



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

This application is subject to a Section 106 Agreement and needs to be read in conjunction with that Agreement.

PLANNING PERMISSION

Application No: 21/00597/FUL

Name and address of applicant

Remstone Limited
Office 6, Rathbone Building
Liverpool Innovation Park
360 Edge Lane
Liverpool
L7 9NN

Name and address of agent

Owen Ellis Architects
Honeycomb
Edmund Street
Liverpool
L3 9NG

Date of Receipt: 20 July 2021

Date Valid: 4 October 2021

Address/Location Of Development:

Eccleston House
Aspinall Street
Prescot
Knowsley
L34 5QQ

Description of Development:

ERECTION OF A THREE STOREY APARTMENT BLOCK COMPRISING OF 18 NO. DWELLINGS TOGETHER WITH THE CONSTRUCTION OF NEW VEHICULAR ACCESS TO ASPINALL STREET, CAR PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS

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 granted full planning permission 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. Prior to the commencement of development,

a) A Phase I site investigation shall be submitted to and agreed in writing by the Local Planning Authority to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment.

b) If identified as necessary by the desk study a Phase 2 site investigation and remediation proposals shall be submitted to the Local Planning Authority for approval prior to works commencing.

c) In any event the applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should previously unsuspected contamination be encountered during the development of the site.

d) A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site to prevent pollution in the interests of human health and the pollution of the water environment and to comply with the National Planning Policy Framework (2021), 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.

4. Notwithstanding the submitted plans, no part of the development hereby permitted shall be commenced until further details of the existing and proposed ground levels have been submitted to and agreed in writing by the Local Planning Authority.

The submitted detail shall include illustrative drawings to show:

a) The proposals in relation to adjoining land and buildings showing cross sections through the proposed building to neighbouring land and buildings.

b) Sections should show the existing site context as well as the proposed site context as a cross section.

c) Levels of the vehicle manoeuvring and car parking areas together with details of all accesses

The development shall be implemented only in accordance with the agreed details.

Reason: In the interests of visual amenity, highway and pedestrian safety and the amenity of all users of the site to comply with the National Planning Policy Framework (2021), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy T10 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. No part of the development hereby permitted shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority which details the means of mitigation of construction effects. The Plan shall include timing/implementation details of each phase and shall include, but not be limited to the following:
- a) Methods for the mitigation of noise and vibration from any demolition and building works, including any piling works, and also for the operation of any temporary power generation or pumping plant which will operate overnight.
 - b) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - c) Methods for dust control and suppression.
 - d) Details of methods for pest control to be taken during the construction.
 - e) Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles (for each phase as necessary); and the methods of loading and unloading of plant and materials.
 - f) Management of deliveries including prevention of waiting/layover of construction related traffic on the highway; measures for the control of traffic to and from the site; and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
 - g) Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.
 - h) An implementation programme of works including phasing if applicable.
 - i) The parking of vehicles of site operatives and visitors.
 - j) Adequate provision for addressing any abnormal wear and tear to the highway.
 - k) Hours of construction shall be limited to 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays.
 - l) The details of the design, siting and maintenance of any security hoardings.
 - m) There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.
 - n) No scrub clearance, hedgerow removal, vegetation management or ground 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 all scrub, hedgerows 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.

The development shall thereafter be carried out in accordance with the measures described within the approved Construction Environmental Management 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, to comply with the National Planning Policy Framework (2021), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies H5, H7, ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. No part of the development hereby permitted shall commence until a scheme for the protection of the dwellings from noise from the commercial buildings with deliveries and car park usage surrounding the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the findings of an approved noise survey. All works which form part of the scheme shall be completed before any of the relevant apartments are occupied and always retained thereafter.

The scheme shall ensure that noise exposure within the proposed dwellings does not exceed the relevant standards. Where windows are required to be kept closed to meet the indoor noise levels then an alternative means of ventilation shall be provided.

Reason: To safeguard future occupiers of the approved dwellings from noise and disturbance in the interests of residential amenity and to comply with the National Planning Policy Framework (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. Any external plant equipment associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time-period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: In the interests of the residential amenity of existing and future occupiers and to comply with the National Planning Policy Framework (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. Notwithstanding any description of materials in the application, no above ground construction works shall be commenced until samples and / or full specification 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. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to ensure that the development complies with the National Planning Policy Framework (2021), the National Design Guide (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Ensuring a Choice of Travel SPD, adopted September 2010.

9. Notwithstanding the submitted details and any description of materials forming part of the submission, no above ground construction works shall be commenced until

precise scheme details of landscaping has been submitted to and agreed in writing by the Local Planning Authority:

a) Hard Landscaping

A full specification of materials including samples (where appropriate) to be used for the construction of hard surfacing.

Such details shall include the type, colour and texture of the materials.

The approved hard landscaping shall be implemented in its approved form prior to the first occupation of any of the dwellings 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. Consolidated re-layout of an area of amenity space and re-siting of cycle store;
- ii Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks;
- iii All proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sqm of all new planting;
- iv. For the avoidance of doubt, the scheme shall include a minimum replacement for the London Plane Tree to be lost due to development with replacement tree planting on a 2:1 ratio at 12-14 cm girth or 1:1 at 20 - 25cm girth.
- v. An outline specification for ground preparation;
- vi. The proposed arrangements and specifications for initial establishment;
- vii. Maintenance and longer-term maintenance of all planted and/or turfed areas.

The approved 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. 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

Precise scheme details of all boundary treatments (including existing to be retained any retaining walls/structures), 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. Thereafter the hereby approved boundary treatment(s) shall be permanently retained and maintained.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2021), National Design Guide (2021), Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core: Strategy, adopted January 2016 and Saved Policies DQ2 and DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

10. Prior to first occupation of the development a landscape management plan, including management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority.

The landscape management plan shall be implemented as approved before the development is occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with the National Planning Policy Framework (2021) and Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

11. Prior to the first occupation of any of the dwellings hereby permitted, a plan demonstrating the maximum achievable visibility splays with a setback of 2.4 metres shall be submitted to and agreed in writing by the Local Planning Authority.

The agreed splay shall be maintained clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. and maintained clear of any obstruction at all times.

Reason: In the interests of highway safety and to comply with the National Planning Policy Framework (2021) and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

12. No above ground works shall take place until a scheme to permanently close off the existing northern vehicular and/or pedestrian access onto Aspinall Street has been submitted to and agreed in writing by the Local Planning Authority.

The scheme shall be implemented as agreed before any of the apartments hereby permitted have first been occupied.

Reason: To limit the number of access points to, and maintain proper construction of the highway, in the interests of highway safety and to comply with the National Planning Policy Framework (2021), Policies CS2, CS7 and CS19 of the Local Plan: Core Strategy, adopted January 2016.

13. The areas set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians) indicated on the approved layout plan shall have been surfaced, drained and permanently marked out or demarcated in accordance with details that have previously been submitted to and agreed in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed details and the areas made available prior to the first occupation of any of the dwellings hereby approved. The areas shall be made available for its intended use and retained at all times thereafter.

Reason: In the interests of highway and pedestrian safety, to secure adequate parking provision and drainage and to comply with Policies CS2, CS7, CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H7 and T7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Ensuring a Choice of Travel SPD, adopted September 2010.

14. Prior to any above ground works, details of Electric Vehicle Charging Points readily accessible from a dedicated parking space, shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the scheme shall ensure that:

- The scheme details shall include how the car parking areas will be managed to ensure that EVCs will be made available to all residents.

- The charge points shall be:

- a) A minimum of 7KW
- b) at least Mode 3 or equivalent
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

- All EV charging points shall be clearly marked as such and their purpose explained to new occupants within travel planning advice.

The works shall be implemented and made available for use in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with the National Planning Policy Framework (2021) and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

15. Notwithstanding the details indicated on the submitted drawings, prior to any of the dwellings hereby permitted being occupied, precise scheme details for cycle and waste storage facilities shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include but not be limited the following detail:

a) Cycle Storage / Parking

- i) Revised design of the shelter, siting and layout to limit impact on amenity space;
- ii) For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

b) Waste Storage Facilities

- i) Elevational details of the enclosure, including materials and colour / finish;
- ii) Details of the type / size of the waste containers;
- iii) Identify containers for residual waste and recycling; and
- iv) Detail of the proposed materials for the ground covering on which the containers would be stored.

The cycle storage/parking and waste storage facilities shall be constructed and implemented in accordance with the approved details before the first occupation of any of the apartments hereby permitted and maintained thereafter that the development is occupied.

Reason: In the interests of ensuring the provision and availability of adequate cycle storage for future occupiers; promoting sustainable travel opportunities and air quality; facilitation of waste storage and collection; and visual amenity and to comply with the National Planning Policy Framework (2021), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy WM 9 of the Joint Waste Local Plan 2013.

16. Prior to the occupation of any apartment, a Residential Travel Plan shall be submitted to and approved in writing by the Council as Local Planning Authority. The

Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:

- Production and distribution of an information pack for residents detailing travel options and information on all modes of transport.
- Information on existing transport policies, services and facilities, travel behaviour and attitudes.
- Access for all modes of transport.
- Resource allocation including Travel Plan Co-ordinator and budget.
- Marketing and communication strategy.
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan including timetable for implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Residential Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented so long as any part of the development is occupied.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for modes of transport other than the private car and to ensure that the development is sustainable, having regard to the National Planning Policy Framework (2021), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Ensuring a Choice of Travel SPD (2010).

17. Notwithstanding the submitted drainage details, no part of the development hereby permitted shall be commenced until a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted to and approved in writing by the Local Planning Authority. The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the proposed surface water drainage based on site characteristics.

The drainage works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with the National Planning Policy Framework (2021), House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2, CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

18. Prior to the first occupation of the development hereby permitted, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- (a) the arrangements for adoption (if needed) by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company,
- (b) a schedule for on-going inspections relating to performance and condition,
- (c) details for planned maintenance and a mechanism for remedial and urgent repair works,
- (d) means of access for inspection and maintenance purposes, and

The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development and to comply with the National Planning Policy Framework (2021), Policies CS2, CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

19. Prior to the first occupation of the building, a set of 'as built' drawings of the drainage system together with written confirmation by a suitably qualified person that the system operates as designed shall be submitted to and agreed in writing by the Local Planning Authority. The systems shall be subsequently retained in accordance with the details over the lifetime of the development.

Reason: To safeguard drainage interests and to ensure effectiveness of the flood risk measures during the lifetime of the development and to comply with the National Planning Policy Framework (2021), Policies CS2, CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

20. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with the National Planning Policy Framework (2021), Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

21. Prior to first occupation of any of the apartments hereby permitted, precise scheme details of a lighting scheme for the communal areas outside of the building, including the parking area and shared routes shall have first been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the details shall include, but not be limited to:

- A site layout indicating positions;
- A detailed description and precise details of the type of lighting;
- Details of isolux and luminosity details which shall be designed so that the lighting does not result in excessive light spill onto the highway or adjacent sites.

The scheme shall subsequently be implemented retained thereafter only in accordance with the approved details.

Reason: To ensure the development is safe and convenient for future users and in order to minimise the effect of lighting on the surrounding highway network and neighbouring sites and to comply with the National Planning Policy Framework (2021), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies T7, T10, DQ2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

22. None of the apartments hereby approved shall be occupied until full details of fibre broadband connections to the proposed dwellings within the development have been submitted to and approved in writing by the Local Planning Authority. The

infrastructure shall be installed prior to first occupation and made available for use immediately on occupation in accordance with the approved details.

Reason: To ensure that an adequate level of infrastructure is provided in accordance with paragraph 114 of the National Planning Policy Framework (2021) and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

23. Prior to any of the apartments hereby permitted first being occupied a security scheme that demonstrates how the building and site will be secured shall be submitted to and agreed in writing by the Local Planning Authority.

The scheme shall include, but not be limited to:

- a) Details of a secure entry system to be provided to all entrances into the building;
- b) Details of how the cycle parking will be made secure; and
- c) A Car Parking Management Plan which illustrates how restrictions will be put in place to prevent illicit use of the car park by vehicles that are not associated with the dwellings.

The agreed details shall be installed and / or fully operational prior to the first occupation of the development and retained thereafter.

Reason: To ensure a satisfactory standard of development in the interest of security and prevention of crime and to comply with the National Planning Policy Framework (2021), Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

24. Before the first occupation of the building hereby permitted the windows on the northern elevation shall be fitted with obscure glazing and shall be permanently retained in that condition thereafter.

Reason: To safeguard the privacy of future occupiers and to prevent overlooking into the adjacent place of work and to comply with Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

25. No above ground works shall take place prior to details of the number and location of bird nesting boxes to be incorporated into the scheme (minimum two) being submitted to and approved in writing by the Local Planning Authority.

The bird boxes shall be installed in accordance with the approved details prior to the first occupation of the apartments and shall be retained at all times thereafter.

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

Schedule 1

Date Received	Ref. No	Version	Drawing/Document Title
09/09/2021	-	-	SUPPORTING STATEMENT (TORUS)
31/01/2022	-	-	DAYTIME BAT SURVEY - RACHEL

			HACKING ECOLOGY (JANUARY 2022)
17/05/2022	4188/SK 01	REV H	PROPOSED SITE PLAN
17/05/2022	4188/SK 02	REV G	PROPOSED GROUND FLOOR PLAN
17/05/2022	4188/SK 03	REV G	PROPOSED FIRST FLOOR PLAN
17/05/2022	4188/SK 04	REV F	PROPOSED SECOND FLOOR PLAN
17/05/2022	4188/SK 05	REV D	PROPOSED ROOF PLAN
17/05/2022	4188/SK 06	REV E	PROPOSED ELEVATIONS (1 OF 3)
17/05/2022	4188/SK 07	REV D	PROPOSED ELEVATIONS (2 OF 3)
17/05/2022	4188/SK 08	REV E	PROPOSED ELEVATIONS (3 OF 3)
17/05/2022	4188/SK 09	REV E	PROPOSED SECTIONS (1 OF 3)
17/05/2022	4188/SK 10	REV E	PROPOSED SECTIONS (2 OF 3)
17/05/2022	4188/SK 11	REV E	PROPOSED SECTIONS (3 OF 3)
17/05/2022	4188/SK 14	-	PROPOSED WINDOW REVEAL DETAIL
09/09/2021	4188/SU 01	-	SITE LOCATION PLAN
03/02/2022	4188/SU 07	-	EXISTING TOPOGRAPHICAL SURVEY

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 (2021)

Knowsley Local Plan: Core Strategy (2016)

SD1 - Sustainable Development
CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS3 - Housing Supply Delivery and Distribution
CS7 - Transport Networks
CS8 - Green Infrastructure
CS15 - Delivering Affordable Housing
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS20 – Managing Heritage
CS21 - Greenspace and Trees

CS22 – Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning and Paying for New Infrastructure

Knowsley Replacement Unitary Development Plan (Saved Policies 2009)

T7 – New Development and Walking & Cycling Routes
T8 - Transport Assessments
T9 - Travel Plans
T10 – Access for the Less Mobile
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 – Light Pollution
ENV5 - Contaminated Land
H5 – Development within Primarily Residential Areas
H7 – Provision of Flats, Nursing and Residential Homes, Hostels and Housing in Multiple Occupation (HMOs)

The Joint Merseyside and Halton Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout of New Development

Adopted Supplementary Planning Documents (SPD)

Amended New Residential Development (2018)
Design Quality in New Development (2016)
Developer Contributions (2016)
Ensuring a Choice of Travel (2010)
Prescot Town Centre Masterplan (2016 – 2028)
Trees and Development (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.

- 1 The comments of Merseyside Fire and Rescue Service in their letter dated 23 November 2021 (as attached).
- 2 The comments of United Utilities in their letter dated 3 November 2021 (as attached).
- 3 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

4 *Highway Pre-development Inspection*

Prior to the commencement of the development, a joint inspection between the applicant and the Council as Local Highway Authority of the condition of the existing footways/carriageways in the vicinity of the site must be carried out. The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further.

Mud on the highway:

The applicant is reminded that it is an offence to allow material carried from the site to be deposited on or cause damage to the public highway as a result of dirty wheels or badly loaded vehicles. Should this occur, the Council as Local Highway Authority will seek to

recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute offenders under Sections 131, 148 and 149 of the Highways Act 1980.

S171:

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under

S171 of the Highways Act 1980. The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further.

S278:

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under S278 of the Highways Act 1980 with the Council. The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further. The highway fees applicable for a S278 highway agreement are available on the Knowsley Council website here: <https://www.knowsley.gov.uk/residents/roads/highway-fees-andcharges>

5 *Lead Local Flood Authority*

The Applicant's attention is drawn to the comments of the Lead Local Flood Authority in regard to the detail required pursuant to Condition 17 of this permission:

The proposed surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the following elements:

i. Final destination of surface water runoff should be determined based on site characteristics and following the surface water drainage discharge hierarchy. As requested by National Planning Practice Guidance applications should aim to discharge surface water runoff as high up the following hierarchy of drainage options as reasonably practicable:

- into the ground (infiltration)
- to a surface water body
- to a surface water sewer, highway drain, or another drainage system, and
- to a combined sewer.

For infiltrating-based methods, the soakaway test should be completed according to the BRE 365 method and their results should be submitted with the full application drainage scheme details.

ii. A SuDS aims to minimise the impacts from a proposed development on water quantity and quality and maximise amenity and biodiversity. In designing an appropriate set of SuDS techniques for a development site, the LLFA will therefore be expecting above ground, green SuDS to be prioritised to promote water quality, amenity and biodiversity.

iii. Should any of the existing sewer systems on site is supposed to be used in post development situation as part of the new proposed drainage system, the existing sewer system/connection point should be surveyed to make sure the suitability of the system for use.

iv. Should the surface water from the proposal is to connect to the public sewer system, provision of evidence that the site has an agreed discharge point and rate for post-development situation from responsible authorities will be required.

v. An assessment of groundwater level and ground conditions should be provided.

vi. Climate change impact should be considered as 40% (not 30%).

vii. Model Information (Micro Drainage or similar approved) to include a plan showing pipework model numbering and network details.

viii. Results showing all the modelling criteria and summary network results for critical 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% CC storm events showing maximum water level, flow and velocity and details of any surface flooding anticipated will be required.

ix. A drawing showing the proposed impermeable and permeable areas, suitably annotated.

x. Calculations and any supporting survey and investigations to justify and demonstrate the existing and proposed discharge rate.

xi. Drainage Plan showing drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details.

xii. Plan showing overland exceedance routes in the event of a failure of the drainage system or storm event in excess of the 1 in 100 + 40% CC storm event. Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design scenario. The impact of exceedance flows from and on adjacent land should also be considered. The duration of flooding, maximum depth and the route of flood flows shall be established and managed so as to mitigate the flood impact to people and property. For the assessment of an exceedance event impact, it would be expected to consider the 1 in 200 rainfall event plus climate change.

xiii. The risk assessment should include for blockage of pipes, blockage of outlet structures and risk of impediments across planned flood routing paths. The application should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been engaged to limit risk of failure. This will also inform the maintenance plan with regards to corrective actions needed should a failure occurs.

xiv. Summary Drainage Report setting out the Drainage Strategy and results of the calculations demonstrating compliance with the above.

xv. Where third party agreements to construct sewers and to discharge flows are required, then written evidence of these two agreements shall be provided.

6 *Waste Collection Indemnity*

Where the Council deems it is safe to drive large refuse collection vehicles on private or unadopted roads, but is concerned about potential damage to the road surface, the Council will consider the use of such vehicles but only if written authority from all responsible land owners/Householders is received indemnifying the Council from any claim for damages to the road surface/carriageway associated with taking the collection vehicle on the road.

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

Executive Director - Regeneration and Economic Development

Date: 21 December 2022

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.