



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/00134/KMBC1

Name and address of applicant

Knowsley Council
Municipal Building
Archway Road
Huyton
Knowsley
L36 9UX

Name and address of agent

Jenna Fife - Knowsley Council
Municipal Building
Archway Road
Huyton
Knowsley
L36 9UX

Date of Receipt: 15 February 2023

Date Valid: 14 March 2023

Address/Location Of Development:

**5 Market Place (Former Stephenson Print)
Prescot
Knowsley
L34 5SB**

Description of Development:

**DEMOLITION OF EXISTING BUILDING, PART LEVELLING OF SITE AND
ERECTION OF HOARDINGS**

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 any submitted details, no part of the development hereby permitted shall commence until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of demolition / construction effects. The Plan shall include but not be limited to the following:
- a) Methods for the mitigation of noise and vibration from the demolition works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
 - b) Control of transfer of mud / debris out of the site - details of wheel washing facilities including location and type.
 - c) Details of any lighting (which should ensure it does not cause nuisance)
 - d) Methods that can be put in place quickly, should odour control be required. (There is potential for odour from the historic use of the site, particularly when ground excavations take place).
 - e) Methods for dust control and suppression. In addition to the general dust control measures that will be put in place, information on the specific measures for the control of dust during the removal of asbestos containing materials must be provided.
 - f) Location of site compound.
 - g) Details of relevant pest control measures that will be put in place during the demolition phase.
 - h) The areas for the storage of plant and materials (including waste).
 - i) Measures for the control of traffic to and from the site, parking and temporary traffic management arrangements (including signage) during demolition, if necessary.
 - j) Demolition parking arrangements for contractors / staff.
 - k) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays / Public Holidays).
 - l) Site Waste Management Plan to include details of measures to be implemented for the minimisation of waste production and maximise re-use, recycling of materials on-site and minimise off-site disposal where practicable.
 - m) Details of how the nearby neighbours / businesses will be informed of the works. Any letter / leaflet that is to be distributed should contain the following:
 - i. brief description of the intended works, including details of any works likely to cause disturbance.
 - ii. the anticipated start and finish date of the works.
 - iii. a site contact name and phone number should issues arise.

The development shall be carried out only in accordance with the measures described in the approved Plan.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers / areas and in the interest of highway safety and to comply with the National Planning Policy Framework (2023), Policies CS2, and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy WM8 the Merseyside and Halton Joint Waste Local Plan, adopted 2013,

4. A. Reporting of Unexpected Contamination

If 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.

B. Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

C. Importation of Soil

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: To prevent any risk to the public and general pollution of the environment and to comply with the National Planning Policy Framework (2023), Policy CS2 in the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. A. Prior to the commencement of the development hereby permitted precise scheme details of the proposed timber hoardings and metal gates shall be submitted to and agreed in writing by the Local Planning Authority.

B. Prior to installation the metal gates shall be finished in accordance with details that have first been submitted to and agreed as part of the scheme details pursuant to part A.

C. Prior to installation or within one month of them being installed the timber hoardings approved in the precise scheme details pursuant to part A. shall receive a uniform painted finish, or other finish in accordance with the precise scheme details

which have first been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed details and maintained as such thereafter.

Reason: In the interests of visual amenity, to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policies CS2, CS19, CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Prescott Town Centre Masterplan SPD (2016-2028).

6. Within 3 months of the demolition works hereby permitted being completed, a Management Plan for ongoing maintenance of the site and the hoardings shall be submitted to and approved in writing by the Local Planning Authority.

The site shall be maintained in accordance with the agreed details thereafter.

Reason: In the interests of visual amenity, to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policies CS2, CS19, CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Prescott Town Centre Masterplan SPD (2016-2028).

7. Within 3 months following completion of the demolition hereby permitted, scheme details of the following remediation works shall be submitted to and approved in writing by the Local Planning Authority:

- i. Making good the yard wall to the rear of 7 Market Place. The scheme shall include, but not be limited to, a schedule of works, materials and method statement.

- ii. Full details of proposals for making good or securing of boundary treatments to adjoining premises on Market Place.

Reason: In the interests of visual amenity, to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policies CS2, CS19, CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Prescott Town Centre Masterplan SPD (2016-2028).

8. No material shall be deposited adjacent to existing boundary treatments of adjacent sites fronting Market Place where this results in the localised site level being raised above the ground level of such boundary treatments.

Reason: To preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with the National Planning Policy Framework (2023), Saved Policies CS2, CS19, CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Prescott Town Centre Masterplan SPD (2016-2028).

9. A. Within one month of the substantial completion of the development, scheme details of bat bricks or bat boxes as recommended in the approved Bat Survey Report (June 2024 - First Issue) prepared by We Know Services Ref: 24/00007/BSR shall be submitted to and agreed in writing by the Local Planning Authority.

The scheme details shall include the number, type and location on an appropriately scaled plan as well as timing of installation.

B. Evidence of implementation (i.e. photographs) shall be submitted to the Local Planning Authority no later than one month after the agreed timing of installation as agreed by part A of this condition.

The approved boxes shall be retained thereafter as far as is practicable prior to redevelopment of the site.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/07/2024	24/00007/BSR	-	BAT SURVEY REPORT (JUNE 2024)
20/09/2024	12113A_S:100:1:1	REV. A	PROPOSED CROSS SECTIONS
20/09/2024	06	REV. _	SECTION PLANS
25/05/2023	-	-	HERITAGE ASSESSMENT (MAY 2023)
15/02/2023	21/00017/PEA	-	PRELIMINARY ECOLOGICAL APPRAISAL (NOVEMBER 2021)
25/05/2024	-	-	DESIGN AND ACCESS STATEMENT (25 MAY 2024)
20/06/2024	01	-	SITE LOCATION PLAN (20 MAY 2024)
26/06/2024	04	-	PROPOSED SITE PLAN
15/02/2023	21/00017/BSR	-	FULL BAT SURVEY REPORT (DECEMBER 2021 FIRST ISSUE)

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

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS4 - Economy and Employment

CS6 - Town Centres and Retail Strategy

CS7 - Transport Networks

CS14 - Principal Regeneration Area - Prescott TC
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS24 - Managing Flood Risk
CS26 - Waste Management

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

DQ2 - Security in the Built Environment
DQ5 - Development in Conservation Areas
ENV2 - Noise and Vibration
ENV3 - Light Pollution
ENV5 - Contaminated Land

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD (2016)
Prescot Town Centre Masterplan SPD (2016-2028)

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 2319)

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. Contaminated Land Advisory Note

Based on the information available to the Environmental Health division are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

3. Breeding Birds

No vegetation management or scrub clearance is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then, scrub and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

4. European Protected Species

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.



Head of Planning and Building Control

Date: 28 October 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. 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.

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.