METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00518/KMBC1
Date of Receipt: 10.08.2000
Date Valid: 10.08.2000

Name and address of applicant
KMBC; Dept. Of Planning & Development
P O Box 26
Municipal Buildings
Archway Road, Huyton
Knowsley L36 9FB

Name and address of agent
KMBC; Estates Divison - Stephen Littler
P O Box 26
Municipal Buildings
Archway Road, Huyton
Knowsley L36 9FB

Address or location of development
Land Bounded By Yew Tree Road, Abberley Road And Arncliffe Road Halewood Knowsley

Nature and particulars of application
OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT

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. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than whichever is the later of the following dates:-

   (a)the expiration of five years from the date of this permission; or

   (b)the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

   Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site.

   Reason: The application is in outline form only.

3. The reserved matters submission in respect of the siting of the proposed dwellings shall include a number of sections across the site. The sections shall indicate existing and proposed ground levels together with floor levels of any buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties.

   Reason: To ensure the satisfactory development of the site (and in the interests of protecting the amenity of neighbouring occupiers).

4. Full pedestrian and vehicular access to the site shall be taken from Arncliffe Road only.

Reason: In the interests of highway safety and residential amenity and with reference to Policies T9 and H3 of the Knowsley Unitary Development Plan.

5. Any Reserved Matters submission in respect of the siting and/or design of the proposed dwellings shall include a site investigation and assessment by an appropriately qualified person(s). Such investigation shall identify the nature and level of any contaminant present and shall test the site for landfill gas emissions.

   The assessment shall indicate such remedial measures as are necessary, and if landfill gas is present, shall include measures for monitoring and controlling landfill gas emissions and migration to existing or proposed buildings within and beyond the site.

   Reason: In the interests of safety with reference to Policy H3 of the Knowsley Unitary Development Plan.

6. No trees or hedges within the site shall be felled, removed, lopped, topped or seriously damaged until a landscaping scheme indicating the trees to be retained has been submitted to and approved in writing by the Local Planning Authority pursuant to Condition 2.

   Reason: To ensure a satisfactory overall appearance of the completed development and with reference to Policy H3 of the Knowsley Unitary Development Plan.

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters, together with a programme for implementation of the scheme, has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved programme.

   Reason: To ensure a satisfactory means of drainage.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; North West Water, the Coal Authority and the Coucil's Site Development Management Team.

[redacted]

Head Of Planning Services

Date:12.10.2000

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.

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Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.