

Regeneration and Economic Development Department

APPLICATION NO: 21/00289/FUL

APPLICANT: Nuvu Developments Ltd

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: DEMOLITION OF REDUNDANT SINGLE STOREY BRICK BUILDING
(FORMER DWELLING) AND HORTICULTURAL SHED

LOCATION OF SITE: Former Saunders Nursery, Windy Arbor Road, Whiston, Knowsley, L35 3SE,

KNOWSLEY LOCAL PLAN ALLOCATION –

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES

National Planning Policy Framework (2021)

KNOWSLEY LOCAL PLAN: CORE STRATEGY

SD1 - Sustainable Development

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS8 - Green Infrastructure

SUE1 - Sustainable Urban Extensions and Safeguarded Land

SUE2 - Sustainable Urban Extensions - Development Principles

SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62 (M270)

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

CS21 - Greenspaces and Trees

CS26 - Waste Management

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

DQ2 - Security in the Built Environment

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 – Light Pollution

The Joint Merseyside and Halton Waste Local Plan 2013

WM8 - Waste Prevention and Resource Management

Adopted Supplementary Planning Documents (SPD)

Trees and Development SPD (2016)

Halshead Garden Village Masterplan SPD (2017)

TECHNICAL CONSULTATIONS:

The Coal Authority - No objections in principle subject to an informative note to the applicant.

Merseyside Environmental Advisory Service - No objections in principle subject to conditions.

Whiston Town Council - No comments Received.

Environmental Health - No objections in principle subject to conditions.

Highway Authority - No objections in principle subject to condition.

Arboricultural Officer - No objections in principle subject to conditions.

Conservation & Design Officer - No objections.

NEIGHBOUR NOTIFICATION:

The application has been advertised by way of neighbour letters and site notices.

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As a result of the publicity undertaken by the Council two letters have been received. Both contributors neither raise objection nor support the planning application but make comment as summarised below:

1. Not against the demolition of this structure, concerned about how this work will be carried out and particularly its impact on disabled and funeral access to St. Nicholas Church.

This property is directly opposite the church. Will there be a need for temporary traffic lights whilst the demolition is taking place? If so, what provision is being made for those with walking difficulties? What is the timescale of the work?

2. Not objecting to the proposal but with respect be mindful of any obstructions that might be caused on Windy Arbor Road by St. Nicholas Church. When there are weddings and/or funerals parking spaces are essential alongside the church. Please also be aware that during these functions the road is usually reduced to single file traffic. Please also bear this in mind for any future planning applications by, alongside or near the church.

ARTICLE 35

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

RELEVANT PLANNING HISTORY

APP. NO:	08/00709/OUT		
PROPOSAL:	OUTLINE APPLICATION FOR ERECTION OF 70 BED NURSING HOME TOGETHER WITH CAR PARK FOR USE BY ST NICHOLAS' CHURCH AND COMMUNITY CENTRE (ALL MATTERS RESERVED FOR FUTURE APPROVAL)		
DECISION:	Withdrawn	DECISION DATE:	16 December 2008

APP. NO:	10/00118/OUT		
PROPOSAL:	OUTLINE APPLICATION FOR ERECTION OF 70 NO. EXTRA CARE APARTMENTS TOGETHER WITH ASSOCIATED CAR PARKING, ACCESS AND LANDSCAPING; PROVISION OF OFF-STREET CAR PARKING SPACES FOR SOLE USE BY ST NICHOLAS CHURCH AND COMMUNITY CENTRE; AND LAYING OUT OF REMAINDER OF SITE AS PRIVATE AMENITY OPEN SPACE (ALL MATTERS RESERVED FOR FUTURE APPROVAL)		
DECISION:	Granted	DECISION DATE:	28 April 2011

APP. NO:	21/00399/OUT		
PROPOSAL:	OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 277 NO. DWELLINGS (USE CLASS C3) AND AN APARTMENT DEVELOPMENT OF UP TO 100 UNITS FOR OVER 55'S (USE CLASS C3) TOGETHER WITH NEW VEHICULAR ACCESS TO LICKERS LANE AND WINDY ARBOR ROAD, LANDSCAPING AND ASSOCIATED WORKS (INC. DEMOLITION OF BUILDINGS) (APPROVAL SOUGHT FOR ACCESS - ALL OTHER MATTERS RESERVED)		
DECISION:	Pending Consideration	DECISION DATE:	-

ISSUES AND ASSESSMENT:

SITE AND SURROUNDINGS

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The application relates to part of the former Saunder's Nursery site which is located to the east of Windy Arbor Road which is within the boundary of the Sustainable Urban Extension of Halsnead Garden Village, Whiston. The application site extends approximately 0.39 ha of the wider Saunder's site which extends across 2.1 ha and forms 'Parcel B' of a separate outline planning application for residential development which is pending consideration (Ref: 20/00399/OUT).

The application site has previously been utilised as a garden centre; however, it has been unoccupied for a considerable period and is unkempt with remnants of hardstanding where greenhouses and buildings have previously been demolished. Two dilapidated buildings remain on the site towards the south west corner, comprising of a single storey brick construction and a horticultural shed.

In the wider surrounding area, to the north, on the northern side of Main Drive at the junction of Windy Arbor Road is a detached dwelling, Church Lodge. To the east of that dwelling lies Mellors Pond. Further to the east, off Cock Glades/Main Drive, there is a cluster of large, detached brick-built dwellings comprising Prince's Cottage Farm House and Halsnead Villa, together with barns and outbuildings associated with those dwellings. There is a distance of approximately 140 – 150 m from the application site boundary and the boundary with those properties.

An area of woodland, covered by a Tree Preservation Order (Ref: 64/00001/TPO) is located to the south east of the wider site. To the south and south west is a children's playground which shares a boundary with the application site; dwellings located on Windy Arbor Road and beyond the playground dwellings on Foxshaw Close.

Grade II Listed the Church of St Nicolas and its associated graveyard is located to the west on Windy Arbor Road opposite the site access.

PROPOSAL

This application seeks consent to demolish two buildings located at the south west corner of the site. These comprise, a single storey brick construction (former dwelling) and the other a horticultural shed.

PRINCIPLE OF DEVELOPMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. This is the test that legislation prescribes should be employed on planning decision making. The 'presumption in favour of sustainable development' at paragraph 11 of the NPPF means: "approving development proposals that accord with an up to date development plan without delay"

POLICY CONSIDERATIONS

Site Specific Policy

Sustainable Urban Extension

The application site falls within the South of Whiston Sustainable Urban Extension, which is allocated for residential development within the Knowsley Local Plan: Core Strategy (2016). The site is one of nine Sustainable Urban Extension site that were released from the Green Belt in order to help meet the borough's development requirements up to 2028 and beyond. The wider site is allocated in the Core Strategy for residential development comprising approximately 1,600 dwellings.

Local Plan Core Strategy Policy SUE2 sets out key policy parameters with which new development within Sustainable Urban Extension sites must demonstrate compliance with, in order to be acceptable. Indicative considerations for each site are further listed at Appendix E of the Core Strategy.

Policy SUE2 also explains that:

'the Council will prepare a Supplementary Planning Document, which will propose a spatial

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development framework for the site, together with further details of development and infrastructure requirements, and; planning permissions will only be granted where they are consistent with a single detailed Masterplan for the whole of the Sustainable Urban Extension which is approved by the Council.'

This policy confers significant weight to the Supplementary Planning Document and Master Plan for the wider Sustainable Urban Extension, outlining their important role in determining acceptability of this application.

Policy SUE2c of the Local Plan relates specifically to the South of Whiston and Land South of M62 site. This policy provides site specific development requirements which development will need to deliver.

Comprehensive Development

The need to ensure that planning permissions within the allocation deliver and facilitate comprehensive development of Halsnead Garden Village is a clear priority within the Council's Local Plan Core Strategy Policy SUE2. It follows that the need to ensure comprehensive development is also a strategic objective of the Halsnead Garden Village Masterplan SPD.

Paragraph 5.62 of the Masterplan SPD states that:- "every application should demonstrate how it would assist in overall delivery, and not compromise or prejudice, wider development of Halsnead as a Garden Village..."

The proposal would not prejudice the delivery of comprehensive development of other parts of the wider site in the future and therefore the proposed development would not undermine the land's allocation for residential development in the Local Plan and the wider principles associated with bringing residential development forward detailed within the Masterplan.

Therefore, the proposal complies with Policies SUE2, and SUE2c, of the Knowsley Local Plan: Core Strategy and the Halsnead Garden Village Masterplan SPD.

VISUAL AMENITY

As indicated above, the existing buildings on the site are dilapidated and the applicant has indicated that *"they are falling into worse disrepair and becoming structurally weak. Issues with trespassing on the site confirms that the buildings need to be demolished as soon as possible."*

The buildings have little architectural merit, and it is not considered that their demolition would have an adverse impact on the amenity of the surrounding area. The site is allocated for residential development within the Masterplan for which demolition would be necessary to make way for the wider development proposals in the delivery of the Halsnead Garden Village.

The proposal would not be detrimental to the visual amenity of the area. The proposal is considered to comply with the NPPF, Policies CS2, CS19 and SUE2 and SUE2c of the Local Plan and the Halsnead Garden Village Masterplan SPD.

CRIME AND SECURITY CONSIDERATIONS

It is understood that there have been issues of trespass onto the site from the adjoining playground. The application indicates that partitions would be provided around the perimeter of the site to remain in place throughout the duration of the demolition and will serve to make the site secure during the process. Precise details of this can be secured by a suitable planning condition.

Providing that the site is secured reducing the potential for anti-social behaviour and crime and disorder – if planning permission is granted and subject to this condition's imposition, it is considered that the proposal does not raise any concerns in relation to crime and security and the development therefore complies with the NPPF, Policies CS2 and CS19 and SUE2 and SUE2c of the Local Plan; saved Policy DQ2 in the Knowsley UDP and the Halsnead Garden Village Masterplan SPD.

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RESIDENTIAL AMENITY

In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy policies CS2 and CS19 seek to ensure that new development does not significantly impact on the amenities of adjoining or nearby residential properties and Saved Policies ENV2 and ENV3 seek to ensure that there are no unacceptable impacts from noise; vibration and light pollution.

The Council's Environmental Health Officer has no objection to the proposal provided that a Demolition Management Plan that details the mitigation of demolition impacts and hours of operation are secured through a suitably worded condition.

It is inevitable that some disturbance will occur as part of the demolition process. However, this would be for a temporary period; separate legislation is in place to ensure this is controlled, and if planning permission is granted it is recommended that a condition is imposed requiring the approval of a Demolition Environmental Management Plan.

In conclusion, the proposal would not be detrimental to the amenity of the occupiers of existing dwellings, subject to the imposition of the above conditions. The proposal complies with the NPPF, Policies CS2, CS19 and SUE2 and SUE2c of the Local Plan, Saved Policy DQ2, of the UDP and the Halsnead Garden Village Masterplan SPD.

HIGHWAYS

It is noted that some highway safety and pedestrian access concerns that could ensue during demolition works have been raised by neighbours which includes questions about traffic movement into the site; its management and associated impact on the Church of St. Nicholas on the opposite side of Windy Arbor Road.

The Council's Highway Engineers have considered the proposal and indicated that whilst the application does not contain specific highway information it is considered that due to the size of the site, nature of the proposal and the existing site access junction, it is anticipated that the proposed demolition works could be fully undertaken within the site without the need for any traffic management works or traffic impact on the adjacent public highway of Windy Arbor Road.

Nevertheless, the Council's Highways Engineer considers that a suitable wheel wash facility will be required to prevent transfer of mud and dust from the site onto the highway during the works and a road sweeper may also be required at certain times. Should planning permission be granted, this detail can be secured by a suitable planning condition.

On this basis, provided suitably conditioned, it is considered that the application accords with the NPPF, Policies CS2, CS7, CS19 and SUE2 and SUE2c of the Local Plan, Saved Policies T7 and T10 of the UDP and the Halsnead Garden Village Masterplan SPD.

IMPACT ON HERITAGE ASSETS

The Church of St Nicholas is a Grade II Listed building and is located to the west of the application site. The application site also sits within the historic Halsnead Estate parkland which is an extensive non-designated 18th Century heritage asset.

Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as applying the relevant policies in the development plan and the National Planning Policy Framework.

Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to show special regard to the desirability of preserving and enhancing listed buildings and their settings, in exercising their planning functions. Considerable importance and weight should be given to the desirability of preserving listed buildings and their settings.

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Policies CS19 and CS20 of the Local Plan Core Strategy, chapter 12 of the NPPF and Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015) all seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. This includes non-designated heritage assets.

The NPPF 2021 (at paragraphs 197 – 208) also provides guidance on the approach that should be taken in considering the impacts against the level of harm (if any) that has been identified to listed buildings and their settings.

NPPF paragraph 199 is of particular importance and in summary states that in considering the impact of a development 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, irrespective of the scale of the potential harm.

NPPF paragraph 200 further requires that any harm to the significance of a designated heritage asset, including that arising from development within its setting should require clear and convincing justification. Irrespective of the level of harm, decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise.

The NPPF defines setting as *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

Planning Policy Guidance (PPG) explains that *"What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting."*

Paragraph 13 of PPG further explains that *"the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places."*

PPG (para. 18) notes that *"proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply"*

NPPF (para. 202) states that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

Paragraph 203 relates to non-designated heritage assets (i.e., the historic parkland). This states that *"the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

Effect of the Proposed Development on the setting and significance of the Church of St. Nicholas (Grade II Listed Building) and level of harm from the development

The Church of St Nicholas is summarised by Historic England as:

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A well-designed and imposing Anglican church dated 1864-8 in Early English style by one of the pre-eminent ecclesiastical architects of the C19, G.E. Street. The crenellated parapet and spire originally intended were never built, but the building is still an effective high quality composition highlighting Street's skills. Further particular special interest lies in the interior with its elaborate reredos and stained glass by numerous major artists including William Morris and Burne-Jones.

The Council's Principal Design and Conservation Officer has advised that the two buildings earmarked for demolition are not of any historic or architectural interest and do not contribute to the setting of any heritage assets.

The two modern buildings [proposed to be demolished] have no associations with the church, as such it is not considered that the application site makes a positive contribution to the significance of the church. While the removal of the buildings will be noticeable, this does not affect any feature which contributes to the setting of that listed building.

The level of harm to the significance of this heritage asset is identified as having less than substantial harm. Consequently, Officers are required by virtue of para. 202 of the NPPF to weigh that harm against the public benefits of the proposal.

The NPPF itself does not define what public benefits are, further guidance is given in PPG which identifies that public benefits can be anything that delivers economic, social or environmental objectives as described in the NPPF (para. 8) and be of a nature or scale to benefit the public at large, but these benefits do not always have to be visible or accessible to the public or to all sections of the public to be genuine public benefits.

Only if it is considered that those benefits are substantial enough to outweigh the identified less than substantial harm should planning permission be granted. A balancing exercise which is a matter of planning judgement must therefore be made by the local planning authority.

Having applied the balance required by para. 202 of the NPPF, officers have given special regard to preserving the setting of a listed building and given any harm considerable importance and weight. The conclusion of this balancing exercise is that there is clear and convincing justification for the development in terms of its public benefit in the removal of these dilapidated buildings, which would outweigh the less than substantial harm.

Non-Designated Heritage Assets

The Council's Principal Design and Conservation Officer has advised that the former use of this part of the parkland as Saunder's Nursery and the changes associated with that use means this part of the undesignated historic parkland landscape is significantly degraded. Accordingly, the removal of the two indicated buildings associated with the nursery use will not affect the non-designated Halsnead Parkland. As a consequence, the effect of the change on its significance is considered would place any harm to the non-designated asset as less than substantial.

Therefore, officers have made a balanced judgement on the effect of the application on the significance of the non-designated asset. Having applied the weight required by para. 203 of the NPPF, officers have had special regard to the scale and harm or loss of the significance of the non-designated heritage asset and conclude that the benefit of the removal of these dilapidated buildings, would outweigh the less than substantial harm.

Conclusion - Effect on Heritage Assets

Therefore, the proposal is considered to comply with policies CS19 and CS20 of the Local Plan and the requirements set out in the NPPF. The requirement of S66 (i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to "...have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" has been fully considered in coming to this view.

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OTHER ISSUES

Arboricultural Considerations

The application is accompanied by tree reports, and trees within the application boundary are proposed to be removed as part of the wider planning proposal for residential development (Ref:20/00399/OUT). In that regard, the Council's Arboricultural Officer, when considering the wider development has no objection to their loss as they could be adequately replaced in a landscaping scene.

Having regard to the above, the Council's Arboricultural Officer has considered the current proposal for demolition and has no objections as long as the supporting Method Statement is an approved document, and 5 days-notice is given for the erection of the protective fencing for trees that would be retained.

It is considered that subject to the above conditions being met that the application accords with the NPPF, Policies CS2, CS8, CS19, CS21, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy, Saved Policy DQ4 of the Replacement UDP and the Halsnead Garden Village Masterplan SPD.

Coal Mining

The application is supported by a Coal Mining Risk Assessment (CMRA). The Coal Authority advises that part of the site falls within the Coal Authority's defined Development High Risk Area. Their records indicate that the north eastern corner of the site marginally lies within an area of probable shallow coal mining.

Taking into consideration the nature of this proposal (demolition only) and the existing buildings to be demolished lie out with the Development High Risk Area, The Coal Authority has no specific detailed comments / no objection to this particular application.

Nevertheless, they do request that in the interest of public safety, an Informative Note is included on any planning permission granted.

On this basis, provided suitably conditioned, the application accords with the NPPF, Policies CS2, CS19, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy and the Halsnead Garden Village Masterplan SPD.

Waste Management

Policy WM8 of the Waste Local Plan requires that any development involving demolition and/or construction must implement measures to achieve the efficient use of resources, taking particular account of: *Construction and demolition methods that minimise waste production and encourage re-use and recycling materials, as far as practicable on-site; Use of waste audits or site waste management plans (SWMPG), where applicable, to monitor waste minimisation, recycling, management and disposal.* Evidence demonstrating how this will be achieved must be submitted with development proposals of this type and this can be secured through a suitable planning condition.

Subject to the above condition being met the application accords with the NPPF, Policies CS2, CS19, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy, Policy WM8 of the Waste Local Plan and the Halsnead Garden Village Masterplan SPD.

Environmental Considerations

The applicant has indicated that asbestos will be removed safely by a fully qualified contractor and that a full asbestos survey has been instructed which will determine the risk of human exposure to airborne asbestos fibres within the premises. Whilst this would be controlled by other non-planning regulations, mitigation measures can be put in place as part of a Demolition and Environmental Management Plan which can be secured by condition.

Subject to the above condition being met the application accords with the NPPF, Policies CS2, CS19, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy and the Halsnead Garden Village Masterplan SPD.

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Ecological Considerations

The applicant has submitted a bat and breeding survey report in accordance with Local Plan Core Strategy Policy CS8. This has previously been submitted with the suite of information submitted with the outline planning application for the wider development site (20/00399/OUT). Merseyside Environmental Advisory Service (MEAS) have previously reviewed this report and it was found to be acceptable, however, as they previously advised, should works not commence by March 2021 then the need for updated protected species survey, notably breeding birds; will need to be reviewed again. Having considered this, MEAS consider that for the purposes of this planning application it would be acceptable to secure a Construction Environmental Management Plan (CEMP) and bat and bird boxes. The details of which can be secured through a suitably worded planning condition should planning permission be granted.

Subject to the above condition being met the application accords with the NPPF, Policies CS2, CS8, CS19, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy and the Halsnead Garden Village Masterplan SPD.

CONCLUSION AND REASON FOR DECISION

Suitable mitigation is proposed, to be secured by condition, to address a number of identified issues, such as residential amenity; highways; heritage assets; environmental factors; ecology and protection of trees.

The proposal would be an acceptable form of development which would not conflict with relevant policies of the NPPF (2021), Knowsley Local Plan: Core Strategy (2016), the Replacement UDP (2006), the Waste Local Plan (2013) together with the Halsnead Garden Village Masterplan SPD (2017) Therefore the proposal is recommended for approval.

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) Notwithstanding the Demolition Specification Referenced 08-03-21 received 8 March 2021, no development shall take place before a Demolition Management and Method Statement for the development hereby approved has been submitted to and agreed in writing by the Local Planning Authority.

Details submitted in respect of the management and method statement, and where applicable, incorporated on a plan, shall include, but shall not be limited to the following:

- a) Demolition methods;
- b) Methods for the mitigation of noise and vibration from demolition works including the operation of any temporary power generation or pumping plant that would operate overnight;

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- c) Control of transfer of mud out of the site - details of jet wash/wheel washing facilities including location and type and use of road sweeper;
- d) Method of control and suppression of dust and asbestos borne fibres (information on asbestos survey if required);
- e) Details for the method of pest control;
- f) A programme of works including phasing if applicable;
- g) Location of any site compound(s) including identification of areas for welfare facilities, the storage of plant and materials, methods of loading/unloading of plant and materials, turning areas for vehicles and site operatives parking arrangements;
- h) A waste audit/demolition method statement for recycling/disposal of waste resulting from demolition;
- 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);
- k) Management of vehicle movements including prevention of waiting/layover of related traffic on the highway; measures for the control of traffic to and from the site; and consideration of any temporary traffic management arrangements which may be necessary during periods of demolition. Note reversing on the highway is not permitted without a Banksman;
- l) Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from demolition activities;
- m) The details of the design, siting and maintenance of any security hoardings;
- n) Details of any lighting;
- o) Pre-commencement survey check of building 1 (former dwelling), building 2 (horticultural shed) and tree numbers 1-4 and G1 (Tree Solutions Ltd, June 2020) for signs of bats and breeding birds OR tree removal and demolition of the buildings during winter months (October to February) avoiding the bat activity and breeding bird season;
- p) Protection measures for adjacent retained trees - include trees with suitability for roosting bats;
- q) Small mammals Reasonable Avoidance Measures (RAMs);
- r) There shall be no burning of materials on-site during demolition work without the prior written approval of the Local Planning Authority;
- s) Details of how the site will be restored following demolition.

All site works shall then proceed only in accordance with the approved details and the scheme details shall be made accessible to site managers, all contractors and sub-contractors working on the site during throughout the development.

Reason: To ensure the satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of neighbouring

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occupiers/uses; in the interests of highway safety and ecology/biodiversity and to comply with the National Planning Policy Framework(201), Policies CS2, CS8, CS19, SUE2 and SUE2c of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy WM8 of the Merseyside and Halton Joint Waste Local Plan, adopted 2013 and the Halsnead Garden Village Masterplan SPD, adopted June 2017.

- 4) The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement received 28 May 2021 undertaken by Amenity Tree Care Ltd. Tree protection fencing shall be erected prior to commencement of development and retained throughout the course of the construction process.

Reason: For the avoidance of doubt; to ensure that the development is carried out as approved and to ensure the amenity value of existing trees is safeguarded and in the interests of biodiversity and protection of habitats and to comply with the National Planning Policy Framework (2019); Policies CS2, CS8, CS19, CS21 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Halsnead Garden Village Masterplan SPD, adopted June 2017.

- 5) Prior to commencement of any part of the development hereby granted at least five working days written notice shall be given to the Local Planning Authority of the intention to commence development.

The protective fencing referred in the approved Arboricultural Method Statement Referenced Halsnead - Demolition Arboricultural Method Statement (Amenity Tree Care Ltd) received 28 May 2021 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing required pursuant to the approved Arboricultural Method Statement is in place prior to works commencing. in the interests of visual amenity and to comply with the National Planning Policy Framework (2019), Policies CS2, CS8, CS19, CS21 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Halsnead Garden Village Masterplan SPD, adopted June 2017.

- 6) The development hereby permitted shall not be commenced until details of bat and bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been submitted to and agreed in writing by the Local Planning Authority.

The bat and bird boxes shall be installed in accordance with the agreed scheme details prior to any part of the development commencing and shall be maintained as such thereafter.

Reason: In the interests of protecting and enhancing ecology/biodiversity in accordance with the National Planning Policy Framework (2019); Policies CS2, CS8, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Halsnead Garden Village Masterplan SPD, adopted June 2017.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

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05/06/2021	DWG02	D	Site Boundary
27/05/2021	DWG02.1	F	Site Boundary [Buildings to be Demolished]
15/06/2021	60634607_ACM_ RP_EN_0002_A	June 2020	Coal Mining Risk Assessment
28/05/2021	32322/A3/LS/DM	-	Demolition Cover Letter
28/05/2021	-	-	Halsnead - Demolition Arboricultural Method Statement
27/05/2021	-	20/AIA/KNOWSLEY/21	Tree Survey and Indicative Arboricultural Impact Assessment June 2020
27/05/2021	-	1 - 4	Photographs of Buildings to be Demolished
	CES:1349/06-2020/LO	June 2020	Bat and Barn Owl Survey of Buildings and Bat Roost Potential Assessment of Trees
08/03/2021	08.03.21	-	Halsnead Garden Village - Former Garden Centre Demolition Specification 08.03.2021

Informatives

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

1. The applicant, their advisers and contractors should be made aware that if any bat species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.
2. The Coal Authority: 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

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

Maxine Wishart

21 July 2021

Alan Kilroe
21 July 2021

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