METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 01/00300/FUL
Date of Receipt: 02.05.2001
Date Valid: 09.05.2001

Name and address of applicant
Scott Contractors Ltd
35 Church Road
Hale Village
Liverpool
L24 4AY

Name and address of agent
Roger Jenkins Architect
The Stables
Back O' The Town Lane
Ince Blundell
Merseyside L38 6JJ

Address or location of development
Land To Rear Of 9-17 Edenhall Drive And 1-5 Kingham Close Halewood Knowsley

Nature and particulars of application
ERECTION OF 2 NO PAIRS OF SEMI-DETACHED HOUSES AND 1 NO PAIR OF SEMI DETACHED BUNGALOWS WITH GARAGES, ACCESS ROAD AND EXTENSION TO GARDEN AREA AT 12 RUISLIP CLOSE

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. All existing hardsurfaces and base layers shall be removed from the site unless a scheme has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction for a site investigation (including chemical analysis) the results of which demonstrate that the materials are suitable for use within the development. If the material is imported to site for garden areas then validation shall be provided that it is from a known uncontaminated source or is suitable for the intended use.

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

3. The development hereby permitted shall not be commenced until the routing of trenches, pipe runs, services or drains have been submitted to and approved in writing by the Local Planning Authority.

   Reason: To protect existing trees within the site 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 all existing trees/hedges to be retained on site have been protected in accordance with the method statement of the Arboriculturalist submitted on 3 May 2001 and the drawing reference No. 2027/06. Fencing shall be retained in the indicated position until the development is completed. No storage of plant or material (including soil) works (including movement of soil, changes in

ground level, vehicular movement, siting of temporary buildings or other works) lighting of fires or tipping of litter shall take place within the protective fencing thereby defined.

Reason: To protect existing trees within the site in the interests of visual amenity and with reference to Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

5. At least two working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in condition 3 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity with reference to Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

6. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:-

a. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sq m of all new planting;

b. an outline specification for ground preparation;

c. all proposed boundary treatments, with supporting elevations and construction details;

d. all proposed hard landscape elements and pavings, including layout, materials and colours;

e. the proposed arrangements and specifications for initial establishment maintenance and longer term maintenance of all planted and/or turfed areas.

The scheme shall be wholly implemented in its finally approved form within the first available planting season following the substantial completion 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.

7. 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.

8. Notwithstanding the provisions of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) there shall be no extension, enlargement (or external alteration) to any building forming part of the development hereby permitted, or a garage, car port or other building or enclosure erected within the curtilage of the site, without a further specific planning permission having been sought and obtained beforehand.

Reason: To safeguard the character of this residential development and with reference to Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

9. Notwithstanding the provisions of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be placed or erected in front of the forwardmost part of any wall of a building which fronts on to or bounds a highway, carriageway or footpath without a further specific planning permission having been sought and obtained beforehand.

Reason: To safeguard the character of this residential development and with reference to Policy H3 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; The Coal Authority.

Director Of Planning And Development

Date:01.06.2001

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.