METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00041/FUL
Date of Receipt: 28.01.2000
Date Valid: 28.01.2000

Name and address of applicant
Westbury Homes (Ltd)
30 Crofts Bank Road
Urmston
Manchester
M41 0JS

Name and address of agent

Address or location of development
Liverpool Road Huyton Knowsley L36 3RW

Nature and particulars of application
ERECTION OF 69 NO. DETACHED DWELLINGS TOGETHER WITH ASSOCIATED GARAGES AND CONSTRUCTION OF NEW VEHICULAR ACCESS (AMENDED SITE LAYOUT TO PLANNING PERMISSION APP/99/00047 GRANTED 28.08.99)

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 plan(s) referenced EL222.00.01 Rev. D received on 31 March 2000 which indicates amendments to the layout of plots 66-69.

   Reason: For the avoidance of doubt and to accord with the terms of the application as amended

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

4. None of the dwellings hereby permitted shall be brought into use until the car parking spaces to serve the dwellings in question have been surfaced in accordance with details to be agreed beforehand in writing by the Local Planning Authority and laid out in accordance with the submitted layout plan, reference EL222.00.01 Rev. D. These spaces shall thereafter be made available for the parking of cars at all times that the dwellings to which they relate are in use.

Reason: To ensure that adequate off-street parking facilities are provided in the interests of highway safety and amenity.

5. 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 gate, fence, wall or other means of enclosure shall be constructed in front of the forwardmost part of the front of any dwelling hereby permitted, unless the written permission of the Local Planning Authority has been obtained beforehand.

Reason: To safeguard the character of this residential development.

6. The integral/attached garages hereby permitted shall be retained as such at all times and shall not be converted to living accommodation.

Reason: To ensure that adequate off-street parking facilities are provided in the interests of highway safety and amenity.

7. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site (as indicated on drawing No EL222.00.01 Rev. D received on 31 March 2000) have been protected by fencing, of a minimum height of 1.2 metres, which shall use vertical and horizontal scaffolding poles or equivalent stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing beforehand by the Local Planning Authority and retained in the approved position until the development is completed.

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.

Reason: To protect existing trees within the site in the interests of visual amenity.

8. 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 2 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

9. No part of the development hereby permitted shall be commenced until the protective fencing required by Condition 7 of this permission has had plywood panels firmly attached to it for its entire length and height. The plywood panels shall be retained in position until the development is completed.

Reason: To protect existing trees within the site in the interests of visual amenity.

10. Prior to the commencement of development, or in phases as may be agreed in writing beforehand by the Local Planning Authority, a comprehensive scheme(s) of landscaping shall be submitted to and approved in writing by the Local Planning Authority.

The scheme(s) shall be submitted at a scale of 1:200 and shall include the following:-

a. the exact location and species of all existing trees and other planting to be retained;

b. 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;

c. an outline specification for ground preparation;

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

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

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

g. a programme for the implementation for the landscaping which, in the case of a phased development, should include the completion of landscaping within each phase within the first available planting season following the substantial completion of residential development within the phase to which the landscaping relates.

The scheme(s) shall be wholly implemented in its/their finally approved form in accordance with the agreed programme. 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.

11. Notwithstanding the details of all the boundary treatments indicated on the Site Layout Plan Reference BL222.00.01 Rev. D the fences/walls hereby permitted shall not be erected until full details of all boundary treatments including specifications and elevational details have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be constructed in accordance with the approved details.

Reason: In the interests of visual and residential amenity.

12. Notwithstanding the details submitted on 22 March 2000 relating to the culverting of the drainage ditch no works to the drainage ditch shall commence until a scheme for the culverting of the drainage ditch including full details of the effect the culverting would have on the existing trees has been submitted to and agreed in writing by the Local Planning Authority. The culverting shall be carried out in accordance with the approved details.

Reason: To ensure that the culverting is carried out in accordance with the Council's requirements and to be able to fully assess the effect the proposal would have on existing trees within the ditch.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following;

The Coal Authority, North West Water and Merseyside Fire Authority

G. Smith

Director of Planning and Development

Date: 13.04.2000

MUNICIPAL BUILDINGS
ARCWAY 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.