

<u>APPLICATION NO:</u>	22/00333/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Moss Side Farm Cottage, Hewitts Lane, Kirkby, L34 8HH		
<u>PROPOSAL:</u>	DEMOLITION OF TWO STOREY SIDE EXTENSION AND THE ERECTION OF A PART TWO STOREY PART SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ERECTION OF A DETACHED CARPORT.		

Site Description

The site is located to the east of Kirkby situated between an industrial estate and Green Belt. The site lies off Hewitts Lane and forms a triangular parcel of land with an area of around .1ha. The eastern boundary is formed by Hewitts Lane, and the northern boundary is provided by Knowsley Brook which is classified by the Environment Agency as a Main River. The site is accessed directly from Hewitts Lane.

The site is contained by mature trees off Hewitts lane together with trees located along Knowsley Brook forming the site boundary. To the rear of the property known locally as Waterworks Cottages. During the site visit it was noted that mature vegetation had been recently removed at the property boundary to the rear.

The site currently comprises of a cottage deemed to have some heritage significance and has been previously extended in the form of a two storey side extension of block and render. There are also a minor outbuilding previously located on site to the north which have been demolished leaving concrete slab bases.

The cottage is currently vacant and is considered a non-designated heritage asset. The cottage is stone facing and served by a pitched slated roof set lower over the first-floor level and a number of openings which are characteristic of a cottage design together.

Parking is provided in the form of a concrete slab at the front of the property between its principal elevation and Knowsley Brook.

Proposal

As originally submitted the extension sought provision for a two-storey side extension together with a large single storey rear extension and 5 bay car port. The Local Planning Authority expressed concerns with the scale of development due to the significance of the non-designated heritage asset and has collaborated proactively with the applicant to reduce the scale of development whilst ensuring that the materials and finish are in keeping with the character of the host property and its rural location.

The application seeks permission the demolition of the existing two storey side extension and the erection of a new two storey side extension together with single storey rear extension. It will be on the basis of the revised plans submitted that this application will be considered.

Following the demolition of the existing two storey side , the proposals seek the erection a new two storey side extension which will provide an open plan kitchen and family room, WC, pantry and master bedroom and en-suite located at the ground floor. The extension would measure 9.45m in width and span a depth of 10.87m it would then turn and span a width of 5.65m before returning 4.1m and connecting to the proposed rear elevation which is in alignment with the rear elevation of the existing cottage.

To the first-floor internal configurations are proposed to provide a bedroom and bathroom in the existing cottage together with 4 additional bedrooms and storage space.

The two-storey side extension would extend the existing gable roof and measure 3.97m at the eaves and attaining a maximum height of 6m at its highest point. The extension would be subservient to the host property and would sit .22m below the existing ridge line.

The single storey rear extension is served by a shallow pitched roof incorporating 2 no. roof lanterns and would measure 2.34m at the eaves attaining a maximum height of 3.86m.

A car port is proposed to accommodate 3 vehicles together with 2 additional parking bays to be located on hard standing. It would measure 8.22m in width and span a depth of 5.4m. A pitched profile metal sheet roof is proposed and would measure 2.41m at the eaves and 4m at its highest point

Consultations

MEAS - The Merseyside Environmental Advisory Service (MEAS) has provided comments in relation to archaeology and ecology. In terms of archaeology, the application provides a reasonable record of this non-designated heritage asset and recognises its values as evidential, historic, aesthetic and architectural. Given that there is no intention to alter the historic fabric of the dwelling it is advised that archaeology does not need to be further considered. Turning to ecology, the applicant has submitted a Dusk Survey and it is noted that the report does have minor limitations but does not affect the conclusions reached and the report is accepted. The report submitted by Schafer Associates states no evidence of bat use or presence was found but categorises Moss Side Cottage as having moderate suitability for roosting bats and that this habitat will be lost to facilitate the development. To compensate for this, MEAS seeks bat box provision is secured by condition. This condition is set out later in this report.

Tree Officer –. No comments.

Highways - Highways have responded raising no objections to the proposed development as it is considered that the development will only lead to a minor intensification of use which is not considered to be detrimental to the highway network.

Environment Agency – No objection to the principle of development but has advised to follow the Environment Agency's Flood Risk Standing Advice due to the site's location within Flood Zone 2 and 3.

Environmental Health – No objection in principle but have requested conditions relating to the need for construction/demolition hours and the need for an informative

to be attached to the decision notice concerning contaminated land.

Conservation and Design Officer – No objections to the principle of development but a number of amendments have been made through ongoing discussions to ensure that the development responds positively to the character of the area and the hallmarks of the Knowsley Estate.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

- 01/00385/FUL – Erection of single storey extension to form bathroom and utility room for the benefit of a disabled person. Granted 3rd August 2001.
- 74/08542/HIST -Erection of utility room bathroom and 1st floor bedroom extension. Granted 14th December 1984.
- 96/00106/APP – Retention of first floor bedroom extension to side of dwelling. Granted 8th May 1996.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SUE 1 – Sustainable Urban Extensions and Safeguarded Land (employment site KGBS 4)

SUE 2 – Sustainable Urban Extensions – Development Principles

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site was previously Green Belt and was removed following its allocation as land located within a Sustainable Urban Extension (SUE) for employment purposes. Whilst not forming part of the employment SUE, it is believed that this land was removed from the Green Belt due to the defensible boundaries afforded by Hewitts Lane. As such, given that the proposals relate to the extension of a former residential property it is considered acceptable in principle, subject to compliance with local planning policy and guidance, albeit the SUE policies in this instance should attract very limited weight because the scale and nature of the scheme renders many of the points irrelevant..

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

Flood Risk Assessment

The site is located in Flood Zones 1, 2 and 3 according to the data provided by the Environment Agency. During the course of the application the applicant has provided a Flood Risk Assessment to support the planning application. It identifies that the proposed extension to the existing residential dwelling is classed as 'more vulnerable' however the extension is identified on land which is located within Flood Zone 2 only and has been calculated to be less than 250sqm in size. As such, the report has followed the flood risk standing advice for minor extensions as set out in the Environment Agency's current guidance.

Whilst EA advice is typically setting the finished floor levels to 600mm above the predicted top water level, the proposals in this case are an extension to an existing residential property, where the finished floor levels will be set at the same level of the existing residential property (42.77AOD). The finished floor level has been considered against top water levels in key flood risk events, and demonstrates that the existing dwelling and the proposed extension will remain safe and flood free during all key flood risk event up to and include the more extreme 1 in 1000 year event scenario.

The finished floor level of the proposed extension will therefore be set 150mm above the predicted top water levels and that the development proposals will remain flood free during all key flood risk events including the most extreme 1 in 1000 year and 1 in

1000 year plus CC (30% events). As such, the proposed development and supporting FRA are considered appropriate in terms of demonstrating that the proposals will not result in increasing flood risk and have been designed in accordance with the Environment Agency's standing advice.

Notwithstanding the above, the car parking area is located in an area which is identified as Flood Zone 3. However, it is currently used for car parking and will continue to be used as such. Given that no level changes are proposed within the extent of the 1 in 100 year/ 200 year return period events, there is no compensatory flood plain storage required to be provided in this location.

Heritage

A Heritage Statement has been submitted in support of the proposed application which demonstrates a variety of extensions to the west of the cottage have previously been undertaken.

Moss Side Farm Cottage is not listed nor is it within a conservation area. It was once in the Green Belt but was removed as part of a Sustainable Urban Extension identified in the adopted Core Strategy. As such, it is considered a non-designated heritage asset.

Moss Side Farm Cottage comprises two parts, the original cottage and the latest in a series of extensions which is proposed to be demolished. The original two storey cottage is built in coursed stone rubble with a pitched, slated roof set low over the first floor. The timber window frames are not original and sit in plain openings with stone heads and inclined stone sill. The brick chimney is also not original.

The extension is built in blockwork and rendered externally. As the heritage statement states it is incongruous with the cottage. The Merseyside Historic Environment Record (HER) refers to the site as Moss Lane Cottage. Paragraph 3.11 of the Heritage Statement confirms that the HER records archaeological finds of flint including a blade and it is quite possible that the site may yield more such evidence of past human activity.

Whilst the house is simple, the details, including original door and window openings and stone lintels and sills contribute to the character and significance of the building whilst the current rainwater goods detract from its significance. The Local Planning Authority agree that the current extension has little merit and overall, the cottage is medium value as a heritage asset.

The extent of the setting of the cottage is important to its overall significance. The site lies in a narrow strip of land between an industrial estate and Green Belt. From Hewitts Lane there is a continuation of single-track roads, farm buildings and agricultural fields. To the south is East Lancashire Road which provides access to Hewitts Lane where there is a wooded area and United Utilities pumping stations, dilapidated buildings to the right and Waterworks Cottages to the rear.

Waterworks Cottages and Delph Cottage sit on adjacent sites but are not perceived as a group. Waterworks Cottages sits back from Hewitts Lane and is partially screened by bushes and mature trees, some of which it was noted that scrub was removed by an unknown person but the applicant intends to re-establish this boundary feature.

There are no long views of the cottage but the cottage is visible from Hewitts Lane from its principal, side and rear extension. The heritage statement suggests that the

current extension mars the setting of the Cottage, however the loss of which due to the size and footprint of the existing cottage would render the dwelling uninhabitable by modern standards.

Paragraph 203 of the National Planning Policy Framework (the Framework) 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 judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset”

Whilst the host property is not listed or located within a conservation area it is a non-designated asset and its significance is assessed as medium. There will be no loss or change, internal and external of the historic fabric.

The impact of the proposals on the setting and significance of adjacent buildings was considered negligible by the applicant. However, the Local Planning Authority has taken the view that the proposed extension as originally submitted would have been significant in the context of the original cottage and has sought to reduce the scale of development so that it is more sympathetic to the character of the host property.

Whilst there would be no economic benefits associated with the proposed development, the development would provide additional tree planting along its boundaries and will provide an environmental benefit both increasing natural boundary treatments and foraging routes for animals. In addition, the development seeks to retain the historic fabric of the original cottage, together with design features which seek to assimilate the proposed extension with the existing. As such, it is considered appropriate given that the application seeks to preserve those elements of setting together which ensuring that that the future of the heritage asset would be secured in accordance with paragraph 207 of the Framework (2021).

Design

The existing block and render extension measures 5.99m in width by 5.82m in depth and covers two storeys. It is served by a gable roof measuring 3.8m at the eaves and 6.0m at its highest point. This element of the existing property will be demolished to accommodate a two-storey side extension measuring 9.45m width by 6.73m depth. The rear single storey extension would measure 4.14m in depth and a width of 5.65m.

Two storey side extension

The proposed extension would project .6m forward the principal elevation of the existing side extension, 3.5m in width beyond the existing side elevation and project .9m – 5m in depth from the existing rear elevation.

Regarding the two storey side extension the Householder Development SPD recommends that this type of development should be designed to avoid having an overbearing effect or causing an unacceptable loss of light or privacy for neighbours and avoid a terracing effect.

The proposed development would sit flush against the existing principal elevation of the property. Given the open plot layout in a semi-rural location, the proposed development would not result in a terracing effect and a 1m set back at first floor level would not be required.

The proposed windows and doors are consistent with those found at the principal elevation of the host property. Whilst the doors and windows are slightly different at the side and rear extensions, they would not overlook habitable rooms of adjoining neighbouring properties due to the size of the plot.

Single Storey rear extension.

The single storey rear extension includes 1 bi-folding door and window. It is served by a pitched roof and 2 no. Velux windows. The roof has been altered from a flat roof to a pitched roof and although slightly different than the existing pitch of the main roof this is considered a more appropriate design to that which was previously submitted for consideration.

The Householder Development SPD states that single storey rear extensions beyond 4m will only be permitted if it does not breach the 45 degree rule. Due to the location of the development the 45 degree rule would not apply and the extension would only marginally project beyond 4m.

Notwithstanding this, as originally submitted the rear aspect of the development was significantly larger and resulted in a disproportionate addition to the dwelling house. The Local Planning Authority has worked positively with the applicant and reduced the scale so it sits more sympathetically with the host property. As such, it is considered an acceptable scale in terms of its location and in the context of this non-designated heritage asset.

Car Port

The car port has been redesigned so that it is now served by a metal sheet roof and open column supports. As such, it responds to the rural character of the area and is considered appropriate in terms of design.

Materials

As originally submitted the application sought permission for materials which included zinc roof and cladding across the central spine wall together with a flat roof rear extension including roof lantern which was considered to have a dominate and negative effect on the character of this non-designated heritage asset and the setting of the local area.

The Local Planning Authority has worked positively with the applicant to amend the proposals so that they are more sympathetic with this rural location and design vernacular which is remnant of the Knowsley estate together with ensuring the proposed extension is sympathetic to the host cottage.

The proposal will now be brick facing in the central column and of stone finish consistent with the existing stone wall of the host Cottage. The roof has been amended to sit below the existing ridge and is now slate consistent with the existing roof of the cottage.

Bifolding doors are situated to the rear elevation. However, whilst not strictly in keeping with the overall design appearance of the host property these would be obscured from the street scene by the additional tree planting proposed.

The proposed materials and finishes are therefore in keeping with the existing property

and a condition should be attached to the application to ensure that the proposed materials and finishes match the existing features of the property to ensure the character of the property is maintained and enhanced.

Residential Amenity

Delph Cottage

Delph Cottage is located to the north of the site and accessed off Hewitts Lane. It is not considered that the residential amenity of this property would be adversely affected given the mature tree boundaries located along Knowsley Brook which are of a similar height of the host property. As such, the development would be obscured by the natural boundary treatments, and it is not considered that harm to residential amenity would occur in relation to this property.

Waterworks Cottages

Waterworks Cottage are a group of 4 dwellings located to the rear of the property. Due to the juxtaposition of properties the majority of properties would not be affected by the proposed development with the exception of properties no. 2 and no.3 which have a number of windows facing the rear elevation of the host property.

The property boundary features a mixture of close boarded/wire fencing and mature vegetation. However, it was noted that some vegetation has been removed prior to the site visit (although the source is unknown) which has subsequently increased the visibility between the host property and Waterworks Cottages. The applicant intends to plant additional tree planting to replace that which was lost. However, the proposed Laurel hedge is very suburban and would not be reflective of the rural landscape character of the area. It is recommended that either a privet as was before and likely a remnant of its estate cottage days or a hawthorn based mixture native hedge should be used to reflect that opposite. Notwithstanding this, the planting and mesh wire fence identified on the site plan identified in drawing "3.02 Rev A", this arrangement should be extended to reduce the visibility between these properties up to the existing close boarded fence. This amendment will help to ensure private amenity space is retained whilst also retaining the rural characteristic of the plot and should be secured by condition.

Subject to additional planting/boundary fence and given the interface distance between properties it is not considered that these properties would be adversely affected by the proposed development in terms of residential amenity.

No other properties would be affected.

Conclusion

On balance, due to revised plans which have reduced the scale of development so that it is more appropriate in the context of the host property it is considered that the development would be acceptable in terms of design, residential amenity and highway safety and complies with the relevant Core Strategy, Replacement UDP and guidance in the NPPF and PPG and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 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) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture. The proposed cladding located on the car port should be stained in a dark colour to respond to the local vernacular.

Notwithstanding the description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally in respect of the proposed brick aspect of the development relating to the extension and car port have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of materials and should be reflected of those within the surrounding area. 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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) No above ground works shall take place until the location of at least 1 bird nesting box and 1 bat box have been submitted to and agreed in writing with the local planning authority. The bird and bat boxes shall be installed in accordance with the approved details prior to the first occupation of the dwelling and shall be retained at all times thereafter.

Reason: In the interests of biodiversity and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy (adopted January 2016).

- 5) No tree/shrub felling, vegetation management 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 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 for approval and the development shall then be carried out in accordance with the agreed mitigation.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy (adopted January 2016).

- 6) No work for the construction of this development, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08:00 – 18:00 Monday to Friday; and
08:00 – 13.00 on Saturdays;

In particular, no work should be carried out on Sundays or officially recognised public holidays without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents.

- 7) Notwithstanding the proposed Site Plan indicated on drawing “3.02 Rev A” the proposed planting should consist of a privet or hawthorn based mixed native hedge. The hedging/mesh wire fence should be extended to the close boarded fence at the property boundary between the Moss Side Cottage and Waterside Cottage before the first use of the extension hereby approved.

Reason: To safeguard the amenities of nearby residents.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01.06.2022	1308 3.01		EXISTING ELEVATIONS AND FLOOR PLANS, LOCATION PLAN AND EXISTING SITE PLAN
01.09.2022	3.02	REV B	PROPOSED ELEVATION, FLOOR AND SITE PLANS

Signed Case Officer: John Fleming

Signed Authorising Officer: _____

Date: _____

INFORMATIVES
Environment Agency

Knowsley Metropolitan Borough
Council
Development Control
PO Box 26
Huyton
Liverpool
L36 9FB

Our ref: SO/2022/122406/01-L01
Your ref: 22/00333/FUL
Date: 13 August 2022

Dear John Fleming

**DEMOLITION OF TWO STOREY SIDE EXTENSION AND THE ERECTION OF A
PART TWO STOREY PART SINGLE STOREY SIDE AND REAR EXTENSION
TOGETHER WITH THE ERECTION OF A DETACHED CARPORT
MOSS SIDE FARM COTTAGE, HEWITTS LANE, KNOWSLEY, PRESCOT, L34
8HH.**

Thank you for consulting us on the above application, on 12th August 2022.

Advice to LPA

Flood risk standing advice -

The proposed development falls within Flood Zone 3 and 2, which is land defined in the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Advice to applicant

Environmental permit -

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Non-Mains Drainage -

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply. Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

[Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/septic-tanks-and-sewage-treatment-plants-what-you-need-to-do)

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Ms DAWN HEWITT
Planning Advisor

Direct dial 02030250535

Direct e-mail dawn.hewitt@environment-agency.gov.uk

MEAS

Merseyside Environmental Advisory Service
The Barn, Court Hey Park
Roby Road, Huyton, L16 3NA
Director: Alan Jemmett, PhD, MBA

Enquiries: 0151 934 4951

Contact: Saskia van Dongen
Email: measdcconsultations@sefton.gov.uk

DEVELOPMENT MANAGEMENT ADVICE

To: John Fleming
Organisation: Knowsley Council

From: Saskia van Dongen
Assistant Ecologist

Your Ref: 22/00333/FUL
File Ref: KN22-038
Date: 26/07/2022

DEMOLITION OF TWO STOREY SIDE EXTENSION AND THE ERECTION OF A PART TWO STOREY PART SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE ERECTION OF A DETACHED CARPORT Moss Side Farm Cottage , Hewitts Lane, Kirkby, Knowsley, L34 8HH

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise of the above planning description.
2. Having reviewed the application and supporting documentation, our advice is set out below in two parts.
 - Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
 - Should the Council decide to adopt an alternative approach to MEAS Part 1 advice, I request that you let us know. MEAS may be able to provide further advice on options to manage risks in the determination of the application.
 - Part Two sets out guidance to facilitate the implementation of Part One advice and informative notes.

In this case Part One comprises paragraphs 3 to 11, while Part Two comprises of paragraphs 12 to 13.

Part One

Archaeology

3. The Heritage Statement issued in support of the application (Schafer Associates May 2022) is a reasonable record of this non-designated heritage asset and recognises its values as evidential, historic, aesthetic and architectural.
4. There is one non-designated heritage asset recorded on the Merseyside Historic Environment Record within the proposed development: MME5935 Moss Lane Cottage, Hewitt's Lane, Knowsley, an 18th century building.
5. There is no intention to alter the historic fabric of the dwelling, therefore I advise that archaeology does not need to be considered further for this application.

Ecology

6. The applicant has submitted a Dusk Survey report in accordance with Local Plan Core Strategy policy CS8 (*Dusk Survey Report, Tyrer Ecological Consultancy Ltd, May 2022*) which has minor limitations. However, this does not affect the conclusions of the report and the report is accepted.

Bats

7. The report states that no evidence of bat use or presence was found. The Council **does not** need to consider the proposals against the three tests (Habitats Regulations).
8. The report categorises the Cottage as having moderate suitability for roosting bats and this habitat will be lost to facilitate development. To compensate for this loss, I advise that bat box provision recommended in section 6.4 of the survey report is secured by a suitably worded planning condition.

CONDITION

The development hereby permitted shall not be occupied until details of bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

Breeding Birds

9. Trees and scrub on site may provide nesting opportunities for breeding birds, which are protected and Local Plan Core Strategy policy CS8 applies. The following planning condition is required.

CONDITION

No 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 for approval.

Water Vole

10. The site lies adjacent to Knowsley Brook and may therefore provide habitat for water vole which is a protected species and Local Plan Core Strategy policy CS8 applies. In line with best practice guidance¹ I advise that no works are carried out within a minimum of 5 metres of the top of the bank and details of methods of protection to this zone are submitted for approval. This can be secured by a suitably worded planning condition.

Protected/Priority Species

11. The habitats on site are suitable for terrestrial mammals and amphibians which are protected and Priority Species and Local Plan Core Strategy policy CS8 applies. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:
- A pre-commencement check for terrestrial 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;
 - Appropriate storage of materials to ensure that mammals do not use them.;
 - Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians / reptiles 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 / reptiles 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 / reptiles 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 / reptiles

These measures can be secured by a suitably worded planning condition.

¹ Dean, M., Strachan, R., Gow, D. and Andrews, R. (2016). *The Water Vole Mitigation Handbook* (The Mammal Society Mitigation Guidance Series). Eds Fiona Mathews and Paul Chanin. The Mammal Society, London.

Part Two

Ecology*Bats*

- 12. 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.**

Waste Local Plan*Waste Local Plan – WM8*

13. The proposals comprise of development which is unlikely to generate significant volumes of waste. The Merseyside and Halton Joint Waste Local Plan (WLP) Policy WM8 Waste Prevention and Resource Management, National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49) require the use of construction and demolition methods that minimise waste production and maximise re-use, recycling of materials on-site and minimise off-site disposal where practicable. I advise the use of waste audits or a similar mechanism such as a site waste management plan to monitor waste minimisation, recycling, management and disposal.

I would be pleased to discuss these issues further and to provide additional information in respect of any of the matters raised.

Saskia van Dongen
Assistant Ecologist

Environmental Health

 Knowsley Council	Planning Consultation Response Environmental Health and Consumer Protection Service
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To:	Planning Services (John Flemming)	
From:	Environmental Health & Consumer Protection (Helen Bradshawe)	
Planning App. No:	22/00333/FUL	
Date:	1 September 2022	
Location:	Moss side cottage, Hewitts Lane	
Proposal:	Demolition of existing 2-storey extension. Proposed extension (2-storey and single storey) to existing house. Proposed construction of 5-bay carport.	

No Objection in Principle

Environmental Health has reviewed the application and have no objections but would request that the following issues are addressed by condition to protect the future occupants of the site and / or nearby residents.

Contaminated Land: As the site has previously been a residential property with no other historical land use a watching brief is required.

Construction Hours – our standard conditions have been suggested to protect the amenity of the surrounding residents.

From an Environmental Health perspective, conditions we would suggest are included on any permission granted are:

Suggested Conditions

1. Construction / Demolition Hours

No construction / demolition work shall 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 without the prior written permission of the Local Planning Authority.

2. Contaminated Land Advisory Note

Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

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 (or relevant phase of development) being brought into use.

Importation of Soil/Material

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.

Appendix 1 – Site Photographs

