METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 01/00652/FUL
Date of Receipt: 05.10.2001
Date Valid: 05.10.2001

Name and address of applicant
Barratt Chester
Oak House
Lloyd Drive
Ellesmere Port
South Wirral CH65 9HQ

Name and address of agent
Barratt Chester
Worrall House
683 Chester Road
Manchester
M16 0QS

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

Nature and particulars of application
ERECTION OF 147 NO. TWO STOREY DWELLINGS TOGETHER WITH CONSTRUCTION OF NEW ACCESS

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 five 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.

2. The development hereby permitted shall be carried out only in accordance with the amended plans referenced 2118/ROS/01A; 2118/DER/01A; 2118/RIC/01A; 2118/MAI/02A and C/211/PLO1B received on 5th November 2001.

   Reason: For the avoidance of doubt and in accordance with Policies H3 of the Knowsley Unitary Development Plan, adopted June 1998.

3. No part of the development hereby permitted shall be commenced until details and samples of the proposed external facing materials to be used on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

   Reason: In the interests of visual amenity and with reference to Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

4. No part of the development hereby permitted shall be commenced until a scheme for the disposal of foul and surface waters from the development, together with a programme for implementation of the scheme, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory means of drainage and that surface water run-off from the development will not adversely affect nearby land by reason of flooding and in accordance with Policy EN2 of the Knowsley Unitary Development Plan, adopted June 1998.

5. No part of the development hereby permitted shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

   Reason: In the interests of safety taking into account the history of the site and to comply with Policy PWM1 of the Knowsley Unitary Development Plan, adopted June 1998.

6. The approved landscaping scheme as indicated on plan referenced C/211/Pl01B received on 5 November 2001, shall be wholly implemented in accordance with a programme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

   Reason: In the interests of visual amenity and with reference to Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

7. No part of the development hereby granted permission shall be commenced until details of screen walls and fences for the site have been submitted to and approved in writing by the Local Planning Authority. The walls and fences indicated on the approved scheme shall be constructed in accordance with that scheme prior to the dwellings to which they relate being occupied.

   Reason: To ensure satisfactory levels of privacy for both existing and future residents and in accordance with Policy H16 of the Knowsley Unitary Development Plan, adopted June 1998.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following;
Merseyside Fire Authority
The Council's Site Development Management Team.
North West Water
The Environment Agency.

[redacted]

Director Of Planning And Development

Date: 29.11.2001

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.

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, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN