

<u>APPLICATION NO:</u>	25/00240/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	1 Mill Lane, Cronton, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING INDUSTRIAL UNIT, ERECTION OF 1NO. DWELLING TOGETHER WITH ALTERATIONS AND A SINGLE STOREY REAR EXTENSION TO EXISTING BUNGALOW.		

Site Description

The site is irregular in shape but is roughly triangular at the western end. The site comprises for the main part of a modest sized bungalow and a mostly timber barn/workshop with corrugated roof. The site is mostly hard surfaced, parts having grass coming through; there are two accesses, one off Mill Lane and one access coming off the junction of Mill Lane and Hall Lane at the “point” of the triangular part of the site. The bungalow has no private “garden” area.

To the east of the site is a dormer bungalow and associated garden with a bungalow and garden area adjoining the northwest boundary of the site and fronting Hall Lane. To the west of the site is a bungalow and associated curtilage with a semi-detached house and garden north of that and which forms the northern boundary with the application site. Opposite the bungalow on the south side of Mill Lane is a field. On the opposite side of Hall Lane is the Church of the Holy Family building and associated buildings and grounds.

The bungalow is modest in scale and plain in character with uvpc windows and doors. The bungalow is approximately 2m back from the footpath, with the barn/workshop adjoining the boundary of the site with 1A Mill Lane and which runs for approximately 2/3 of the length of that boundary, but which is the full length of the rear garden boundary of 1A Mill Lane. The workshop also extends across the full rear boundary of the site up to the party boundary with 2A Hall Lane.

Proposal

The proposal is to demolish the workshop building and to erect a bungalow in that workshop/hardstanding area. It is proposed to erect an extension to the existing building. Both the bungalows would have garden curtilage.

Proposed bungalow

The proposed bungalow would broadly consist of 2 blocks, with the second block on the side and to the rear of the frontmost block, and projecting beyond. Block 1 would be the frontmost part of the bungalow and would be set back from the pavement 11.3m, with a width of 5.8m presenting to the street. The bungalow would extend back adjacent the boundary with 1A Mill Lane 13.7m, of which 6m would be alongside the gable of 1A Mill Lane and 7.8m along the rear garden area of that property. The second block would be sited 8.5m back from the front elevation on the

west side of the bungalow (19.8m from the back of footpath). This part of the bungalow would be 9m deep and extend beyond the rear of the frontmost part of the bungalow 3.7m. It would extend from the side of the front part of the bungalow 4.4m towards 2A Hall Lane.

The rear of the rearmost block of the bungalow would be approximately 2.4m from the rear boundary of 2A Hall Lane, widening to 3.7m towards the front, with the frontmost block of the bungalow being approximately 8m widening to 9.7m from the rear boundary of 2A Hall Lane.

The bungalow would have pitched roofs, with the front block of the bungalow having a ridge running perpendicular to Mill Lane, and the rear part of the bungalow would have a pitched roof ridge at 90 degrees to that. The roofs would be a maximum of 5.3m to ridge and 2.7m to eaves.

The bungalow would have a rear garden of 6.2m to 9.9m depth with a width of 13m. However there would also be private space on the west side of the bungalow between the bungalow and the boundary with 2A Hall Lane.

The bungalow would comprise three bedrooms, two at the front of the dwelling, and one at the rear of the 'front' block, adjacent the boundary with 3 Mill Lane. The entrance would be on the side, adjacent the rear of a front bedroom. The kitchen would be within the projecting part of the bungalow at the rear, open plan to the living room to the front of it.

Proposed extension to existing bungalow

The existing bungalow has an extension on the rear, which is rectangular in shape protruding from the rear, rather than extend to the gable. The proposal is to extend the existing extension slightly further out and take to the gable of the bungalow. This would square off this end of the bungalow. It is also proposed to slightly recess a small length of the front elevation off-centre to the central part of the elevation, by 0.3m, and the provision of a new entrance. The bungalow would be internally remodelled, and openings enlarged. The existing extension has a low level sloping roof. The proposed extension would have a pitched roof the same height as the main roof of the bungalow and ridged into it. The ridge height would be approximately 5.3m, the same as the existing roof, and at 90 degrees to the existing ridge. Eaves height would be approximately 2.7m as existing. On the rear of the extension would be a chimney flue which would project 0.6m from the elevation and would be 1.5m wide, extending to a maximum height of approximately 5.9m, very slightly less in height than the existing chimney which is approximately 6m high (not including the chimney pot) although the existing chimney is less in width and depth than the proposed.

The bungalow would have a defined private garden space at the rear with boundaries shared with the new bungalow and the existing access to the side of the site which is to be retained to allow continued use for access to the rear of 2A Hall Lane. Between the gable of the bungalow and the retained access 2 parking spaces are to be installed and a planted area.

Consultations

Highway Authority - No objections, give informatives and request conditions relating to:

- Driveway width.
- Boundary treatment.
- Pedestrian intervisibility.
- Cycle storage.
- Demolition and Construction Management Plan.

Environmental Health - No objections, request contaminated land condition and demolition/construction management plan condition.

Environmental Sustainability (BNG) - No objections but note a Biodiversity Gain Plan is required.

United Utilities Water Ltd - No objections and give information and informatives.

Merseyside Fire and Rescue Authority - No objections, give informatives.

Cronton Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 9 neighbours and by site notice.

One objection received on the following summarised grounds: -

- The new fence would cause loss of access to the author's rear parking area / hardstanding across the full width of the gates.

A revised site plan has been submitted which shows the boundary relocated to allow access to the full width of the double gates of 2A Hall Lane.

Planning History

K/APP/11145 - ERECTION OF KITCHEN EXTENSION TO REAR OF DWELLING AND PORCH TO SIDE OF DWELLING. Granted: 23.01.1989.

K/APP/11023 - DEMOLITION OF EXISTING BUILDINGS AND PROPOSED ERECTION OF 3NO. DWELLINGS. Granted: 26.06.1989.

Relevant Policy

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

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

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

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

ENV2 - Noise and Vibration

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 for the demolition of a workshop building of poor appearance and the erection of a bungalow together with extending an existing bungalow, and to give each dwelling defined garden space and curtilage. The site is located in an area designated as primarily residential and is therefore acceptable in principle subject to design, amenity and highways considerations and policy compliance.

Design and Visual Amenity Considerations

There are properties of various styles and scale in the locality. The proposed bungalow would add a bungalow to a small cluster of bungalows at this end of Mill Lane, comprising the existing site bungalow, 2 bungalows to the east of the site in 1A and 3 Mill Lane together with 2A Hall Lane. Further along Mill Lane, and Hall Lane, are houses. The site layout is acceptable, and the dwelling would fit in with the bungalows to the sides and to the front. The bungalow would be set back considerably from the carriageway which would reduce impact on the street scene.

It is considered that the proposed bungalow would have less impact in terms of outlook and amenity of 1A Mill Lane than the existing workshop building. The main windows for 2A Hall Lane are on the side and front of the building, with a

conservatory on the northern side of the bungalow. The windows on the back are of less importance to amenity of the building than those side and front windows as they look out onto a 1.8m high fence. The rear windows, and rear of the conservatory look out directly onto the rear garden fence approximately 3.3m-3.5m away. The proposed bungalow itself would be of varying lengths from the rear of 2A Hall Lane, from approximately 5.5m at the rear of the proposed bungalow through to approximately 13.7m from the gable corner at the southern end of 2A Hall Lane. As such the proposed bungalow would not unduly impact on the outlook or visual amenities of 2A Hall Lane due to the distance together with the window hierarchy of 2A Hall Lane, and the proximity of existing rear fence.

As the proposed dwelling would be a bungalow and the existing on-site dwelling to be retained is an extended bungalow the rear garden treatments will shield outlook to a large degree, and both would have relatively low impacts on visual amenity due to this and the single storey nature of the dwellings.

The proposed bungalow would have less of an impact on 2 Hall Lane than the existing building. The existing building runs along the boundary with No. 2, whilst the proposed bungalow would be 1m from the boundary and project only 2m beyond the rear elevation of no. 2.

Regarding the proposed rear extension on the existing bungalow; the design is acceptable, and the proposed changes to the existing building such as the slight recess to the front elevation and the installation of parking spaces and planting to the side of the dwelling, would be acceptable within the street scene or the street scene in general and would not impact significantly on the outlook of neighbouring properties or be detrimental to the visual amenities of the locality.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Residential Amenity Considerations

The application is for the demolition of a large workshop building and the erection of a bungalow and an extension to an existing bungalow, in a primarily residential area. As such the proposal raises no residential amenity concerns. The proposed bungalow would be 5.8m to ridge and only around 2.7m to eaves. Given that the bungalow is replacing the large workshop running the length of the rear garden boundary of 1A Mill Lane the bungalow would improve outlook and improve light to the rear garden and elevation of that property. The proposal would not cause loss of privacy or cause overlooking as the windows would all be ground floor and the party boundary treatment would shield with regards privacy.

The rear windows and conservatory of 2A Hall Lane bungalow look out onto a high boundary fence and the fence would maintain privacy between the proposed bungalow and this existing bungalow, with all windows being ground floor and windows on the side facing 2A Hall Lane being on the front part of the bungalow furthest from the party boundary.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Highways / Parking Considerations

The proposed bungalow would have 2 parking spaces in a linear configuration and this accords with Council parking standards for 3 bedroomed dwellings. The existing bungalow extended would have 2 parking spaces installed adjacent the gable and as extended would be a 2 bedroomed dwelling. The spaces therefore accord with Council parking standards for such dwellings.

The plot of the proposed bungalow should have intervisibility spays of 2m by 2m to allow safe reversing out of the site for pedestrian safety purposes. The site plan does not show such splays, but such can be achieved by condition. Due to the proximity of the junction of Mill Lane and Hall Lane visibility should be maintained for vehicles turning from Hall Lane into Mill Lane. The site plan shows hedging around the site which could impact the visibility for such turns. A condition requiring boundary treatment to be agreed and maintained would ensure that forward visibility was maintained here.

No other highways or parking issues are raised.

The application conditioned complies with Policies CS2, CS7 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Ecology and BNG considerations

The site has a large workshop on which is to be demolished. The workshop comprises a brick skirt and is mostly timber with a corrugated roof which is not the type of building utilised by bats. A full inspection of the building by a surveyor qualified with regards bat survey practice revealed no evidence of bat presence. Due to the location of the site and the environment created by the site as existing means that there is little likelihood of bat commuter routing, with the fields nearby much more likely for such activity. Bat and bird boxes are recommended to be required within the landscape condition recommended which could lead to greater bat presence particularly as the landscaping establishes and also attract birds to the garden area and so improve biodiversity.

The applicant has submitted a biodiversity net gain assessment, metric calculation and landscape plan which is acceptable and have achieved a 52.79% net gain. The on-site BNG within the submitted landscape plan (which is acceptable in principle) is not considered to be significant enhancement. A Biodiversity Gain Plan is required prior to the commencement of development.

Suitably conditioned the application complies with Policies CS2, CS8 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Conclusion

The proposed redevelopment of the site is acceptable, suitably conditioned, in terms of impacts on the locality and neighbouring properties. The proposal would improve amenities for 1a Mill Lane due to the existing situation of the workshop building immediately adjacent the rear garden boundary of that property. The design of the proposed bungalow and the extension of the existing bungalow is acceptable and would not be detrimental to the street scene or visual amenity of the area. The layout and type of development is acceptable and minimises impacts on neighbouring properties and would significantly increase biodiversity to the immediate environs.

The application is acceptable and complies with planning policies; the application is recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions: -

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

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

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

Reason: For the avoidance of doubt.

- 3) No part of the development hereby permitted, including any works of demolition, shall be commenced until a Demolition and Construction Management Plan that details the means of mitigation of demolition and 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 demolition and 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 for the control of pests if apparent on-site.
- e) The areas for the storage of plant and materials.
- f) A programme of works.
- 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 demolition and 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: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) Notwithstanding any submitted document(s) the following shall apply:

Prior to any investigations taking place, the detailed scope of works shall be submitted to and agreed in writing by the Local Planning Authority including the proposed number of combined ground gas and groundwater monitoring wells and soil and groundwater sampling strategy.

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner in accordance with the agreed scope of works in accordance with authoritative guidance (CLR 11) and the agreed scope of works, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (where relevant):

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

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks in any phase, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

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

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where

unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development being brought into use.

E. 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: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with 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.

- 5) Prior to the first occupation of the dwelling hereby permitted and first use of the bungalow extension hereby permitted details of the cycle parking / storage shown on the drawing Proposed Site Plan – Gnd. referenced Dwg. No. 1314-004 Rev G shall be submitted to and agreed in writing by the Local planning Authority. The details shall include plan and elevation drawings, and materials details. The cycle parking / storage shall each provide secure covered parking / storage and provide parking for 2 bicycles. Each cycle parking provision shall be implemented before first occupation of the permitted dwelling, or first use of the bungalow extension hereby permitted, as appropriate to that facility and so shall be retained for cycle parking purposes as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 6) Prior to the first use of the dwelling hereby permitted, the Electric Vehicle Charging Points shown on the approved drawings (for the proposed dwelling and extended bungalow) 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.

They shall be 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.

- 7) The parking shown on the drawing Proposed Site Plan - Gnd referenced Dwg No 1314-004 Rev G shall be installed and available for parking purposes prior to the first use of the dwelling hereby permitted, or the first use of the extension of the bungalow, as appropriate for that plot. The parking shall be retained for shall be retained for such purposes at all times thereafter.

Reason: To ensure that in-curtilage parking is available at all times in the interests of highway safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley replacement Unitary Development Plan adopted June 2006.

- 8) Notwithstanding the submitted drawings Proposed Landscape Scheme - Softworks referenced AT.25.12345.101r1 and Proposed Landscape Scheme - Hardworks referenced AT.25.12345.100r1 prior to the commencement of development full details of boundary treatments adjacent to the Hall Lane/Mill Lane junction have been submitted to and approved in writing by the Local Planning Authority. These shall ensure that boundary treatment height does not exceed 0.6m within 8m of the back edge of the footway. The approved boundary shall be retained at all times thereafter.

Reason: To maintain forward visibility at the junction and reduce vehicular conflict, in accordance with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 9) Prior to first occupation of the dwelling hereby permitted 2.0m x 2.0m pedestrian visibility splays shall be provided at the vehicular access of that dwelling, measured from and along the back edge of the footway and likewise prior to first use of the bungalow extension 2.0m x 2.0m pedestrian visibility splays shall be provided at the vehicular access of that dwelling. Within these splays, no obstruction over 0.6m shall be permitted, and the appropriate splays shall be maintained thereafter for the lifetime of each of the relevant plots.

Reason: To ensure safe interaction between vehicles and pedestrians, in accordance with Policy CS2 and CS7 of the Knowsley Local Plan Core Strategies and Saved Policies H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 10) Notwithstanding any description of materials in the application, no above ground construction works of the dwelling hereby permitted shall take place until samples and / or 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 dwelling shall be constructed in accordance with the 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 Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 11) The materials to be used on the external surfaces of the extension to the bungalow 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 Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

- 12) Notwithstanding the submitted drawings Proposed Landscape Scheme - Softworks referenced AT.25.12345.101r1 and Proposed Landscape Scheme - Hardworks referenced AT.25.12345.100r1 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 shall take into account the boundary treatment details noted pursuant to Condition 8 of this planning permission and the pedestrian visibility splays required pursuant to Condition 9 of this planning permission.

The scheme should include details of all boundary treatments.

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 dwelling thereby permitted or the first available planting season if the dwelling is completed outside the planting season (which is October – March), and prior to the first use of the bungalow extension or the first available planting season following the completion of the bungalow extension if the extension is completed outside the planting season, as appropriate with regards the landscaping for each plot.

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.

- 13) 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 12 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/06/2025	-	-	BNG METRIC
26/06/2025	AT.25.12345.101r1	-	LANDSCAPING - SOFTWORKS
26/06/2025	AT.25.12345.100r1	-	LANDSCAPING - HARDWORKS
09/04/2025	VERSION 1	-	BIODIVERSITY NET GAIN ASSESSMENT (VERSION 1 - AMENITY TREE)
09/04/2025	-	-	BNG ASSESSMENT
18/08/2025	1314-001	D	LOCATION PLAN
06/05/2025	1314-005	C	PLOT 01 - PROPOSED FLOOR PLANS
18/08/2025	1314-003	H	PROPOSED SITE PLAN - ROOFS
25/11/2025	1314-004	H	PROPOSED SITE PLAN - GND
06/05/2025	1314-006	C	PLOT 01 - PROPOSED ELEVATIONS
25/11/2025	1314-007	F	PLOT 01A - PROPOSED FLOOR PLANS
25/11/2025	1314-008	E	PLOT 01A - PROPOSED ELEVATIONS

Signed Case Officer¹: Lee Osborne

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

04/12/2025

Informatives

- 1 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

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

1. Highway Works - Dropped Crossings

Any works to create or alter a vehicular access (e.g dropped kerb) affecting the public highway require approval under Section 184 of the Highways Act 1980. These works must be carried out by the Council or an approved contractor at the applicant's expense.

The applicant is advised should they wish to arrange this, to contact Knowsley.Highways@Tarmac.com or 0800 023 2334

2. Protection of the Highway during Construction/Demolition

The applicant is reminded that they are responsible for ensuring that no mud, debris or materials are deposited on the public highway. Failure to comply may result in enforcement or the recovery of costs for highway cleaning or repairs.

3. Storage of Materials and Plant

No building materials, skips, plant or machinery should be stored on, or adjacent to the public highway without prior consent. This is to avoid obstruction and maintain highway safety during development. The applicant is advised to contact NRSWA.TeamDRES@knowsley.gov.uk should they require consent.

4. Statutory Undertakers Apparatus

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

The applicant is advised to check for the presence of statutory undertakers apparatus before commencing any works within or adjacent to the public highway. The applicant is responsible for any damage caused and must arrange any necessary protection or relocation directly with the relevant utility provider.

- 3 United Utilities
- 4 Merseyside Fire and Rescue Service
- 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.