

METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No.	APP/99/00431
Date of Receipt	19/07/99
Date Valid	27/07/99

Name and address of applicant

McDonalds Restaurants Ltd
3 Cross Lane
Salford
M5 4BN

Name and address of agent

AEW Architects & Designers Ltd
Century House
St Peters Square
Manchester
M2 3DN

Address or location of development

LAND AT CABLES RETAIL PARK WARRINGTON ROAD, PRESCOT
KNOWSLEY, MERSEYSIDE

Nature and particulars of application

ERECTION OF APPROXIMATELY 318 SQ.M DRIVE THROUGH RESTAURANT AND
ASSOCIATED CAR PARKING AND LANDSCAPING

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five 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.

2. The development hereby permitted shall be carried out only in accordance with the amended plan referenced W377-01/Revision B received on 26 August 1999 which indicates amendments to the landscaping of the site.

Reason: For the avoidance of doubt and to accord with the terms of the application as amended.

3. No part of the development hereby permitted shall be commenced until details and samples of the proposed external facing materials to be used on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall be

carried out using only the agreed materials.

Reason: In the interests of visual amenity.

4. The development hereby permitted shall not be brought into use until the car parking spaces as shown on the submitted layout plan reference W377-01/Revision B received on 26 August 1999 have been surfaced and marked out on the site in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be made available for vehicle parking and manoeuvring purposes at all times that the development hereby permitted is in use.

Reason: To ensure that adequate on-site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity.

5. The development hereby permitted shall not be commenced until a detailed landscaping scheme, including the species location, planting specification and density of appropriate new tree and shrub planting within the site has been submitted to, and approved in writing by, the Local Planning Authority.

The approved landscaping scheme shall be implemented in the first available planting season following the first occupation or use of the development, whether in whole or part, and shall be maintained for a period of five years thereafter to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement in kind of any tree or shrub which dies or becomes seriously damaged during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity.

6. No external lighting shall be erected or provided within the site except in accordance with details, including details of location, direction and hooding of lighting fixtures, which have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent nuisance to occupiers and users of nearby property.

7. The Restaurant hereby permitted shall not operate outside the hours of 7.00 am - midnight on any day without the prior written permission of the Local Planning Authority.

Reason: To prevent nuisance to occupiers of adjacent property (including the potential future residential development within the Phase 2 redevelopment area).

8. No part of the development hereby granted permission shall be commenced until details of the means of ventilation and fume extraction, including: a) the provision of odour filters; b) the siting of any external ventilation stack and c) details of any measures which are necessary to attenuate noise from the ventilation stack have been submitted to and approved in writing by the Local Planning Authority. The approved scheme

shall be fully installed and operating prior to the development hereby permitted being first brought into use. It shall thereafter be retained and operated to the approved specification.

Reason: To safeguard the amenities of neighbouring occupiers, in respect of odour and noise generation.

9. No external tannoy or loudspeaker systems shall be used without the prior agreement, in writing, of the Local Planning Authority.

Reason: To prevent nuisance to occupiers of adjacent property (including the potential future residential development within the Phase 2 redevelopment area).

10. No part of the development hereby permitted shall be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority showing details of the position and levels of noise emission (sound pressure or sound power level) of all air handling units and refrigeration units that will be positioned in or discharged to the external air, together with details of any sound insulation provision that will be required. The approved scheme shall be fully installed and operating prior to the development first being brought into use and shall be retained and operated to the approved specification whenever the permitted use is in operation.

Reason: To safeguard local residents from undue noise and disturbance.

11. The Restaurant hereby permitted shall not be brought into operation until details of the location of litter bins within the site have been submitted to and approved, in writing, by the Local Planning Authority. The litter bins shall be sited in accordance with the approved details prior to the occupation of the building and shall be retained at all times that the permitted use is in operation.

Reason: To minimise the effect of litter within the site.

12. No part of the development hereby permitted shall be commenced until a scheme detailing the means of vehicular and pedestrian access and egress to and from the site from the public highway has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the access and egress have been provided in accordance with the approved scheme.

Reason: To ensure the safe movement of vehicles on the surrounding highways.

NOTE TO APPLICANT: The applicant's attention is drawn to the attached copies of letters from the Coal Authority and the Environment Agency, and the attached Disabled Persons Act note.



Director of Planning and Development

Date: 16/09/99

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is