

<u>APPLICATION NO:</u>	23/00134/KMBC1	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	5 Market Place (Former Stephenson Print), Prescot, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING BUILDING, PART LEVELLING OF SITE AND ERECTION OF HOARDINGS		

KNOWSLEY LOCAL PLAN ALLOCATION –

Town and District Centre – Prescot Town Centre
Prescot Town Centre Conservation Area

Site Description

The application relates to the former Stephenson's Print premises which have been unoccupied and not in operation since 2004. The site which extends over approx. 0.13 ha. It is located to the southwest of the Prescot Centre and is surrounded by commercial properties with some residential uses immediately to the north above premises on Eccleston Street and to the west on Market Place.

The site is accessed from the Prescot Centre car park via Aspinall Street; through the Prescot Centre service yard; and a further pedestrian access which is located between No.7 Market Place and the former HSBC bank premises, No. 2 Eccleston Street.

The site is hard surfaced around the buildings and there is an electricity substation located within the south west corner of the site which is understood to serve the building and neighbouring properties.

The application site is located within an area allocated as Prescot Town Centre and is with the Prescot Town Centre Conservation Area. It is identified as a key opportunity area, including the Prescot Shopping Centre (CAA1) in the Prescot Town Centre Masterplan.

Proposal

The application seeks consent to demolish the derelict Stephenson's printworks building(s). Following the demolition, it is proposed to lay the site to grade and to enclose it with hoardings.

Consultations

Prescot Town Council - No Comments Received.

Environmental Health - No objection suggest conditions related to requirement of Demolition Management Plan and contaminated land.

Merseyside Environmental Advisory Service - No objections in principle, request conditions related to breeding birds and archaeology watching brief.

Highway Authority - No objection subject to a condition in relation to a Demolition Management Plan.

Conservation & Design Officer - Advises the proposal would have minor harmful impacts on the significance of the Prescot Town Centre conservation area, the primary issue being the post demolition arrangements for the site works and making good. Recommends conditions in relation to the hoardings and mitigation of impact on adjacent properties.

Representations

This application has been publicised by letters sent to 107 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

APP. NO: 07/00710/CON
PROPOSAL: DEMOLITION OF EXISTING BUILDING
DECISION: Granted
DECISION DATE: 23 August 2007

APP. NO: 06/00714/FUL
PROPOSAL: ERECTION OF APARTMENT BLOCK COMPRISING 23 NO. DWELLINGS IN TOTAL, TOGETHER WITH BASEMENT CAR PARK AND ASSOCIATED WORKS (EXISTING BUILDING TO BE DEMOLISHED)
DECISION: Granted
DECISION DATE: 11 July 2008

APP. NO: 06/00717/CON
PROPOSAL: DEMOLITION OF PART OF EXISTING BUILDING
DECISION: Granted
DECISION DATE: 26 October 2006

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be

followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

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)

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.

Assessment

Principle of Development

The site is located within Prescot Town Centre. Policy CS1 which seeks to enhance the Borough's town centres and identifies Prescot Town Centre as a Principal Regeneration Area.

The Town Centre is part of a retail hierarchy identified in Local Plan Core Strategy Policy CS6. Prescot Town Centre is identified as the top of the hierarchy along with Huyton and Kirkby Town Centres. Policy CS6 requires development proposals to

enhance their role in providing a comparison and convenience shopping as well as a complementary mix of other uses.

Policy CS4 seeks to safeguard existing employment land from other uses, however, it contains the caveat that land that is currently in use or allocated for employment will be safeguarded from changes to other development, except where other uses would bring wider regeneration, environmental and amenity benefits.

Policy CS14 specifically sets out the regeneration priorities for Prescott Town Centre including encouraging a wider mix of town centre uses, intensifying the retail function in a consolidated primary shopping area, improving linkages and integration between Cables Retail Park and the town centre, and using heritage assets to maximise tourism and cultural opportunities.

The Prescott Town Centre Masterplan SPD sets out the council's strategy for the development of Prescott Town Centre in the period to 2028. In doing so it seeks to promote the regeneration of the town centre and ensure that its future development delivers the council's wider objectives for the sustainable development of the Borough.

The application site is identified as a key opportunity area, including the Prescott Shopping Centre (CAA1) which comprises the two-level shopping centre and a parking area to the south, together with the derelict printworks site, the subject of this current application, to the west. The SPD states that this opportunity site provides opportunities for partial or comprehensive redevelopment to attract new retail activities and other complementary commercial uses.

The SPD highlights at para. 5.28 that *"the site is also blighted by the derelict former print works..."* It continues at para. 5.29 to state that *"...the former printworks building could be demolished and incorporated into the wider site to provide new car parking and to ensure that sufficient parking is available to serve the shopping centre and new development...there is potential for a new commercial unit to be created that would take access from Market Place..."*

Following approval by the Cabinet on 13 July 2022, the Council completed the acquisition of Prescott Shopping Centre in December 2022 with a view to delivering the regenerative aims set out for the site in the adopted Prescott Town Centre Masterplan (2016). The council is now in discussions with private developers and investors about future options for the site to take forward plans for the site, which will be subject to further public consultation and planning approval(s).

To facilitate future development and to make the shopping centre a more attractive proposition for developers, the council is proposing demolition work including that the subject of this application. The proposed demolition of the former Stephenson's Printworks building is therefore a strategic development that forms part for a wider regeneration strategy for the Prescott Shopping Centre site helping to secure wider comprehensive regeneration and redevelopment of the area and the principle of the development is acceptable to help facilitate the council's aspirations for the town centre redevelopment.

Layout and Design

Whilst the council is working on the longer-term vision for the wider Prescott Shopping Centre site – of which this building forms part, it is proposed to demolish the building;

concrete slabs would be retained with backfilling to grade the land with the site made secure with timber hoardings.

It is proposed to erect 2 m high timber hoarding around the perimeter of the site which would remain in-situ until the defined scope for the site is developed. A metal gate would be employed at the existing site entrance to allow access onto the site.

The applicant advises that the proposed hoardings would be of a sufficient height and robustness as to deter antisocial behaviour. The hoarding would be kept in a presentable manner throughout the period in which it is in place and would be subject to decoration via appropriate and relevant information / graphics.

The regeneration proposals for the application site and the adjoining shopping centre include the demolition of the former Stephenson's Print building and the area of the shopping centre containing the former supermarket unit. This work will prepare the site for development and help to attract further investment into the town centre.

Heritage Assets

Context of Site

National Planning Policy Framework (NPPF) requires that developments affecting heritage assets are accompanied by an assessment of the asset's significance, a Heritage Assessment has been submitted to support the application which includes reference to adjacent Grade II listed building, 9 Market Place and the conservation area.

The application site is within Prescott Town Centre Conservation Area. The application site abuts No. 9 Market Place a Grade II (List Entry No: 1075509) which is described in the listing as *House with shop, and former workshop to rear. The house fronting Market Place early C19, the workshop possibly C17 in part...* The site is also proximate to listed buildings and forms part of the broader townscape setting of these.

Considering Potential Impacts on Heritage Assets

Policy CS20 of the Local Plan sets out the Local Planning Authority's approach to managing the Borough's historic environment and requires development proposals to preserve or enhance the Borough's historic and architectural assets including buildings and structures of historic importance.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: *In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*

A similar duty exists at Section 72 when a proposal is within a conservation area and this requires that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of a conservation area.

Chapter 16 of the NPPF - *Conserving and enhancing the historic environment*, advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed

for their contribution to the quality of life of existing and future generations.

Paragraph 203 of the NPPF states that In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 emphasises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposal would see the removal of a derelict building from the site which is acknowledged within the Prescott Town Centre Masterplan SPD at para. 5.28 that *“the site is also blighted by the derelict former print works...”*

Following demolition, it is proposed to retain the existing concrete slab and allow backfill to lay to the site to grade. The development would also involve the erection of hoardings around the site which would be retained following the demolition works to ensure that the site remains secure with the intention that the hoardings would remain in place until such time as the site is redeveloped. As there is no planning permission in place for the redevelopment of the site or the wider area, this could be a number of years. Consideration must therefore be given to the visual impact of this, particularly as the site is in a prominent position from a public vantage point in the town centre and the Conservation Area.

The council's Conservation Officer considers that the proposals should be time-limited, as a permanent hoarded off site would not be acceptable and whilst the proposal would be acceptable in the short term, pending a scheme for redevelopment, no proposals for redevelopment or time-limit for the hoardings etc. is offered. However, the application site forms part of an identified key opportunity area in the Prescott Town Centre Masterplan. The proposed demolition would help to facilitate the wider comprehensive redevelopment of the site and as such it is inevitable that the re-development will not come forward for some years.

Nevertheless, given the site's prominent location in the town centre and the conservation area, it is acknowledged that the use of timber hoardings over time could result in issues relating to their maintenance risk of them becoming untidy and unsightly. The council's Conservation Officer has also made comment in relation to concerns over the future maintenance of the site following demolition, for example surfacing material becoming populated with weed as it is noted that Buddleia is already problematic in the town, damaging historic buildings. It is emphasised that unless maintained regularly the site is likely to become problematic and timber hoardings would likely also require some repainting and repair over time. Management of the hoardings and the site is therefore imperative to ensure that the site does not become problematic.

In order to minimise the visual impact of the hoardings whilst at the same time ensuring that the site is secure, it is considered that further details would be required

and details of their appearance / finish could be secured by condition should permission is granted. Furthermore, having regard to the above it is considered that it would be prudent to secure details of the ongoing maintenance management of the site and again this can be secured through the imposition of a suitable condition(s) should planning permission be granted.

The council, as landlord / landowner, would remain responsible for the site and hoardings and any required maintenance replacement or repairs. The applicant has advised that the site also benefits from on-site asset managers, who oversee the wider Prescott Shopping Centre, and they would monitor the site and its condition daily and report to the appropriate council team(s) if maintenance or repairs are necessary. Whilst a fixed and firm timescale for redevelopment is currently unknown, the council – as landlord and landowner – are progressing with steps to actively support development coming forward on the site.

Therefore, it is considered that suitably conditioned and as it is a council owned site, the risk of the site falling into disrepair and suffering from poor maintenance would be very limited.

In terms of the restoration of the site the Conservation Officer's main concern here is that changes to levels might negatively affect the boundary treatments of historic buildings, including potentially that of the listed building. In the absence of details being provided to clarify proposals, a condition should be applied to mitigate against potential damage if planning permission is granted.

Archaeology

MEAS have advised that the proposed development site lies within the early medieval settlement of Prescott which could date from at least the 12th century but with historic features that suggest an earlier date for the origin of the settlement. It is recorded on the Merseyside Historic Environment Record as MME18251. The proposed development site is also known to contain medieval archaeological remains encountered during archaeological works undertaken in 1980-81 (EME2634).

MEAS advise that the applicant should secure the implementation and submission of a report on a programme of archaeological watching brief works to be undertaken during remediation works (levelling of the site) to be undertaken in accordance with a Written Scheme of Investigation (WSI) which could be secured by condition if planning permission is granted. Officers note the comments of MEAS however, as the proposal would not involve the breaking of ground in this instance, it is considered that the imposition of such a condition would not be relevant to the development to be permitted. Any subsequent planning application for the re-development of the site would address this matter.

Conclusion on Impacts on Heritage Assets

The council's Conservation Officer has indicated that the proposals would have a minor harmful impact on the significance of the Prescott Town Centre conservation area. The demolition of the building is considered to be positive in terms of the impact on the conservation area and the area in general, nonetheless, the erection of the hoardings would cause a level of harm.

In considering the proposals as a whole, the level of harm to heritage assets is considered to be less than substantial. NPPF paragraph 208 applies where the harm is assessed as less than substantial. This requires that in determining development proposals the less than substantial harm must be weighed against the public benefits

of the proposal.

The proposed demolition of the former Stephenson's Printworks building is a strategic development that forms part for a wider regeneration strategy for the Prescott Shopping Centre site helping to secure wider comprehensive regeneration and redevelopment of the area which is considered to be a public benefit. It is therefore considered that the less than substantial harm to heritage assets is outweighed by the public benefits of the proposal.

The proposal is therefore considered to be acceptable in terms of impacts on designated and non-designated heritage assets and would subject to relevant conditions comply with the NPPF, Local Plan Policies CS2, CS19, and CS20 and UDP policy DQ5.

Crime and Security Considerations

Policy CS19 of the Core Strategy recognises the importance of design in minimising crime. Saved UDP Policy DQ2 - 'Security in the Built Environment' provides more detailed direction on this issue requiring developments to provide good levels of personal and property security.

Security issues are a material consideration and given the location of the site within the town centre details of the means of enclosure both during demolition and restoration works together with the interim period before redevelopment comes forward are necessary to know.

The applicant has advised that the site would be secured by hoardings during the demolition and restoration phases and following the works. This would secure the site and deter antisocial behaviour. Officers are satisfied that the site would be adequately secured, although precise scheme details of the hoardings would be subject to condition of planning permission is granted.

Amenity Considerations

Policies CS2 and CS19 in the Core Strategy combine to ensure that new development does not significantly injure the amenities of nearby land and premises. Developments are required to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents, business occupiers and future occupiers. Saved Policy ENV2 of the UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that where necessary, effective mitigation measures are secured.

For the proposal to be acceptable, it should not have a detrimental impact on surrounding residents and businesses. The site is surrounded by existing residential properties, including flats above commercial premises on Market Place and Eccleston Street, as well as various commercial and town centre uses. Given the nature of the proposed development, there is potential for noise and dust impacts, and some disturbance during demolition is inevitable. However, this disruption would be temporary. The council's Environmental Health Officers have reviewed the proposal and believe that a Demolition Management Plan and controlled operating hours would effectively mitigate these impacts. If planning permission is granted, these measures can be secured through a suitable planning condition.

It is not considered that the proposal would result in undue harm to residential or local amenity, subject to the imposition of a condition requiring the submission of a demolition management plan.

Subject to appropriate conditions, the development would ensure that it does not have undue impacts on local residents and surrounding businesses. The proposal would comply with the NPPF, Core Strategy Policies CS2 and CS19, and saved Policy ENV2 of the UDP

Highways

Policy CS7 requires new developments to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. The policy also requires new developments to make adequate provision for cycle and car parking.

The NPPF requires new developments ensure that appropriate opportunities to promote sustainable transport modes can be taken up, that safe and suitable access to the site can be achieved for all users, and that any significant impacts from the development on the transport network, or on highway safety can be mitigated to an acceptable degree. Furthermore, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed development would be carried out adjacent to a publicly accessible car park serving the Prescott Centre and the wider town centre; throughfares to Market Place and an existing service yard serving properties on Eccleston Street. The proposed works therefore have the potential to cause additional vehicular activity due to the works that would be involved, particularly during the demolition phase. The Local Highway Authority have no objections to the proposed development however consider that the control of traffic would need to be achieved through a Demolition Management Plan and this could be secured by condition if planning permission is granted.

In conclusion, subject to the above conditions the development would not impact unacceptably upon the function and safety of the surrounding area in relation to pedestrian and highway safety. Consequently, the development would comply with Core Strategy Policies CS7 and CS19.

Ecology

Policy CS2 in the Local Plan Core Strategy at Principle 4 requires that new development will be expected to support development principles that “*recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by... (h) maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity...*” This is consistent with the aims of the National Planning Policy Framework (NPPF).

Bats

In line with Policy CS2 the application is accompanied by a Preliminary Ecological Appraisal (PEA) and a Full Bat Survey Report to support the application. Merseyside Environmental Advisory Service (MEAS) have advised that the report is acceptable.

The report states that no evidence of bat use or presence was found. The council does not need to consider the proposals against the three tests (Habitats Regulations). The Full Bat Survey Report states due a survey validity of two years that surveys should be updated if works have not commenced by April 2023. However, MEAS advise that on this occasion resurvey was not required due to the minimal potential roost features on the printing building and the lack of any bat activity during survey in 2021, plus the lack of significant change of on-site habitats since survey. Nevertheless, a further survey was carried out in 2024 and this confirms that very limited bat activity was recorded and no evidence to suggest presence of bat roosts was identified in relation to the buildings proposed to be demolished.

Breeding Birds

MEAS have advised that Vegetation on site may provide nesting opportunities for breeding birds, which are protected and Local Plan policy CS8 applies. MEAS request a condition in relation to no vegetation management or scrub clearance taking place during bird breeding season unless first checked by an experienced ecologist. However, Officers consider that this can be adequately addressed by an informative attached to any decision if planning permission is granted.

Biodiversity Net Gain

Biodiversity Net Gain was enacted into legislation following the receipt of this planning application; therefore, the applicant is not required to demonstrate biodiversity net gain.

Taking the above into account, the proposal does not conflict with the NPPF and Policies CS2 and CS8 of the Local Plan Core Strategy.

Environmental Considerations

Contaminated Land

Saved Policy ENV5 in the Replacement Unitary Development Plan requires developments to remediate any sites that may be affected by contaminated land. It seeks to ensure that development does not occur on contaminated sites that could place future occupiers, or the surrounding environs are not at risk from contamination. This is reiterated within the NPPF.

Based on the information available to the Environmental Health division they 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. If planning permission is granted that applicant would be made aware of this through the imposition of an informative. If contamination is found at any time when carrying out the development the developer would need to carry out a risk assessment and submit details to the LPA in addition, no soil should be imported onto the site without being adequately tested for its suitability and these matters can be addressed through the imposition of a suitable condition if planning permission is granted.

Demolition Management and Hours of Construction

Environmental Health Officers have requested conditions relating to the control of demolition activities including submission of a Demolition Management Plan and

control of the hours of construction to be controlled. This is a reasonable requirement given the nature of the development and the proximity to residential dwellings. It is considered that these matters could be controlled by condition if planning permission is granted.

In conclusion, subject to the imposition of appropriate conditions, the development could be suitably managed and the development would comply with Core Strategy Policies CS2 and CS19 together with saved Policy ENV2 of the UDP.

Waste Management

Policy WM8 Waste Prevention and Resource Management of the Merseyside and Halton Joint Waste Local Plan (WLP), National Planning Policy for Waste (para. 8) and PPG (para. 49) require the use of construction and demolition methods that minimise waste production and maximise re-use, recycling of materials on-site and minimise off-site disposal where practicable. Policy CS26 of the Local Plan also seeks to ensure that good design in new development in order to minimise waste, promote use of reclaimed and recycled materials.

MEAS advise the use of waste audits or a similar mechanism such as a demolition method statement to monitor waste minimisation, recycling, management and disposal. This can be secured via a Demolition Management Plan which can be agreed by way of a suitable planning condition if planning permission is granted. Subject this condition, it is considered that the development complies with Local Plan policies CS2 CS19 and CS26, Policy WM8 of the WLP and NPPF (para 8) and PPG (waste).

Drainage

Policies CS2 and CS24 of the Local Plan Core Strategy combine to ensure that development will not cause an unacceptable risk of flooding and that surface water is drained in a safe and sustainable manner.

The application site is shown as flood zone 1 on the Environment Agency's Flood Map which has a low probability of flooding from rivers and sea. The highest risk of flooding in this location would be from surface water. The EA's mapping identifies the area as at medium risk ('Medium' means between 1% and 3.3% chance of a flood each year). The application indicates that all existing drainage would remain in-situ.

Given the current level of hardstanding and building on the site It is not considered that the proposal would result in greater probability of flooding in this area as a result of the development and as such would not conflict with the NPPF and Local Plan Policies CS2 and CS4.

Other Matters

7 Market Place

The building abuts a small section of the rear yard wall to 7 Market Place. Works to the wall, amongst other development, formed part planning permission granted which involves taking down and re-building of the rear section of the side boundary (Ref: 21/00937/FUL).

The council's Conservation Officer has commented however that once the building the subject of this current planning application is removed some making good is likely to be required here – though what works are needed will not be apparent until after the demolition. A condition can be applied to any planning permission, if granted, to secure any necessary making good to this area is accounted for.

Conclusion

The demolition of the building would help to facilitate future regeneration and redevelopment of the wider area which would provide positive improvements to the area in general and Prescott Conservation Area. Measures would be secured by suitable planning conditions to reduce impacts of the security hoardings to be retained post development until wider re-development of the town centre comes forward.

The proposal is also considered to be acceptable in terms of its impact on highway safety, the environment and residential amenity.

The proposal complies with the NPPF, relevant Core Strategy and Replacement UDP policies. In coming to this view, regard has also been given to the Prescott Town Centre Masterplan Supplementary Planning Document 2016 - 2028.

Recommendation

That planning permission be granted subject to the following conditions:

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
20/09/2024	12113A_S:100:1:1	REV. A	PROPOSED CROSS SECTIONS
20/09/2024	06	REV. _	SECTION PLANS
11/07/2024	24/00007/BSR	-	BAT SURVEY REPORT (JUNE 2024)
26/06/2024	04	-	PROPOSED SITE PLAN
20/06/2024	01	-	SITE LOCATION PLAN (20 MAY 2024)
25/05/2024	-	-	DESIGN AND ACCESS STATEMENT (25 MAY 2024)
25/05/2023	-	-	HERITAGE ASSESSMENT (MAY 2023)
15/02/2023	21/00017/PEA	-	PRELIMINARY ECOLOGICAL APPRAISAL (NOVEMBER 2021)
15/02/2023	21/00017/BSR	-	FULL BAT SURVEY REPORT (DECEMBER 2021 FIRST ISSUE)

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 28 October 2024

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

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.

Appendix 1 – Site Photographs



Google Image Capture October 2020







Google Image Capture October 2020





Site Frontage



Rear Market Place



