



Knowsley Council

Livv Housing Group
c/o Andrew Moss - Sutcliffe
18-20 Harrington Street
Liverpool
Merseyside
L2 9QA

Our Ref: 23/00432/DEMCON

Date: 26 May 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

**PROPOSAL: PRIOR NOTIFICATION FOR DEMOLITION OF DETACHED BUILDING
LOCATION: 20 Fairhaven, Tower Hill, Kirkby, Knowsley, L33 1UY**

I write further to your application to Knowsley Metropolitan Borough Council, which was received on 18 April 2023, to determine whether prior approval was required in respect of your proposed demolition of the above premises. Your application has been duly considered and you are hereby notified that the method of the proposed demolition and restoration of the site, of which details were set out in your application, **does** require the Council's prior approval. The Authority has eight weeks from the receipt of adequately submitted details to issue a decision.

In order that I may fully assess the proposal, I must request further details and clarifications as follows:-

- Hours of demolition works (which should not take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays);
- Methods for the mitigation of noise and vibration from building works (will vibration monitoring be carried out. Where will the monitors be located? What will be the alarm level the monitor is set at?), including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight (should be away from noise sensitive buildings and / or make use of acoustic barriers to shield such buildings / details of noise levels from any temporary plant needs to be provided and the location of the generator / ensure it is located as far away as possible from existing residents with any vents facing away from the closest residents);
- Methods that can be put in place quickly, should odour control be required. (There is potential for odour from the historic use of the site, particularly when ground excavations take place);
- Methods for dust control and suppression (all wagon loads entering and / or leaving site, with the potential to cause dust emissions, will be covered;
- Details of wheel washing facilities including location and type;

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- Areas for the storage of plant and materials;
- Location of site compound and site set up / welfare facilities;
- Details and a plan identifying how the site will be secured during demolition works.
- Details of relevant pest control measures that will be put in place during the demolition works (an assessment must be carried out prior to commencement to determine if the site is harbouring any pests, such as rats. Should evidence of pests be found, then control measures must be put in place. It may be necessary to bring in a suitably qualified pest control contractor to take the necessary action);
- Detail of temporary external site lighting (should be located and positioned so that it does not cause a nuisance or annoyance to nearby residents);
- Contractors / delivery vehicles should not arrive too early at the site and sit with their engines idling, particularly when close to residential properties;
- No burning of materials or rubbish shall take place on site (burning waste on site is an offence and not a recognised method of waste disposal);
- Radios should not be used on site;
- It is considered good practice to inform the neighbours of the intended works by way of a letter/leaflet. Any letter / leaflet should contain the following:
 - Brief description of the intended works, including details of any works likely to cause disturbance;
 - Anticipated start and finish date of the works;
 - A site contact name and phone number in case issues arise.
- A suitable methodology for testing for the importation of soil onto the site which will be required to be tested for contamination and assessed for its suitability for the proposed development. 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.
- Details and timescales for the restoration plan for the site following demolition.
- Risk assessment for Asbestos.

Please send all correspondence to Maxine Wishart, Planning Services, Regeneration and Economic Development Department, PO Box 24, Archway Road, Huyton, Knowsley, Merseyside, L36 9FB. Telephone 0151 443 2381.

Yours faithfully



Executive Director - Regeneration and Economic Development