The Proposed Demolition

Policy CS2 states that development principles should include the protecting and enhancement of the historic environment. Policy CS20 states that development proposal should preserve and enhance the borough's historic and architectural assets including listed buildings. As such the Council will prevent demolition and/or development that would result in substantial harm or loss of a designated asset unless the proposal would result in substantial public benefits which clearly outweigh the loss. Where a proposal would result in less than substantial harm such harm should be assessed against the benefits of the proposal. Saved Policy DQ7 states that total or substantial demolition will not be granted unless every possible effort has been made to repair and secure the future of the building.

The proposal is for the total loss of the listed building. Due to its current ruinous condition, the significance of the building is considered to be low. Any harm to a heritage asset, regardless of condition and level of significance, however, needs to be justified. Wayside remains listed as grade II and therefore will be assessed as a designated heritage asset. Para. 213 of the NPPF states that the loss of grade II listed buildings should be exceptional. Therefore, the proposal would cause the total loss of significance of the building.

Where it is identified that harm will be caused, the decision maker (i.e. the local planning authority in this case) should be satisfied that this is supported by a clear and convincing justification. Substantial harm to or loss of a Grade II listed building should be exceptional (para. 213) and where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision (para. 209). There is no evidence of deliberate neglect. The site has been subject of arson attacks, with fire service call out to site and the damage is related to these attacks, vandalism on site and resulting subsequent weathering from the elements.

In order to assess whether in this case there are exceptional circumstances which would allow the loss of this heritage asset, reference needs to be made to para 214 of the NPPF. It states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The submitted structural report is clear about the instability of substantial elements of the structure and there is a risk to the owners of the site, especially as there is an already constructed new build extension to the ruin. The listed building has been the subject of repeated arson attacks, vandalism and associated anti-social behaviour, but this does not per se justify its loss. The proposal would replace a ruinous dwelling by a new enlarged dwelling incorporating the existing habitable extension, with no additional housing unit created. Therefore, the public benefits of the proposal may not be considered as substantial in the context of this NPPF policy. The following criteria from the same paragraph should be examined instead, as the submitted Heritage Statement addressed.

Para 214 states that all of the following should apply:

a) the nature of the heritage asset prevents all reasonable uses of the site.

A review of the planning of the site indicates that the applicants have tried, unsuccessfully, to secure the asset's most viable use as a dwelling. Whilst the rest of the site can be further developed, the ruinous and unstable condition of the structure is undermining the safe use of the site as residential. The ruin is capable of being consolidated, but due to having only low heritage significance this option would result in very limited public benefits. This would also conflict with the site's existing and original use as residential and given the (ongoing) criminal history of the site, it would be unreasonable and undesirable to maintain the structure as a ruin.

The listed structure could be reinstated as a dwelling, but this would involve substantial and significant works which would be considered to be at the cost of most of the remaining heritage asset's significance. Indeed, the submitted structural report considers that most of the surviving masonry would need to be re-built and, in many cases, replaced. The extent of the rebuilding would also require the use of modern construction techniques and materials which would further dilute the significance of the heritage asset. An accurate restoration of the heritage asset, which would be limited to the elements that have been fully recorded at the time of listing, could be considered unreasonable as most of the building's original significance resided in the survival of its historic fabric, and reconstruction would only hold limited significance with low authenticity. Any resulting reconstruction would largely be a pastiche of the original building. There would only be very limited public benefits for the reconstruction of such a heritage asset.

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.

The site has been marketed through Adams estate agents, a leading independent estate agent in the area, with branches in Widnes, Runcorn and Stockton Heath and an expected outlet for sale of such a property sited on Pex Hill. The estate agents confirm that the site was first marketed from June 2017 through to April 2018, and later for 21 months from October 2022. The estate agents note two offers were made, one could not proceed as the person needed a sale, and the other was withdrawn. Issues listed for lack of sale / lack of interest are stated as the uninhabitable and ruin state of the property; planning conditions unable to be met; drugs paraphernalia and vandalism plainly evident at the property making the site location seem undesirable; the length of time the property was on the market off-putting; build costs and mortgage costs (in this part specialist contractor costs could be factored in). As such it is considered that the marketing through a leading estate agent for the area was appropriate, and did not generate any meaningful interest, with the estate agent citing these reasons for the lack of interests of what would have usually been a property of significant interest and demand potential.

The case officer has previously had telephone conversations from persons interested in the site, but the interests were taken no further due to the remaining asset on site and that redevelopment with a new house was not on the cards at that point due to the previous refurbishment planning approval in place (16/00009/FUL), the conditions attached which were unable to be met (recording of materials and location unable to be undertaken due to structural collapse, fire damage and vandalism) together with the cost and unviability of those works. It is considered that allowing the asset remains to be demolished and a modern house built in this location would generate considerable and significant interest if it were on the market but that there would be

no such interest with the asset remaining.

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible.

Evidence has been provided in the Heritage Statement that there would be no obvious possibility nor interest for funding the conservation of the heritage asset. Additionally as noted above the potential for conserving the heritage asset and associated public benefits of doing so are also very limited.

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

The site has remained vacant and in a deteriorating condition for a prolonged period, contributing negatively to the character of the area and offering no beneficial use. The redevelopment of the site for residential purposes would deliver public benefits, including the provision of new housing, regeneration of a derelict site, and associated economic and social benefits. Furthermore the site coming back into use as residential would curtail the arson and vandalism that has occurred for a number of years now. All 10 representations received support the application with among reasons stated that it would remove a derelict unsightly structure and replace with a house, and that the site has and does experience significant anti-social behaviour issues and been the subject of fire attacks which would not occur with a house built on the site and the site becoming a residence. These factors weigh in favour of the proposal. On balance, while the harm to the heritage asset is significant, it is considered that the public benefits arising from bringing the site back into active use are sufficient to outweigh this harm, in accordance with paras 210, 212 and 213 of the NPPF.

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para. 217). This can be achieved through a contract condition requiring details of a contract for redevelopment of the site once demolition has occurred, and the development only carried out in accordance with the approved plans.

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted (para. 218). Building recording prior to any demolition works occurring in accordance with Heritage England advice can be a requirement through condition of any demolition approval. This concurs with Heritage England comments. Thus the requirements of para 218 can be met.

Historic England has no objection to the application on heritage grounds, with the provision that the requirements of paragraphs 214, 217, 218 of the NPPF are met.

The groundworks related to the proposed new build have the potential to encounter below-ground archaeological remains related to the Listed Building including artefact assemblages which could contribute to the archaeological resource. As such the Council's archaeological consultant advises that a programme of archaeological monitoring and recording (watching brief) to be undertaken during any development works.

Taking the above into account and that Heritage England (HE) have no objections in principle to the proposal in principle it is considered that the loss of the remains of the listed building heritage asset house and the redevelopment of the site with a new house would be acceptable in this instance provided suitable records were made.

Listed Building Consent is required and is being considered concurrently with this planning application. HE have no objection to the demolition of the building and have confirmed such in their written consultation response to both applications. The Society for the Protection of Ancient Buildings have also confirmed that they have no objections to this or the LBC application. As HE have no objections to the demolition, and none of the Six Societies have objected the application does not need to be referred to the Secretary of State. As such it is considered that the proposal provided suitable building recording undertaken as required by condition, and that redevelopment occurs as required by demolition and redevelopment condition, the application would accord with the NPPF.

Policy CS2 states that development principles should include the protecting and enhancement of the historic environment. Policy CS20 states that development proposal should preserve and enhance the borough's historic and architectural assets including listed buildings. As such the Council will prevent demolition and/or development that would result in substantial harm or loss of a designated asset unless the proposal would result in substantial public benefits which clearly outweigh the loss. Where a proposal would result in less than substantial harm such harm should be assessed against the benefits of the proposal. Saved Policy DQ7 states that total or substantial demolition will not be granted unless every possible effort has been made to repair and secure the future of the building.

As identified above the state of the building means that the previous application approval conditions cannot be adhered to, and the development would not be undertaken even if they could be due to the state of the building. The building has lost nearly all the architecture and history that warranted listing and the site would continue to deteriorate if the current proposal were not allowed as evidenced by the lack of interest in the site. The redevelopment of the site is supported by all those residents who wrote in, and both HE and Society for the Protection of Ancient Buildings do not object to the demolition (if recording of the remains of the building is undertaken beforehand) due to the lack now of historic or architectural merit, and that the property would not lead to any interests with regards the redevelopment of the listed building due to the ruinous state of the property. It should also be noted that due to the remaining vestiges instability they would need to be taken down and rebuilt (possibly using new materials) and this, together with the fire damage, vandalism and structural collapse of most of the building would mean that any resulting building would in effect be a pastiche of the original building. As such it is considered that the proposed demolition does not conflict with Policies CS2 and CS20 or with Saved Policy DQ7.

Green Belt Considerations

The site is in the Green Belt and therefore national and local Green Belt policies are applicable with regards consideration of the redevelopment of the site, notably NPPF paras. 153 and 154, together with Policy CS5 of the Core Strategy and saved Policy G& of the UDP.

NPPF para 153 states:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Para 154 lists exceptions to inappropriateness including the following:

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

Policy CS5 of the Core Strategy reiterates the NPPF and states:

Inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations.

Policy G7 of the UDP allows for replacement dwellings but notes that "Dwellings which have been previously demolished are not "existing" and their replacement will therefore not be permitted." The policy also relates to extensions and states proposals for domestic extensions, or for the replacement of existing dwellings can be appropriate in the Green Belt provided "they do not change the fundamental character and scale of the original dwelling. As a general guideline enlargements (either through extension or replacement of the dwelling) of over 50% will not be allowed. The size of the "original dwelling" is defined as "That which existed on 1 July 1948, or the dwelling as originally built if this was later.

The application site can be considered as part greenfield/part previously developed land. The area where development proposed is previously developed and replaces the existing dilapidated building on site.

Whilst the proposed house would be an increase in volume against the remaining parts of the original house it would not be significantly greater than the original house as a whole.

The proposed house would be approximately 784cu.m with the existing approved extension being approximately 344.7cu.m with the link approximately 6.36cu.m. The overall scheme (including retained) therefore would be approximately 1135cu.m. The original house was approximately 755.5cu.m. As such the overall scheme would be approximately 50% increase in volume above the original dwelling as it was before the arson attacks and vandalism occurrences. This complies with the spirit of Saved Policy G7 of the UDP, together with Policy CS5 of the Core Strategy and para.154 d) of the NPPF.

A number of factors may be taken into account when assessing the impact of a development on the openness of the Green Belt including both spatial and visual aspects, such as volume and visual impact. PPG advises that this assessment requires judgement based on circumstances of the case. Whilst the siting would be

on approximately the same siting as the existing structure, and scale is similar to that of the original house there would be increase massing and volume due to the existing structure consisting of walls in various stages of remains from the original structure. Whilst there would be greater spatial impact due to the existing structure being the fire damaged remains of the original house with just parts of walls remaining due to the 'tucked away' nature of the site of both the original dwelling and the proposed, together with the limited views of the building (existing and proposed) due to planting around and beyond the boundary the increased spatial impact could be considered minor in nature. Furthermore the site has had a house on the approximate location of where the proposed house would be located for hundreds of years so in effect the proposal would be reverting and reintroducing the historic spatial impact of a completed house similar in scale to the previously undamaged dwelling.

The listed building dwelling structure and the proposed house are/would be tucked away with limited views of the building (both existing/original and proposed) due to this siting and the planting along much of the accessible boundaries (i.e. along Pex Hill and the access to the north of the site) whilst to the west the site is hidden from view by the wooded area and boundary planting, and to the south a previous orchard now wilded which is in the control of the applicant but not part of the application site. Therefore whilst there would be greater spatial impact to the current site situation, due to the substantial planting to the site boundaries, both along Pex Hill, along the access adjacent the northern site boundary and along the western boundary which itself bounds a wooded area, it is considered that the proposal would have low to moderate spatial impact with regards the existing, and similar assessed against the original house. Furthermore historically there has been a house sited there for centuries so the proposal reflects that factor and would be similar spatially to that historic nature (the extension has previously been considered against the fire damaged listed building as it was in 2016).

The impact of the house on visual openness would be limited to certain views, siting is not prominent, and the house would be set well within the site as the original house and now its remains did/does with significant planting to boundaries for the most part with the site boundaries having substantial planting in the main, which shields much of the site. The proposal therefore would have only limited impact on the openness of the Green Belt and would not cause substantial harm to the openness of the Green Belt. Para. 154 g) allows partial or complete redevelopment of previously developed site.

Therefore the proposal would meet the requirement of the NPPF, and Policy CS5 of the Core Strategy and would not conflict with the aims of saved Policy G7 of the UDP.

Design and Visual Amenity Considerations

The proposed dwelling is of acceptable design and scale in the context of the locality with many dwellings being of similar style and scale, including rendered. The proposed materials of grey natural slate roof, with white K-render walls and natural sandstone plinth and window detailing is acceptable in the locality and pays homage to the sandstone vernacular of the area. Due to the building be largely rendered the proposal is not proposing to use any of the brick, of which a proportion is in poor condition due to the cement pointing in place pre-listing and also there is a proportion which is 20th Century due to additions and patchwork repair. Taking the various styles and materials used for buildings on Pex Hill, and that Heritage England are requesting building fabric recording but not re-use of materials, it is considered that the proposed design and materials would be acceptable. The proposed house would

be in the same location as the original, within a large plot with a main entrance facing and over 30m from Pex Hill carriageway. This is beneficial as the proposed vehicular access timber gates would be 1.5m in height and the house could be viewed from certain parts of the carriageway, so would present frontage rather than gable to this part of Pex Hill. The extension would be mostly shielded from view by the proposed house, as it would have been by the original house. Furthermore the extension would remain subservient to the proposed house, as it would have been to the original house.

The proposal would be appropriate in the context of the site location and existing dwellings in the locality and would not be detrimental to the visual amenity of the area. The application would comply with Policies CS2 and CS19 of the Core Strategy.

Parking and Highways Considerations

The house would be sited in excess of Pex Hill carriageway, and the access drive would use the existing vehicular access and lead from the road to the front of the house, encircling an existing tree to the centre of the area between the house and the road. There is space for 4 or more cars. Whilst the access is existing, intervisibility splays at the could be required to improve pedestrian and highway safety. In addition if railings or wire (e.g. paladin) boundary treatment were installed for 2m or more along the boundary from either side of the access safety would be improved. The Highways Engineer has no objection to the scheme but does request conditions relation to such. The proposal would not be detrimental to highway safety and there would be sufficient parking.

The application would comply with Policies CS2 and CS19 of the Core Strategy.

Residential Amenity Considerations

The application is for a house to replace the original house on the site (and now down to remaining standing walls due to arson attacks and vandalism), and there are other residential properties on the road. As such the proposal raises no residential issues. Due to the spaced nature of the dwellings and the plot locations there are no privacy or overlooking issues raised.

The application would comply with Policies CS2 and CS19 of the Core Strategy.

Ecology and BNG

A bat emergence survey was carried out on 29 September 2025. Whilst not in accordance with best practice guidelines (which state that a single survey should be carried out May – August) the guidelines do state that emergence survey for transitional roosts can be carried out in September and into October depending on weather and location.

The survey report is acceptable as:

- The weather at the time of survey was optimal for bat activity.
- The building is categorised as low.
- The building does not have a roof which leaves potential bat roosting opportunities open to the elements.
- The survey was conducted at a time when transient and day roosts would still be recorded.

The report states that no evidence of bat use, or presence was found. The Council ecology advisor advises that the LPA does not need to consider the scheme against the three tests of the Habitats Regulation. Habitats on or adjacent to the site may provide roosting, foraging and commuting habitat for bats. Any external lighting for the site may affect the use of these areas. As such it would be prudent to require a scheme for any external lighting to be submitted to and approved by the LPA before installation and designed so that it protects ecology and does not result in excessive light spill.

It is considered highly unlikely that Great crested newt is present within the site. However, other amphibians may be present and harmed as a result of the proposals. Furthermore the habitats on site are suitable for hedgehog which is a Priority Species. As a precaution, the Council ecology consultant advises that the undertaking of Reasonable Avoidance Measures (RAMs) during the construction phase and are included within a Construction Environmental Management Plan (CEMP).

Rhododendron is present within the site boundary. This species is listed on Schedule 9 of the Wildlife and Countryside Act. As such the Council ecology consultant advises that a method statement, prepared by a competent person, be undertaken and included within the CEMP.

Biodiversity Net Gain is applicable to the application. This can be achieved through the Biodiversity Gain Plan and the Council BNG consultant has no objections to the application provided such a condition is attached to any planning permission granted.

Conclusion

The proposed demolition of the Grade II listed building structure and erection of a house linking with the existing 'extension' meets the requirements of the NPPF and local planning policies. Historic England have no objections to the proposed demolition of the listed building structure and erection of a dwelling, and the Society for the Protection of Ancient Buildings likewise have no objections to the demolition of the listed building structure. The proposal complies overall with Green Belt policy and would not have significant harm to the openness of the Green Belt. The proposed house is acceptable in design and scale in the context of the locality. The proposal would be beneficial to the visual amenity of the area taking account the current site appearance and would not be detrimental to highway safety. The application overall complies with national and local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) 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.

- 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 demolition of the listed building shall not take place until the Local Planning Authority has approved in writing:
- (i) a certified copy of the executed redevelopment contract for the complete redevelopment of the site. The contract must include the scope of works, programme, and obligations necessary to secure the comprehensive redevelopment of the site and the Principal Contractor must be identified. Contracts limited solely to enabling works, site clearance, or investigations shall not satisfy this condition; and
 - (ii) evidence that funding required to deliver the redevelopment is in place, such as a lender's confirmation, funding agreement, or equivalent legally binding financial guarantee.

Following demolition the approved redevelopment shall be commenced within 6 months of the date of demolition, or as otherwise agreed by virtue of the timescale being within the contract of the carrying out of redevelopment works required to be submitted and agreed in writing pursuant to this condition, and thereafter such redevelopment works carried out only in accordance with planning permission 25/00317/FUL.

Reason: To ensure that demolition of the listed building structure is only undertaken where the approved redevelopment of the site is secured and implemented, in the interests of safeguarding the historic environment and visual amenity of the area in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

- 4) Prior to the commencement of any demolition, dismantling, or other works that would affect the fabric of the listed building structure, a programme of building recording must be carried out by a suitably qualified heritage specialist in accordance with a Written Scheme of Investigation (WSI) previously submitted to and agreed in writing by the Local Planning Authority. The WSI must include:

- The level of recording to be undertaken (usually Historic England Level 1-4).
- Methodology for survey, photography and written description.
- Timetable for the recording work.
- Details of archive deposition in an appropriate local Historic Environment Record.

No demolition or other works to the listed building structure shall take place until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been met. A copy of the completed building structure record shall be submitted to the Local Planning Authority to be approved in writing and a copy deposited in the local Historic Environment Record before demolition commences.

Reason: To secure an appropriate level of historic building recording prior to the loss of any remaining significance arising from demolition in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990,

NPPF para. 208-210 and Saved Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 5) No part of the development hereby permitted, including any works of demolition, shall be commenced until a Demolition and 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) Methods that can be put in place quickly, should odour control be required.
 - e) Methods for the control of pests if apparent on-site.
 - f) The areas for the storage of plant and materials.
 - g) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - h) Scheme for recycling/disposal of waste resulting from demolition and construction works
 - i) Adequate provision for addressing any abnormal wear and tear to the highway.
 - j) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

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: In the interests of protecting the amenity of neighbouring occupiers, highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 6) Prior to the commencement of demolition and construction works a Construction Management Environmental Plan (CEMP), prepared by a suitably qualified competent person, should be submitted to and approved in writing by the Local Planning Authority. The CEMP should amongst other things, include details of ecological mitigation, pollution prevention and soil resource management. include the following:

Reasonable Avoidance Measures to prevent harm to wildlife in accordance with the following measures:

Amphibians

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians present to move away from the affected areas.

- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil (or similar) to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.

Terrestrial Mammals

- A pre-commencement check for badgers, hedgehogs and other mammals.
- All trenches and excavations should have a means of escape (e.g. a ramp).
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Breeding Birds

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

Invasive Species

Rhododendron is present within the site boundary. This species is listed on Schedule 9 of the Wildlife and Countryside Act and national Planning Policy Guidance applies. The applicant should submit a method statement, prepared by a competent person, which includes the following information:

- A plan showing the extent of the plant.
- The method that will be used to prevent the plant/s spreading further, including demarcation.
- The method of control that will be used, including details of post-control monitoring.
- How the plants will be disposed of after treatment/removal.

Bats

A licensed bat ecologist, details of whom shall be included in the CEMP, is required to directly supervise the removal, by hand, of all features that may provide habitat for roosting bats. Details of the features to be dismantled under the supervision of the bat ecologist shall be included within the CEMP.

Pollution

Standard pollution control measures to protect all retained habitats and the adjacent Local Wildlife Site.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures.

Reason: In the interests of pollution control, wildlife protection and control of invasive species and to comply with the NPPF, and Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 7) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and full specification of materials to be used externally on the dwelling have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016, and the National Planning Policy Framework.

- 8) No development shall take place until a scheme identifying areas of parking for a minimum of three cars, in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the areas identified have been hard surfaced, drained within the site and permanently marked out or demarcated in accordance with the details agreed. These areas shall be retained as such thereafter.

Reason: 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.

- 9) Prior to the commencement of development hereby permitted full details (including location, elevations and materials) of a bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin stores shall be constructed in accordance with the approved details prior to the first occupation of the building.

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.

- 10) Notwithstanding any submitted details prior to installation details of the timber gates at the vehicular access and the pedestrian access including drawings, stain details including colour and, with regards the vehicular access gates the opening mechanism, shall be submitted to and approved in writing by the Local Planning Authority. The gates shall only be installed in accordance with the agreed details.

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.

- 11) Notwithstanding any submitted details of the boundary treatment, for a minimum of 2m each side if the vehicular access, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this boundary treatment shall be visible through, such as railings, and details shall include drawings, colour and finish (e.g. powder coated, stained). The agreed boundary treatment shall be installed prior to first occupation of the building hereby permitted and shall be retained at all times thereafter.

Reason: In the interests of highway and pedestrian safety, visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 12) Prior to first use of the building hereby permitted visibility splays of 2 metres by 2 metres shall be provided at the vehicular site access. The depth shall be measured from the back of footway/verge into the site and the width measured outward from the edges of the access. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide adequate inter-visibility in the interests of highway and pedestrian safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 13) Prior to the first use of the development hereby permitted, the Electric Vehicle Charging Points shown on the approved drawings shall all have been provided; the charge points shall be:
- a) 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.

and retained at all times unless otherwise agreed in writing by the Local Planning Authority.

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.

- 14) The applicant or their agents should secure the implementation and submission of a report on a programme of archaeological monitoring and recording (watching brief) to be undertaken during any development works including demolition/dismantling. That programme of archaeological works should be undertaken in accordance with a Project Design which has been submitted to and approved in writing by the Local Planning Authority prior to any works including demolition taking place. The Project Design must include the following five steps:

- A phased programme and methodology of site investigation and recording.
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest.

- Provision for appropriate publication and dissemination of the archaeology and history of the site.
- Provision for archive deposition of the report, finds and records of the site investigation.
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design.

Reason: To secure an appropriate level of archaeological recording prior to the erection of the building hereby permitted in accordance with NPPF para. 208 and Saved Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 15) 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; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of the protection and protection of human health and the pollution of the water environment and to comply with the National Planning Policy Framework (2023), Policies CS2 and CS19 of the Knowsley Local Plan Core: Strategy, adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 16) Prior to the installation of any external lighting on the application site, a lighting scheme shall have first been submitted to and been approved by the Local Planning Authority. The details shall include, but not be limited to:

- A detailed description and precise details of the type of lighting.
- Positioning details.
- Details of proposed luminance which shall be designed to protect ecology and does not result in excessive light spill onto habitats and have regard to the 'Bats and Artificial Lighting at Night' guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.

The scheme shall subsequently be implemented in accordance with the agreed details prior to the dwelling first being occupied and / or a timetable to be agreed and shall be retained as agreed thereafter.

Reason: In order to minimise the effect of lighting on protected species, in the interests of biodiversity in the interests of visual amenity and to comply with the National Planning Policy Framework (2023), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies DQ2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 17) Notwithstanding any submitted details prior to the commencement of above ground construction works a landscape scheme shall be submitted to and agreed in writing by the Local Planning Authority detailing both soft and hard landscaping.

The scheme should include a detailed regime for the establishment and ongoing and longer-term maintenance of all soft landscaping.

The landscape scheme shall include details of bat and bird boxes which shall include location and height from ground level together with specifications and drawings of the boxes.

The approved landscaping works shall be implemented and completed prior to the occupation of the house thereby permitted or the first available planting season if the dwelling is completed outside the planting season (which is October - March).

Any trees, shrubs or hedgerow planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 30 years of planting shall be replaced within the next planting season by trees, shrubs or hedgerow of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, to comply with BNG 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.

- 18) The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority and take into account the landscape scheme required pursuant to Condition 17 of this planning permission. *The biodiversity gain plan must include:*
- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 - (b) the pre-development biodiversity value of the onsite habitat;
 - (c) the post-development biodiversity value of the onsite habitat;
 - (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
 - (e) any biodiversity credits purchased for the development; and
 - (f) any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the permitted development coming into use.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Schedule

2, Part 1 a) - b), d) - f) or any amendments made to that Order, shall not apply:

- i. no extensions (including porches) shall be carried out to the dwelling.
- ii. no additional storeys shall be constructed.
- iii. no dormer extension shall be added to the dwelling.
- iv. no buildings, enclosures, swimming pool or other pool or container for fuel storage shall be erected within the curtilage of the dwelling.
- v. no additional hard surface shall be laid out within the curtilage of the dwelling.

unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: To protect the residential and visual amenities of the area, safeguard the character of the development and the area, to protect the openness of the Green Belt and to comply with the National Planning Policy Framework (2023); Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/06/2025	-	-	THE LOCATION PLAN
18/06/2025	WAY-001	-	PROPOSED FLOOR PLANS AND ELEVATIONS
18/06/2025	WAY-002	-	EXISTING FLLOR PLAN AND ELEVATIONS
18/06/2025	WAY-003	-	PROPOSED SITE PLAN
19/05/2025	9137-ADS-XX-XX-RP-S-001	-	STRUCTURAL ENGINEERS REPORT (ADS CONSULT)
19/05/2025	19-AC-3748A	-	STRUCTURAL ENGINEERS REPORT - ADDENDUM REPORT (ADS CONSULT)
19/05/2025	-	-	HERITAGE DESIGN AND ACCESS STATEMENT (SIMON HOLLIS LTD - MAY 2025)

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

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

Date:

19/12/2025

Informatives

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

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

3 Based on the information available to the Council, the Council is not aware of any land contamination issues on this site. However, the responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site. The applicant/developer is requested to contact the Council's Environmental Protection Service (Tel: 0151 443 2859/4267) as soon as is practicable should contamination be encountered during the development of the site.

4 Upon completion of the development, the applicant shall ensure that any damage to the Public Right of Way (PRoW) as a result of the construction works will be repaired and reinstated in liaison with the Council's Public Rights of Way team.

5 The applicant, their advisers and contractors should be aware that if any European Protected Species are found, then as a legal requirement, work must cease, and advice must be sought from an ecologist.

6 Merseyside Fire and Rescue Service

