



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/00485/FUL

Name and address of applicant

Dr Araz Athar
Denbigh
Pex Hill
Cronton
Knowsley
WA8 5QN

Name and address of agent

RJG Architecture LTD
The Stables
Pasture Lane Business Centre
St. Helens
WA10 8PU

Date of Receipt: 21 April 2023

Date Valid: 7 August 2023

Address/Location Of Development:

Denbigh
Pex Hill
Cronton
Knowsley
WA8 5QN

Description of Development:

**DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND THE
ERECTION OF A REPLACEMENT DWELLING TOGETHER WITH OTHER
ASSOCIATED WORKS INCLUDING ALTERATIONS TO FRONT BOUNDARY
FENCE**

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 the details and any description of materials in the application as identified on the approved plans no above ground construction works shall take place until a full specification and where applicable samples of materials to be used externally on the development 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 the National Planning Policy Framework (2023), Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policy G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Amended New Residential Development SPD (2018).

4. 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 the protection and protection of human health and the pollution of the water environment and to comply with the National Planning Policy Framework (2023), Policies CS2 and CS19 of the Knowsley Local Plan Core: Strategy, adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. No soil 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 testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. 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 the protection and protection of human health and the pollution of the water environment and to comply with the National Planning Policy Framework (2023), Policies CS2 and CS19 of the Knowsley Local Plan Core: Strategy, adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. No above ground construction works shall be commenced until a landscaping scheme has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- a) Hard Landscaping

A full specification of materials including samples (where appropriate) to be used for the construction of all hard surfacing areas. For the avoidance of doubt, such details shall include:

- i. the type, colour and texture of the materials; and
- ii. any hard surfacing shall be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area / surface within the curtilage of the dwellinghouse

The approved hard landscaping shall be implemented in its approved form prior to the first occupation of the dwelling hereby approved and retained as such thereafter.

b) Soft Landscaping

A detailed landscaping scheme, the details of which shall relate to all land surfaces not built upon and shall include, but not limited to:

- i. Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.
- ii. All proposals for new planting and turfing indicating the location, arrangement, which shall include native shrub planting as recommended in Appendix III of the Preliminary Ecological Assessment carried out by Tyrer Ecological Consultants Ltd dated July 2023.
- iii. An outline specification for ground preparation.
- iv. The proposed arrangements and specifications for initial establishment; and
- v. Maintenance and longer-term maintenance of all planted and/or turfed areas.

The approved soft landscaping shall be wholly implemented in its finally approved form within the first available planting season following the substantial completion of development or a timetable to be agreed in writing with the Local Planning Authority.

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. The development shall be fully constructed in accordance with the approved scheme in accordance with timescales contained therein.

c) Boundary Treatments

Notwithstanding the details on the approved plans, precise scheme details of all boundary treatments (including existing to be retained), fences, gates or other means of enclosure to be erected / retained within the development.

No occupation of the development shall take place until all walls and fences indicated in the agreed scheme have been erected in accordance with the agreed details. Thereafter the approved boundary treatment(s) shall thereafter be retained and maintained.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023), Policies CS2, CS5, CS8, CS19 and CS21 of the Knowsley Local Plan Core: Strategy, adopted January 2016 and saved Policies DQ2, DQ4 and G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the New Residential Development SPD (2018).

7. The area set aside for parking and vehicular manoeuvring indicated on the approved layout plan shall have been surfaced and drained in accordance with details that have previously been submitted to and agreed in writing by the Local Planning Authority pursuant to Condition 6 of this permission.

The parking area shall be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area / surface within the curtilage of the dwellinghouse. The agreed parking and manoeuvring areas shall be made available prior to the first occupation of the dwelling hereby permitted and retained as such thereafter.

Reason: In the interests of highway and pedestrian safety, to secure adequate parking provision and drainage and to comply with the National Planning Policy Framework (2023), Policies CS2, CS7, CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policy G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, the Ensuring a Choice of Travel SPD, adopted September 2010 and Amended New Residential Development SPD (2018).

8. Prior to commencement of development Reasonable Avoidance Measures shall be implemented on site to prevent harm to wildlife during the demolition / construction phases of the development hereby approved in accordance with the following measures:

Amphibians

- 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.

Hedgehog

- A pre-commencement check for hedgehog.
- Any exposed open pipe systems should be capped to prevent mammals gaining access.

The avoidance measures shall be implemented in accordance with the above details and shall remain in force as such for the full duration of the demolition and construction phases of the development.

Reason: To ensure that the development does not cause harm to any protected species in the interests of biodiversity and to comply with the National Planning Policy Framework (2023) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

9. The dwelling hereby permitted shall not be occupied until details of bat and bird nesting boxes to be incorporated into the scheme (minimum three of each), as recommended in the supporting Preliminary Ecological Appraisal carried out by Tyrer Ecological Consultants Ltd dated July 2023 which shall include the number, type and location as well as timing of installation have first been submitted to and agreed in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the approved details and photographic evidence of their installation shall be provided prior to the occupation of the dwelling and retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with the National Planning Policy Framework (2023) and Policy CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

10. The demolition of the Summer House shall be carried out only in strict accordance with the recommendations set out in the supporting Ecological Assessment carried out by Tyrer Ecological Consultants Ltd dated July 2023. In particular:
- The building (B4 Summer House) should undergo a precautionary soft strip using hand tools at localised features of interest to the eastern aspect and around the front window - all areas where damage is present.
 - The soft strip shall be carried out by appointed contractors and supervised by an Ecologist to check for evidence of bats and provide recommendations accordingly.
 - If any evidence of bats is found, works would legally be required to cease and a mitigation licence requirement would be activated.

Reason: In the interests of biodiversity conservation and to comply with the National Planning Policy Framework (2023) and Policy CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

11. Prior to the installation of any external lighting on the application site, a lighting scheme shall have first been submitted to and been approved by the Local Planning Authority. The details shall include, but not be limited to:
- A detailed description and precise details of the type of lighting.
 - Positioning details;
 - Details of proposed luminance which shall be designed to protect ecology and does not result in excessive light spill onto habitats and have regard to the 'Bats and Artificial Lighting at Night' guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust

The scheme shall subsequently be implemented in accordance with the agreed details prior to the dwelling first being occupied and / or a timetable to be agreed and shall be retained as agreed thereafter.

Reason: In order to minimise the effect of lighting on protected species, in the interests of biodiversity in the interests of visual amenity and to comply with the National Planning Policy Framework (2023), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies DQ2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

12. No part of the development hereby permitted shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The dwelling hereby permitted shall not be occupied until the surface water drainage system to serve the property has been implemented in accordance with the agreed details and shall be maintained in good working order at all times thereafter.

Reason: To ensure that appropriate surface water drainage is provided, in accordance with the National Planning Policy Framework (2023) and Policies CS2 and CS24 of the Knowsley Local Plan:Core Strategy, adopted January 2016.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1 a) - b), d) - f) or any amendments made to that Order, shall not apply:
- no extensions (including porches) shall be carried out to the dwelling.
 - no additional storeys shall be constructed.
 - no dormer extension shall be added to the dwelling.
 - no buildings, enclosures, swimming pool or other pool or container for fuel
 - storage shall be erected within the curtilage of the dwelling.
 - no additional hard surface shall be laid out within the curtilage of the dwelling.

unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: To protect the residential and visual amenities of the area, safeguard the character of the development and the area, and to protect the openness of the Green Belt. Also to ensure compliance with the National Planning Policy Framework (2023); Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/08/2023	1:1250	-	Site Location Plan
12/07/2024	01703 / SK / 01	Rev B	Proposed Site Block Plan
11/03/2024	01703 / SK /02	Rev A	Proposed Plans and Elevations
10/07/2023	-	Issue 1.0	Preliminary Ecological Appraisal (Tyer Ecological Consultants - July 2023)
30/06/2023	-	-	Arboriculture Impact Assessment and Method Statement (MP Trees - June 2023)
12/07/2024	-	Rev. B	Planning / Design and Access Statement (July 2024)

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:-

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS24 - Managing Flood Risk

CS26 - Waste Management

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

DQ2 - Security in the Built Environment

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV5 - Contaminated Land

SUPPLEMENTARY PLANNING DOCUMENTS

Amended New Residential Development SPD (2018)

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

Trees and Development SPD (2016)

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 (Maxine Wishart on 0151 443 2381)

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.

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

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

2. Environment Agency
The comments of the Environment Agency in their letter dated 24 August 2023 as attached.
3. United Utilities
The comments of United Utilities in their letter dated 3 October 2023 as attached.
4. Bird Nesting
Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. No scrub clearance, hedgerow removal, vegetation management or ground clearance should 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 scrub, hedgerows and vegetation should be checked first by an appropriately experienced ecologist to ensure no breeding birds are present.
5. Bats
All bat species are designated and protected as European protected species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017.

It is an offence to:

- deliberately kill, injure, disturb or capture them
- damage or destroy their breeding sites and resting places (even when bats are not present)
- possess, control or transport them (alive or dead)

It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- disturb bats while they occupy a structure or place used for shelter or protection
- obstruct access to a place of shelter or protection

If bats are discovered during work or are suspected of being present, the relevant work should be halted, and Natural England (formerly English Nature) notified and further advice sought (<http://www.naturalengland.org.uk/>).

For more information about bats please go to the Bat Conservation Trust website:
<http://www.bats.org.uk/>



Executive Director - Regeneration and Economic Development

Date: 22 August 2024

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.

Knowsley Council
By email

Your ref: 23/00485/FUL
Our ref: DC/23/2828
Date: 03-OCT-23

Dear Planning Team

Location: Denbigh Pex Hill, Cronton, Knowsley, WA8 5QN.

Proposal: Demolition Of Existing Dwelling And Outbuildings And The Erection Of A Replacement Dwelling Together With Other Associated Works Including Alterations To Front Boundary Fence.

United Utilities wish to make the following comments regarding the proposal detailed above.

Risk to public water supply - Groundwater Source Protection Zone (SPZ) 2 and 3

The site overlies the sandstone rock, in a Groundwater Source Protection Zone (SPZ) 2 and 3. This forms an aquifer, abstracted at depth by United Utilities for public drinking water supply at the nearby Pex Hill boreholes. The applicant should follow best practise on their use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction.

Existing Septic Tank

There is a potential risk of wastewater pollution from the current septic tank, installed in strata overlying the Groundwater Source Protection Zones 2 and 3 (SPZ 2 & 3), surrounding the UU drinking water abstraction borehole.

The applicant must ensure that they meet the Environment Agency's 'general binding rules' for septic tanks and small sewage treatment plants: <https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

The Environment Agency will grant the permit if there is:

- no evidence of pollution
- the risk of pollution is acceptable

If there is evidence of pollution or the risk of pollution is unacceptable the Environment Agency will ask you to make changes to your system and may issue a permit with improvement conditions.

Surface and Foul Water Drainage

A septic tank is not a suitable method of Sustainable Urban Drainage System (SuDS) for surface water drainage. Additional flows greater than the design of the septic tank could lead to flooding or overflow of the septic tank to ground. This would present a risk to the underlying aquifer, which United Utilities abstract from.

We ask that the applicant provides a full surface water and foul water drainage strategy for the site, indicating the following:

- the SuDS methods proposed
- a detailed schematic of the septic tank with a layout plan, indicating the effluent outlet and emptying / access points
- evidence that the existing septic tank is suitable for use (under EA guidance for septic tanks)

We request that this information is submitted for our review and comment prior to the determination of this application. On receipt of this information we will be able to provide further comment.

G13 - Sustainable drainage systems

The Government's expectation is that sustainable drainage systems (SuDS) will be provided in new developments wherever this is appropriate. The Environment Agency supports this expectation. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should:

- be suitably designed;
- meet Government's non-statutory technical standards for sustainable drainage systems;
- these standards should be used in conjunction with the National Planning Policy Framework and Planning Practice Guidance; and,
- use a SuDS management treatment train.

That is, use drainage components in series to achieve a robust surface water management system that does not pose an unacceptable risk of pollution to groundwater.

DRAINAGE

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

A water main crosses the site entrance. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website:

<https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>.

The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. *Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).*

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - SewerAdoptions@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

Knowsley Metropolitan Borough Council
Development Control
PO Box 26
Huyton
Liverpool
L36 9FB

Our ref: SO/2023/123439/01-L01
Your ref: 23/00485/FUL
Date: 24 August 2023

Dear Maxine Wishart

DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND THE ERECTION OF A REPLACEMENT DWELLING TOGETHER WITH OTHER ASSOCIATED WORKS INCLUDING ALTERATIONS TO FRONT BOUNDARY FENCE.

DENBIGH , PEX HILL, CRONTON, KNOWSLEY, WA8 5QN.

Thank you for consulting us on the above application, on 9th August 2023.

Environment Agency position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

Advice to applicant

Environmental permit

The main river Alder Brook passes in culvert adjacent to the site boundary. The applicant should be made aware that the Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Foul drainage

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Cont/d..

Miss India Blythin
Planning Advisor
Spplanning.rfh@environment-agency.gov.uk