



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

This application is subject to a Section 106 Agreement and needs to be read in conjunction with that Agreement.

PLANNING PERMISSION

Application No: 21/00744/FUL

Name and address of applicant

L32 Trading Ltd
Unit 11A, The Matchworks
140 Speke Road
Garston
L19 2RF

Name and address of agent

Roman Summer Associates
Aweswater House
Waterfold Business Park
Bury
Lancashire
BL9 7BR

Date of Receipt: 16 September 2021

Date Valid: 16 September 2021

Address/Location Of Development:

Kirkby Golf Course
Ingoe Lane
Field Lane Estate
Knowsley
L32 4SS

Description of Development:

RE-DEVELOPMENT OF GOLF COURSE INCLUDING; THE IMPORTATION OF UP TO 475,000 CUBIC METRES OF INERT SOILS, SANDS AND AGGREGATE (TO BE GOVERNED BY CL:AIRE DOWCOP PROCEDURES / PROTOCOLS), TO REMODEL THE EXISTING GOLF COURSE AND CREATE A NEW 9 HOLE PAR 3 GOLF COURSE ON 52 ACRES OF DISUSED LAND ADJACENT TO THE EXISTING GOLF COURSE, ERECTION OF NEW TWO STOREY CLUBHOUSE COMPRISING BAR, RESTAURANT, FUNCTION SPACE, CHANGING ROOMS AND ASSOCIATED FACILITIES, CHANGE OF USE OF EXISTING CLUB HOUSE TO GOLF RELATED TRAINING ACADEMY WITH OVERNIGHT ACCOMMODATION FOR GOLF PROFESSIONALS WITH EXTENSION TO BUILDING, AND ALTERATIONS, NEW CENTRALLY LOCATED GREENKEEPERS COMPOUND WITH ASSOCIATED PORTAL FRAME BUILDING HOUSING WELFARE FACILITIES, OFFICE SPACE, TRAINING SPACE AND EQUIPMENT STORAGE, AND MAINTENANCE AND SECURITY FENCING, CREATION OF AN ADVENTURE GOLF COURSE AND PRACTICE PUTTING GREEN, CREATION OF A GOLF DRIVING RANGE WITH TWO STOREY BUILDING INCLUDING BAR/LOUNGE, PRO GOLF SHOP, TRAINING AND PRACTICE, LIGHTING AND NETTING AND SUPPORTING WORKS INCLUDING DRAINAGE WORKS

(INCLUDING IRRIGATION WATER BODIES / WETLAND FEATURES), THE ERECTION OF A FOOTBRIDGE OVER THE RIVER ALT, CREATION OF 1NO NEW ACCESS ONTO VALLEY ROAD, EXTENDING CAR PARK AND SITE WIDE 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 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 any 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 on the have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective 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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. No development shall commence until a Global Phasing Plan of the entirety of the approved application - setting out the phasing details of the entire development hereby approved - has been submitted to and approved in writing by the local planning authority. The phasing plan must include details of the phasing / anticipated timing of completion and opening of all aspects of the development, namely:
 - a. The importation and utilisation of up to 475,000 cubic metres of inert soils, sands and aggregate (to be governed by CL:AIRE Dowcop procedures / protocols), to include an indication of the amount of such materials anticipated for each of the main phases (which will be ultimately be defined in detail having regard to the requirements of Condition 5)
 - b. The remodelling of the existing golf course, including supporting works including drainage works (including irrigation water bodies / wetland features).
 - c. Creation of a new 9 hole par 3 golf course on 52 acres of disused land adjacent to the existing golf course,
 - d. Erection of the new two storey clubhouse comprising bar, restaurant, function space, changing rooms and associated facilities.
 - e. Change of use of existing club house to golf related training academy with overnight accommodation for golf professionals with extension to building,
 - f. Creation of a golf driving range with two storey building including bar/lounge, pro golf shop, training and practice, lighting and netting
 - g. new centrally located greenkeepers compound with associated portal frame building housing welfare facilities, office space, training space and equipment storage, and maintenance and security fencing,

- h. Creation of an adventure golf course and practice putting green,
- i. The erection of a footbridge over the river alt,
- j. Creation of 1no new access onto valley road,
- k. Extending car park
- l. Site wide landscaping, including replacement tree planting

The development shall be implemented in accordance with the agreed Global Phasing Plan, or any subsequently approved alternative Global Phasing Plan that is submitted and approved by the LPA pursuant to this condition. If, at any stage in the construction process, the phasing of development is anticipated to change, the application/developer must submit a revised Global Phasing Plan to the LPA pursuant to this condition and await its approval in writing from the LPA before pursuing the alternatively approved Global Phasing Strategy.

Reason: To ensure comprehensive redevelopment in accordance with the proposal.

5. No development shall commence on any specific phase (or phases) of the approved development until a Detailed Phasing Plan for that specific phase (or phases) to include full construction details / drawings and confirmation of the precise amount, source and usage of any imported materials, and which must be in full accordance with the approved Global Phasing Plan, has been submitted to and approved in writing by the local planning authority.

Each Detailed Phasing Plan shall include details of how the applicant will maintain a record of the material brought onto site for that specific phase (to include amount, source and associated testing results / certification), and this will be available for inspection upon the local planning authority providing 5 working days notice of such a request.

In the event that any unauthorised material is identified by the LPA on any part of the site, it shall be removed in entirety within 21 days and proof of such removal shall be provided to the LPA. If such proof of removal is not provided within that 21-day period, all further importation of materials shall immediately cease until the correct proof of removal has been provided to the LPA.

The development shall be subsequently implemented in strict accordance with the agreed Detailed Phasing Plan(s), or any subsequently approved alternative Detailed Phasing Plan(s) that is / are submitted and approved by the LPA pursuant to this condition.

Reason: To ensure comprehensive redevelopment in accordance with the proposal.

6. The approved golf driving range shall not be open to golfers or the wider public until at least 50% of the main golf course works and the entirety of the new 9 hole course construction works have been completed up to the point that grass has been sown, and the approved new Clubhouse shall not be open to golfers or the wider public until 100% of the main golf course works and the entirety of the new 9 hole course construction works have been completed up to the point that grass has been sown, or until such point that the LPA has confirmed in writing that it is satisfied that the extent of course works completed is sufficient to enable the opening of either or both the new clubhouse and/or driving range. The proposed car park shall be constructed and made available for use prior to the first use of the adventure golf, driving range or club house (whichever is the first to be opened) and shall remain available for use thereafter.

Reason: To ensure comprehensive redevelopment in accordance with the proposal.

7. The developer shall submit quarterly (every 3 months) reports to the LPA during the construction period, which shall include details of all works undertaken over the course of the past 3 months photographs of those works, and full details / records of materials imported and donor sites. The timing of the submission is to be agreed as part of this condition. The developer will also arrange and attend quarterly meetings at the golf club / course with the LPA and any parties it chooses to invite, in order to inspect the completed works and to address any queries in relation to those works or in relation to the progress of the wider scheme.

Reason: To ensure comprehensive redevelopment in accordance with the proposal.

8. Contaminated Land

A. Risk Assessment

No development of any phase shall take place until an assessment of the risks posed by any contamination in relation to that phase has been submitted to, and approved in writing by, the Local Planning Authority.

Prior to any further ground investigations taking place for any particular phase (if those are required having regard to the above), the scope of works for these investigations must be agreed, in writing, with the local planning authority.

The assessment must also be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on that phase site, whether or not it originates on the site.

Moreover, it must include (where relevant):

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

B. Submission of Remediation Scheme

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

C. Implementation of Approved Remediation Scheme

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

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. No soil or other aggregates 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 recording and testing this material should be submitted to and agreed by the Local Planning Authority prior to the material being imported onto site. A log of the amount of material that has been brought onto site and the details that have been recorded and results of any testing shall be submitted to the local planning authority on a quarterly basis and shall cover the preceding quarter of the year. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

10. Prior to the reuse of offsite won materials ('waste' and non-waste) the Materials Management Plan (MMP), signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials (if any) does not result in increased risk to the environment or human health. Following the approval of the initial MMP details of any further material shall be managed under condition 5 of this permission. Once material is spread in accordance with the MMP, a verification report from the QP is to be submitted to the Local Authority.

Reason: In the interests of safety, to prevent pollution of the environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

11. Prior to commencement of on any specific phase of the development, a Construction Management Plan for that phase shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:
 - a. Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
 - b. Methods that can be put in place quickly, should odour control be required.
 - c. Location and layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles for each phase as necessary.

- d. Management of deliveries including prevention of waiting/layover of construction 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 construction. Note reversing on the highway is not permitted without a Banksman.
- e. Construction staff and contractor parking arrangements
- f. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- g. Details of road sweeping to clear the highway of any material that has migrated from the site
- h. Methods for dust control and suppression.
- i. Details of relevant pest control measures that will be put in place during the construction / demolition phase.
- j. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.
- k. Contact details for the site manager or similar designated person, including a name, mobile number and email address, shall be made available to residents on Ingoe Lane and Oxtan Close and on posters around the perimeter of the site for the wider public.

All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

12. Prior to the first occupation of the club house, driving range or golf training academy a scheme detailing the proposed cycle storage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as agreed before any of the buildings hereby approved have been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016

13. Within 3 months of the club house, driving range or golf training academy development being brought into use, a Travel Plan for the whole development shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include immediate, continuing, and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to:
 - Involvement of employees.
 - Information on existing transport policies, services and facilities, travel behaviours and attitudes.
 - Access for all modes of transport.
 - Targets for mode share.
 - Resource allocation including Travel Plan Co-ordinator and budget.
 - A parking and management strategy.
 - A marketing and communications strategy.
 - Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
 - An action plan, including a timetable for the implementation of each of the above.

- Mechanisms for monitoring, reviewing and implementing the Travel Plan. The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 3 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.

14. Prior to the first use of the adventure golf, new clubhouse, driving range or 9 hole golf course precise scheme details for the design and layout of the site access junction to Valley Road A506 shall be submitted to and approved in writing by the local planning authority (with particular reference to Drawing No. P22068-002 within the Transport Addendum), and the approved site access junction shall be fully implemented and is operational prior to the first use of the aforementioned uses.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

15. Prior to the commencement of development, details of the proposed temporary vehicle access arrangements to be used for construction vehicles shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt all construction traffic shall use this temporary access. Prior to any development works hereby approved commencing, the temporary construction access arrangements shall be implemented in accordance with the approved scheme pursuant to this condition. The temporary access shall be used by construction vehicles only and not for the wider public use of the golf club. Upon completion of the wider development hereby permitted, the construction access works / arrangements shall be removed and reinstated as highway to the satisfaction of the local planning authority.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

16. The existing vehicular access on Aintree Lane and Ingoe Lane shall not be used for construction traffic at any time and no new vehicular accesses are to be provided from Aintree Lane B5194.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

17. Prior to the construction of the club house, driving range and golf training facility, a scheme shall be submitted to and approved in writing by the local planning authority for each of the three buildings (new club house, driving range and golf training facility) which specifies the provisions to be made for the control of noise emanating from the those buildings. The noise mitigation schemes shall be submitted for approval based on the results of a noise assessment which suitably characterises the noise climate at nearby residential dwellings both prior to and following the operation of the development permitted. Prior to the first use of each of the three buildings, all works which form part of the scheme approved pursuant to this condition shall be implemented in full in accordance with the scheme as agreed, and retained as such/implemented thereafter. Documentary evidence of the works shall be submitted

to and approved in writing by the Local Planning Authority prior to first use of any of the three buildings.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

18. Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the properties within Ingoe Lane, Oxton Close, Moor Lane, Aintree Lane, Longmoor Lane and Haven Road.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

19. Prior to the introduction of any new external lighting, a lighting scheme which reflects the content of the Addendum to the Planning Statement (dated August 2024) and includes the steps necessary to minimise light intrusion to local dwellings shall be submitted for the written approval of the local planning authority. The scheme shall include isolux plots to demonstrate that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met. All works which form part of the lighting scheme details approved pursuant to this condition shall be completed prior to operation of the parts of the development those relate to and shall be maintained thereafter in accordance with the agreed scheme.

Reason: In the interests of the local environment, amenity, security and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

20. 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.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

21. Prior to the construction of each of the driving range, clubhouse and the golf academy buildings an assessment for that building must be carried out in accordance with the Defra document "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems". The outcome of the assessment shall be submitted to, for approval in writing, the Local Planning Authority.

The information submitted must include:

- a. Details of the equipment that will be installed to control odour and smoke;
- b. The siting of any external ventilation stack; and,
- c. Details of any measures which are necessary to attenuate noise from the ventilation stack;

The approved scheme details for each building shall be fully installed and operating prior to that building being first brought into use. It shall thereafter be retained and operated to the manufacturer's specification.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

22. The drainage from any kitchen area shall incorporate a grease trap of a design which has been approved in writing by the local planning authority before its connection to any private or public sewer. The trap shall be installed and operating prior to the premises being brought into use. It shall thereafter be retained and operated in accordance with the approved specification at all times that the premises are in operation as a cafe.

Prior to the construction of each of the driving range, clubhouse and the golf academy buildings an assessment for that building must be carried out in accordance with the Defra document "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems". The outcome of the assessment shall be submitted to, for approval in writing, the Local Planning Authority.

The information submitted must include:

- a. Details of the equipment that will be installed to control odour and smoke;
- b. The siting of any external ventilation stack; and,
- c. Details of any measures which are necessary to attenuate noise from the ventilation stack;

The approved scheme details for each building shall be fully installed and operating prior to that building being first brought into use. It shall thereafter be retained and operated to the manufacturer's specification.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

23. The golf club house shall only be open to the public during the hours of 07.00 to midnight Sunday to Thursday and Friday to Saturday until 01.00am, with the exception of the toilets, changing facilities and golf shop counter which can open from 06.30am.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

24. The driving range shall only be open to the public during the hours of 08.00 to 23:00 on any day. No external music shall be played between 21:00hrs and 09:00hrs.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

25. Balconies and terraced areas associated with the Club House are not to be in use after 10pm. Doors and windows must remain closed during the play of live and/or recorded music.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

26. Waste from the golf club house, driving range and golf academy building, shall only be stored internally and refuse collections shall not take place outside the hours of 08:00 to 20:00 hours on any day.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

27. Empty bottles, from the golf club house, driving range and golf academy building, shall not be loaded into the bins in the designated waste storage area between 20:00 and 08:00 hours on any day.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

28. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground 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 each time prior to the works being undertaken. If breeding birds are present, details of how they will be protected during the works are required to be submitted for approval and now works shall be undertaken unless the protection works are agreed in writing with the Local Planning Authority.

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

29. No part of the development hereby permitted shall be commenced until:-

- a. A plan showing the location of protective fencing has been submitted to and agreed in writing by the Local Planning Authority.
- b. All existing trees/hedges to be retained on site have been protected by fencing in accordance with BS5837:2012, of a minimum height of 1.8 metres, which shall use vertical and horizontal scaffolding poles with the uprights driven well into the ground and well braced to resist impact. Onto this, weldmesh panels should be securely fixed.
- c. At least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in parts (a) and (b) 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.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other

works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To ensure that the proper protection of trees in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

30. Prior to the commencement of development, a Written Scheme of Investigation (WSI) for archaeological works shall be submitted to and approved in writing by the Local Planning Authority. The WSI must include the following:
- A phased programme and methodology of any recommended / approved site investigation and recording to include a geophysical survey;
 - A programme for any recommended / approved post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
 - Provision for any recommended / approved publication and dissemination of the archaeology and history of the site;
 - Provision for any recommended / approved archive deposition of the report, finds and records of the site investigation; and
 - If necessary, and if recommended / approved, the nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: In the interests of archaeological investigation or recording and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

31. Prior to the construction of any building hereby permitted, a scheme illustrating the low carbon and zero carbon technologies to be implemented within the built scheme as stated within 'Energy Statement Report, April 2021) shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include:
- a. VRF heating and cooling to comfort cooled areas in the Club House.
 - b. Heat recovery ventilation to mechanically ventilated areas.
 - c. LED internal and external lighting with lighting control throughout the site.
 - d. Consideration of air or ground source heating to serve the heating and hot water demand. Likely to be applicable only to the Club House.
 - e. Consideration of photovoltaic panels to provide further carbon savings where required to meet Part L compliance.

The approved scheme must be implemented in full prior to the occupation of each building to which it relates.

Reason: To reduce carbon emissions in accordance with Knowsley Local Plan Core Strategy Policies CS2, CS11 and CS22.

32. Prior to the commencement of development, a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved SWMP must be implemented in full.

Reason: To comply with Policy WM8 'Waste Prevention and Resource Management' of the Joint Waste Local Plan (2013).

33. Prior to the commencement of any phase of development, a Construction Environmental Management Plan (CEMP) for that phase must be submitted to and

approved in writing by the Local Planning Authority. The CEMP should address and propose measures to minimise the main construction effects of the development of that phase and, amongst other things, should include details of ecological mitigation, construction and waste management, pollution prevention and soil resource management. Regarding ecology the CEMP must include the following:

- o Details of the measures which will be undertaken during construction to prevent harm to retained habitats (including River Alt and woodland habitats) during the importation of materials and the proposed reconfiguration and reprofiling works.

- Protocol which will be followed to ensure that soil materials imported onto the site do not contain invasive plant species;
- Details of the construction lighting to be used in order to avoid light spillage onto the River Alt corridor and other retained habitats;
- Measures to avoid harm to breeding birds;
- A scheme detailing the Reasonable Avoidance Measures (RAMs) for the protection of amphibians during the construction phase must be submitted to and approved in writing by the Local Planning Authority. The scheme must include the following:
 - Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians 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 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 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.

The Reasonable Avoidance Measures must be implemented in full prior to the commencement of development.

- An otter, water vole and badger survey must be undertaken prior to the commencement of any phase of the development (regarding badgers, the updated survey will need to include an assessment of the previously identified mammal holes to determine whether there has been any change in their size, depth or appearance since the previous badger surveys were undertaken. If changes are noted, further monitoring to determine their usage will be required)
- Reasonable Avoidance Measures for otters are included in paragraph 5.9 of the otter survey report and must be implemented prior to the commencement of development
- 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 hedgehog.
 - All trenches and excavations should have a means of escape (e.g. a ramp);
 - Any exposed open pipe systems should be capped to prevent hedgehog gaining access; and
 - Appropriate storage of materials to ensure that hedgehogs do not use them
 - Pre-commencement inspections for otter, water vole;

The development must be undertaken in accordance with the agreed CEMP

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

34. The development to the existing club house building shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in Section 6 of the 'Protected Species Report (Bats): Buildings' (Ref: 20116 add PRA) which details the methods for maintaining the conservation status of roosting bats, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species license subsequently issued by Natural England.

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

35. Trees 3, 7, 8 and 9 have the potential for bat roost and in accordance with the recommendations within 'Protected Species Report (Bats): Trees' (ref: 19116) shall be soft felled. Prior to their removal, pre-felling inspection must be undertaken on tree 5 and tree groups 10 and 11.

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

36. Prior to the commencement of any phase of the development a scheme for the provision of bat boxes and bird boxes for that phase, to include number, type and location on an appropriately scaled plan as well as timing of installation, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed timescales.

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

37. Prior to the installation of any new external lighting within the site, a scheme which details the design of the proposed operation lighting scheme, which must be sensitive to bats, and the measures taken to avoid unnecessary light spillage must be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme must be implemented in full accordance with the agreed details.

Reason: In the interests of the local environment, amenity, security and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

38. Prior to the commencement of any phase of development as approved under condition 4 a phasing plan for the implementation of the landscaping scheme relating to that phase which includes tree planting shall be submitted to and approved in writing by the local planning authority. The approved landscaping works shall be implemented and completed for each phase in accordance with the approved phasing plan.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies

CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

39. Prior to the occupation of any building hereby permitted, a Landscape and Ecological Habitat Management Plan, which covers management of the retained and newly-created habitats on the site for a minimum 30-year duration must be submitted to and approved in writing by the Local Planning Authority. The Plan should include the following:

- Description and evaluation of the features to be managed;
- Ecological trends and constraints on site which may influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- Personnel responsible for implementation of the plan;
- Confirmation of funding and ownership
- Details of a programme of monitoring and remedial measures triggered by monitoring.

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

40. In accordance with the agreed phasing plan to be submitted in accordance with condition 4, the contractor parking, compound and any associated temporary building including portacabins shall be removed from site and the site shall be put back to its original intended purpose to the satisfaction of the local planning authority.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

41. The proposed development must proceed in strict accordance with the Flood Risk Assessment and the mitigation measures identified within it.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

42. Prior to the commencement of its construction, full details of the siting, dimensions and materials to be used in the construction of the sub station shall be submitted to and approved in writing by the local planning authority. The agreed details shall be implemented in full accordance with the approved plans.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

43. Prior to the commencement of development, a scheme to prevent vehicles using the road bridge across the River Alt (the pedestrian/cycleway from Valley Road to its juncture with Ingoe Lane/Oxton Close) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full, prior to any construction works commencing.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

44. Prior to its construction, full details of the boundary to the greenkeepers compound hall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved plans.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

45. Prior to the opening of the driving range or club house, a scheme of community engagement and inclusivity shall be submitted to be approved in writing by the local. The scheme must provide opportunities for local school, colleges and disadvantaged groups to access the facilities during term time. The package would include as a minimum and not be limited to the following:

- 35 hours of tuition per year (two hours per week based on terms time for a designated school within Kirkby, Knowsley (additional hours can be purchased by the school);
- Monthly taster sessions provided for up to 100 local children throughout the year;
- 20 volunteer opportunities offered;
- 3 courses per year run through Golf Development Officer;
- 4 children (2 male and 2 female under the age of 18 years) to receive a scholarship per year;
- Lessons offered to 20 talented young people.

Reason: In the interest of community involvement.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/02/2024	G935 000	Rev A	000 Location Plan
27/11/2023	22017-BCA-ZZ-ZZ-DR-A-02001	P2	Site Plan Existing
15/02/2024	G935 001	A	001 Existing Site Plan
15/02/2024	G935-001-1 Existing Site Plan 1 of 5	Rev A	Existing Grading 1 of 5
15/02/224	G935-001-1 Existing Site Plan 2 of 5	Rev B	Existing Grading 2 of 5
15/02/2024	G935-001-1 Existing Site Plan 3 of 5	Rev A	Existing Grading 3 of 5
15/02/2024	G935-001-1 Existing Site Plan 4 of 5	Rev A	164 Grading 4 of 5
15/02/2024	G935-001-1 Existing Site Plan 4 of 5	Rev A	Existing Grading 5 of 5
15/02/2024	G935 161 Grading 1 of 5	Rev A	161 Grading 1 of 5

15/02/2024	G935 162 Grading 2 of 5	Rev A	162 Grading 2 of 5
15/02/2024	G935 163 Grading 3 of 5	Rev A	163 Grading 3 of 5
15/02/2024	G935 164 Grading 4 of 5	Rev A	163 Grading 4 of 5
15/02/2024	G935 165 Grading 5 of 5	Rev A	165 Grading 5 of 5
15/02/2024	G935 166 Sections	Rev A	166 Sections
15/02/2024	G935 167 Sections	Rev A	167 Sections
24/06/2024	G935 242 Isopach Plan	Rev A	242 Cut and Fill Isopach
28/02/2024	22017-BCA-ZZ- ZZ-DR-A-02100	P7	Site Plan Proposed – Overall Masterplan
15/02/2024	G935 101 Masterplan 1 of 5	Rev A	101 Masterplan 1 of 5
15/02/2024	G935 102 Masterplan 2 of 5	Rev B	102 Masterplan 2 of 5
15/02/2024	G935 103 Masterplan 3 of 5	Rev A	103 Masterplan 3 of 5
15/02/2024	G935 104 Masterplan 4 of 5	Rev A	104 Masterplan 4 of 5
15/02/2024	G935 105 Masterplan 5 of 5	Rev A	105 Masterplan 5 of 5
28/2/2024	22017-BCA-ZZ- ZZ-DR-A-02101	P6	Site Plan Proposed – Buildings
26/06/2024	22017-BCA-ZZ- ZZ-DR-A-02102	P5	Site Plan Proposed - Academy
28/02/2024	22017-BCA-ZZ- ZZ-DR-A-02103	P2	Site Plan Proposed -Club House
28/02/2024	22017-BCA-ZZ- ZZ-DR-A-02104	P2	Site Plan Proposed -Driving Range
26/06/2024	22017-BCA-ZZ- ZZ-DR-A-02105	Rev P3	Site Plan Proposed - Maintenance Building
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04000	Rev P1	Existing Golf Club House Building GA Plan
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04100	Rev P1	Proposed Golf Academy GF Plan
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04200	Rev P1	Club House Building Ground Floor (Proposed)
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04201	Rev P1	Club House Building First Floor Plan (Proposed)
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04202	Rev P1	Club House Building Roof Plan (Proposed)
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04300	Rev P1	Proposed Driving Range Ground Floor
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04301	Rev P1	Proposed Driving Range First Floor Plan
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04302	Rev P1	Proposed Driving Range Roof Plan
17/07/2023	22017-BCA-ZZ- ZZ-DR-A-04400	Rev P1	Maintenance Building GA Plans (Proposed)
28/02/2024	22017-BCA-ZZ- ZZ-DR-A-05000	Rev P1	Existing Golf Club House Elevations

17/07/2023	22017-BCA-ZZ-ZZ-DR-A-05100	Rev P1	Proposed Golf Academy Building Elevations
17/07/2023	22017-BCA-ZZ-ZZ-DR-A-05200	Rev P1	Club House Building Elevations 01 (Proposed)
17/07/2023	22017-BCA-ZZ-ZZ-DR-A-05201	Rev P1	Club House Buildings Elevations 02 (Proposed)
17/07/2023	22017-BCA-ZZ-ZZ-DR-A-05300	Rev P1	Driving Range Building Elevations 01 (Proposed)
17/07/2023	22017-BCA-ZZ-ZZ-DR-A-05301	Rev P1	Driving Range Buildings Elevations 02 (Proposed)
27/06/2024	22017-BCA-ZZ-ZZ-DR-A-05400	Rev P2	Maintenance Building Elevations (Proposed)
17/07/2023	22017-BCA-ZZ-ZZ-DR-A-06200	Rev P1	Club House Section
17/07/2023	22017-BCA-ZZ-ZZ-DR-A-06300	Rev P1	Proposed Driving Range Sections
15/02/2024	G935 010 Ecology Habitats	Rev A	010 Ecology Habitats
15/02/2024	G935 011 Tree Removal & Protection Plan	Rev A	011 Tree Removal & Protection Plan
15/02/2024	G395 013 Fences and Gates	Rev A	013 Fences and Gates
15/02/2024	G935 110 Landscape Plan	Rev B	110 Landscape Plan
15/02/2024	G935 111 Landscape Masterplan 1 of 5	Rev B	111 Landscape Masterplan 1 of 5
15/02/2024	G935 112 Landscape Masterplan 2 of 5	Rev B	112 Landscape Masterplan 2 of 5
15/02/2024	G935 113 Landscape Masterplan 3 of 5	Rev B	113 Landscape Masterplan 3 of 5
15/02/2024	G935 114 Landscape Masterplan 4 of 5	Rev b	114 Landscape Masterplan 4 of 5
15/02/2024	G935 115 Landscape Masterplan 5 of 5	Rev B	115 Landscape Masterplan 5 of 5
15/02/2024	G935126 Tree Planting Schedule	Rev B	126 Tree Planting Schedule
15/02/2024	G935 121 Tree Planting Plan 1 of 5	Rev B	121 Tree Planting Plan 1 of 5
15/02/2024	G935 121 Tree Planting Plan 2 of 5	Rev B	122 Tree Planting Plan 2 of 5
15/02/2024	G935 121 Tree Planting Plan 3 of 5	Rev B	123 Tree Planting Plan 3 of 5
15/02/2024	G935 121 Tree Planting Plan 4 of 5	Rev B	124 Tree Planting Plan 4 of 5
15/02/2024	G935 121 Tree Planting Plan 5 of 5	Rev B	125 Tree Planting Plan 5 of 5

15/02/2024	G935 136 Planting Schedule	Rev B	136 Planting Schedule
15/02/2024	G935 131 Planting Plan 1 of 5	Rev B	131 Planting Schedule 1 of 5
15/02/2024	G935 132 Planting Plan 2 of 5	Rev B	132 Planting Schedule 2 of 5
15/02/2024	G935 133 Planting Plan 3 of 5	Rev B	133 Planting Schedule 3 of 5
15/02/2024	G935 134 Planting Plan 4 of 5	Rev B	134 Planting Schedule 4 of 5
15/02/2024	G935 135 Planting Plan 5 of 5	Rev A	135 Planting Schedule 5 of 5
15/02/2024	G935 140 Parking and Adventure Golf Planting Plan	Rev A	140 Parking and Adventure Golf Planting Plan
15/02/2024	G935 141 Parking and Adventure Golf Ornamental Planting Schedule	Rev A	141 Parking and Adventure Golf Ornamental Planting Schedule
15/02/2024	G935 142 Parking and Adventure Golf Fixtures Plan	Rev B	142 Parking and Adventure Golf Fixtures Plan
15/02/2024	G935 143 Parking and Adventure Golf Fixtures Plan	Rev A	143 Parking and Adventure Golf Fixtures Plan
15/02/2024	G935 151 Hardscape Plan 1 of 5	Rev A	151 Hardscape Plan 1 of 5
15/02/2024	G935 152 Hardscape Plan 2 of 5	Rev A	152 Hardscape Plan 2 of 5
15/02/2024	G935 153 Hardscape Plan 3 of 5	Rev A	153 Hardscape Plan 3 of 5
15/02/2024	G935 154 Hardscape Plan 4 of 5	Rev A	154 Hardscape Plan 4 of 5
15/02/2024	G935 155 Hardscape Plan 5 of 5	Rev A	155 Hardscape Plan 5 of 5
15/02/2024	G935 171 Drainage 1 of 5	Rev A	171 Drainage 1 of 5
15/02/2024	G935 172 Drainage 2 of 5	Rev A	172 Drainage 2 of 5
15/02/2024	G935 173 Drainage 3 of 5	Rev A	173 Drainage 3 of 5
15/02/2024	G935 174 Drainage 4 of 5	Rev A	174 Drainage 4 of 5
15/02/2024	G935 175 Drainage 5 of 5	Rev A	175 Drainage 5 of 5
15/02/2024	G935 200 Adventure Golf Masterplan & Inspiration	Rev -	200 Adventure Golf Masterplan & Inspiration

15/02/2024	G935 201 Adventure Golf Masterplan – Colour	Rev -	201 Adventure Golf Masterplan – Colour
15/02/2024	G935 202 Adventure Golf Sections	Rev -	202 Adventure Golf Sections
15/02/2024	G935 203 Adventure Golf Sections	Rev -	203 Adventure Golf Sections
15/02/2024	G935 221 Wayfinding Signage	Rev B	221 Wayfinding Signage
15/0/2024	G935 230 Bridge Construction Details 1	Rev A	230 Bridge Construction Details 1 of 2
15/02/2024	G935 231 Bridge Construction Details 1	Rev A	231 Bridge Construction Details 2 of 2
15/02/2024	G935 232 Tee Construction Detail	Rev -	232 Tee Construction Detail
15/02/2024	G935 233 Bunker Construction Detail	Rev -	233 Bunker Construction Detail
15/02/2024	G935 234 Green Construction Detail	Rev -	234 Green Construction Detail
15/02/2024	G935 235 Planting Notes & Details	Rev A	235 Planting Notes & Details
15/02/2024	G935 236 Drainage and Lake Details	Rev -	236 Drainage and Lake Details
15/02/2024	G935 237 Hardscape & Cart Path Details	Rev A	237 Hardscape & Cart Path Details
15/02/2024	G935 238 Hardscape Details	Rev -	238 Hardscape Details
15/02/2024	G935 239 Artificial Turf Details 1	Rev -	239 Artificial Turf Details 1
15/02/2024	G935 240 Artificial Turf Details 2	Rev	240 Artificial Turf Details 2
15/02/2024	G935 241 Planting Details 1	Rev -	241 Planting Details 1
15/02/2024	G935 242 Planting Details 2	Rev -	242 Planting Notes & Details
27/11/2023	MAN.889.001.AQ. R.001	November 2023	Air Quality Assessment
14/09/2021	2019/234		Archaeological Desk Based Assessment
24/08/2023	22.017	July 2023 Rev A	Design and Access Statement
14/09/2021	19048	Feb 2020 (updated Aug 2021)	Ecological Appraisal Report
14/9/2021	19046/20046/2100 2/21066	August 2021	Amphibian Survey Report

14/09/2021	19125/20118/2100 1	Jan 2020 (updated Sept 2020 & Jan 2021)	Badger (<i>Meles meles</i>) Survey Report
14/09/2021	19054	October 2019 (revised Aug 2021)	Breeding Birds Survey Report
14/09/2021	19053	April 2020 (updated Sept 2020, Jan 2021 & Aug 2021)	Preliminary Otter Survey Report
14/09/2021	19116	September 2019 (updated Aug 2020 & Aug 2021)	Protected Species Report (bats): Trees
14/09/2021	20116 add PRA	Feb 2020 (updated Aug 2021)	Protected Species Report (bats): Buildings
14/09/2021	19051	January 2020 (updated Jan 2021 & Aug 2021)	Bat Transect & Automated Survey Report
14/09/2021	19052	April 2020 (updated Sept 2020, JAN 2021 & Aug 2021)	Water Vole Survey Report
17/07/2023	June 2023	February 2020 (updated August 2021)	Ecology Report - Addendum
17/07/2023	HYD.778_KIRKBY .VALLEY.GOLF.C LUB_FRA&DMS	Rev 1.0	Flood Risk Assessment - Revised
15/02/2024		Rev D	Materials Schedule
27/11/2023	MAN.889.001.NO. R.001	November 2023	Noise Assessment
14/08/2024		Rev A	Landscape Visual Impact Assessment
25/04/2024		July 2023	Planning Statement
14/08/2024		August 2024	Planning Statement Addendum
14/09/2021	P18122	September 2021	Transport Assessment
14/08/2024	P22068/TAA	Rev A	Transport Assessment Addendum

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

T7 – New Development and Walking and Cycling Routes
T8 – Transport Assessments
T9 – Travel Plans
T10 – Access for the Less Mobile
OS7 – Educational Uses and Sites
DQ2 – Security in the Built Environment
DQ3 – Gateway Sites and Corridors
DQ4 – Trees and Development
DQ5 – Development in Conservation Areas
ENV2 – Noise and Vibration
ENV3 Light Pollution
ENV5 Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1 - Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS5 - Green Belt
CS7 - Transport networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Boroughs Historic Environment
CS21 – Greenspaces and Trees
CS22 – Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 – Planning and Paying for New Infrastructure

Merseyside Waste Local Plan (2013)

WM8 – Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Developer Contributions SPD (2016)
Adding Social Value to Development: Employment and Skills SPD (2018)

National Planning Policy

National Planning Policy Framework (2023)
National Planning Policy for Waste
Planning Practice Guidance

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Jo Sheridan on 0151 443 2376)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions, and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised, and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.



Executive Director - Regeneration and Economic Development

Date: 12 February 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. 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, bylaw, order or regulation.**
- 2. 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 proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.