

Regeneration and Economic Development Department

APPLICATION NO: 21/00509/KMBC1
Borough Council

APPLICANT: Knowsley Metropolitan

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: REDEVELOPMENT OF EXISTING CAR PARK COMPRISING OF THE CONSTRUCTION AND RESURFACING OF HARDSTANDING TO FORM 40 NO. VEHICULAR PARKING SPACES TOGETHER WITH THE INSTALLATION OF 4 NO. CYCLE STANDS, WIDENING OF EXISTING ACCESS TO PROVIDE SEPARATE VEHICULAR AND PEDESTRIAN ACCESS GATES, BOUNDARY TREATMENTS INCLUDING INSTALLATION OF PEDESTRIAN ACCESS GATE TO LICKERS LANE, LANDSCAPING AND OTHER ASSOCIATED WORKS

LOCATION OF SITE: Car Park At Windy Arbour Playing Fields, Windy Arbour Road, Whiston, Knowsley, L35 3PW,

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

Strategic Road Network - Strategic Road Network

Primary Residential Development - Primary Residential Development

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES

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

DQ2 - Security in the Built Environment

ENV2 - Noise and Vibration

T10 - Access for the Less Mobile

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 – Light Pollution

ENV5 - Contaminated Land

KNOWSLEY LOCAL PLAN: CORE STRATEGY (ADOPTED 2016)

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 – Managing the Borough's Historic Environment

CS21 - Greenspace and Trees

CS24 - Managing Flood Risk

CS26 - Waste Management

SUE1 - Sustainable Urban Extensions and Safeguarded Land

SUE2 - Sustainable Urban Extensions Development Principles

Halsnead Garden Village Masterplan SPD

Trees and Development SPD

Design Quality in New Development

NPPF

TECHNICAL CONSULTATIONS:

Merseyside Environmental Advisory Service - No objections subject to a condition requiring no vegetation removal during bird nesting season, a landscaping condition and a lighting condition.

Environmental Health - No objections raised subject to the following conditions: contaminated land conditions; importation of material; CEMP; and hours of construction.

Arboricultural Officer (MDT) - No objections raised subject to a tree protection condition and subject to mitigation being sought for the loss of on-site trees. Additionally 5 days notice is required notifying the Council of the erection of the protective fencing.

United Utilities Water Ltd - UU - No objections received subject to a condition to ensure the surface water condition drainage scheme is carried out as approved.

LLFA – No objection subject to a surface water condition.

Sport England – No objections.

Coal Authority – No objections subject to the mitigation measures submitted with the application being carried out.

Highways – No objection subject to a condition requiring the gates to remain open during operational hours of the car park.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to neighbours and a site notice has been displayed on the site.

There have been 2 letters of support and 0 objections.

ARTICLE 35

The LPA has acted positively and proactively in determining this application by assessing the proposal against all material considerations including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out within the NPPF.

ISSUES AND ASSESSMENT:

SITE AND SURROUNDINGS

This application site comprises an existing car park and a small area of greenspace (allocated as playing fields) located within the Halsnead Garden Village SPD masterplan boundary. The existing access is from Windy Arbor Road whilst Lickers Lane lies due north. The Halsnead estate wall runs adjacent to the boundary with existing roads.

PROPOSAL

The proposal is for resurfacing, levelling and drainage works to an existing car park to enhance the parking provision for the adjacent playing fields. The scheme involves laying out of parking spaces including those for disabled / mobility impaired, improvements to the access including demolishing part of the estate wall to widen the access and rebuilding part of the wall to create a curved entrance features, erecting four sandstone piers and providing landscaping, new fencing and an access gate. A small section of estate wall is also proposed to be removed to create a pedestrian access from Lickers Lane.

POLICY CONSIDERATIONS

The application site falls within the South of Whiston Sustainable Urban Extension, which is allocated for residential development and strategic greenspace within the Knowsley Local Plan: Core Strategy (2016). The site is one of nine Sustainable Urban Extension sites that were released from the Green Belt to help meet the borough's development requirements up to 2028 and beyond. Local Plan Core Strategy Policy SUE2 sets out key policy parameters which new development within Sustainable Urban Extension sites must comply with. Policy SUE2 requires development to comply with the Halsnead Garden Village Masterplan SPD.

Policy SUE2c of the Local Plan Core Strategy relates specifically to the South of Whiston and Land South of M62 site and confirms that residential development in this location should deliver: safe and convenient highway access; provision for public transport; walking and cycling; public open space within a wider Green Infrastructure network; and key infrastructure and services. This policy provides site specific criteria which development should comply with.

The application site is allocated as strategic greenspace falling within Tier 1 of the hierarchy of greenspace within the Halsnead Garden Village Masterplan SPD. This SPD confirms that the playing fields area at Lickers Lane represents greenspace of strategic place making significance that should be retained and enhanced. The proposal involves the improvement and enhancement of the Lickers Lane playing fields strategic greenspace by improving the car parking offer and providing drainage, levelling, resurfacing, planting, cycle parking and improved access arrangements. Consequently, the development is acceptable in principle. However, in order to determine its overall acceptability, the details of the scheme need to be considered against the detailed requirements of Policies SUE2 and SUE2c; the Halsnead Garden Village Masterplan SPD, relevant policies planning policies within the development plan and any other material planning considerations.

The proposal involves the loss of a small area of greenspace identified as playing fields. Policies CS8 and CS21 of the Local Plan Core Strategy sets out the Council's policies for protecting greenspace. Policy CS21 states that new development resulting in the loss of urban greenspace will not be permitted unless one or more criteria listed in the policy are satisfied. The proposal involves the improvement and slight extension of the existing car park which will be used in connection with the existing playing fields. This will offer ancillary upgraded parking facilities with drainage to provide safe parking for those using the playing fields. The proposal is therefore considered to align with criteria d) of CS21: 'The development is required to improve greenspace provision or for ancillary facilities to support sport or recreation'.

In addition to meeting criteria d), policy CS21 states that 'unless the benefits of a proposal clearly outweigh the loss of urban greenspace, development will be resisted where it would significantly harm any existing or potential special qualities of greenspace in the area in terms of:

- a) Visual amenity;
- b) Residential amenity;
- c) Biodiversity and environmental benefits;
- d) Historical, cultural or community value;
- e) Recreational benefits; or
- f) Physical and/or visual linkages between adjoining urban greenspaces.'

The proposal only involves a slight incursion into existing greenspace due to the car park being made slightly larger. The additional area of hardstanding in place of the car park area will not cause adverse harm in terms of visual amenity nor will it result in detrimental impacts on residential amenity having regard to the fact the proposal involves a small increase in hardstanding area. Again the loss of a small area of grass will not adversely impact on biodiversity or environmental benefits, historical, cultural or community value or affect physical or visual linkages. The proposal offers recreational benefits as the car park serves the use of the greenspace making it more readily accessible. As such the improvements to the car park, the formal laying out of the parking spaces, drainage provision, improving the visual impact by clearing the site, levelling it and making it more visually attractive comprise a package of benefits that are considered to clearly outweigh the loss of the small area of urban greenspace. The development will not significantly harm any existing or potential special qualities of this greenspace.

Sport England has not raised an objection to the proposal, considering that the scheme meets exception 2 of the Playing Fields Policy: *'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'*

The playing fields are not affected by the proposal. Having regard to the above, the proposal is considered to comply with policies CS8 and CS21 of the Local Plan Core Strategy and the principle of the development is acceptable.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed development includes provision of a bitmac surfaced car park which utilises granite setts and tobermore fusion kerbs. The proposal includes low level fencing, access gates and landscape planting including a hedge adjacent to the estate wall. It is considered that the proposal is acceptable in terms of the design and would enhance the existing car park in terms of visual amenity. A condition recommending samples of the hard landscape edging/kerbing, the tobermore kerbs and granite sets has been imposed to ensure the high quality materials enhance the design of the car park and fits sympathetically with the Halsnead Garden Village Design Guide to deliver a comprehensive development that is in keeping with the wider garden village.

Whilst no lighting is included in the scheme, should lighting come forward at a later date, full details will be required to ensure that the lighting protects biodiversity. Subject to the above conditions, it is considered that the proposal will comply with policy CS19 of the Knowsley Local Plan: Core Strategy 2016 and the Halsnead Masterplan SPD and Design Quality in New Development SPD.

RESIDENTIAL/LOCAL AMENITY

Policy CS19 of the Local Plan Core Strategy seeks to maintain a good standard of amenity for all existing residents /occupiers of adjacent land and buildings. Environmental Health has recommended the imposition of a construction management plan and a condition limiting construction hours. Whilst the limitation to construction hours is recommended to protect residential amenity, it is not considered that a CMP is necessary having regard to the scale of the proposal.

The proposal will not result in undue harm to residential or local amenity subject to the imposition of a working hours condition. The proposal involves re-surfacing, levelling and drainage works to an existing car park and on this basis, the proposal is not considered to adversely impact on residential or visual amenity over and above the existing lawful use. The re-surfacing will improve the visual amenity of the site and improve an existing rather untidy site. Subject to hard and soft landscaping conditions, the proposal is considered to comply with policy CS19 of the Local Plan: Core Strategy.

HIGHWAYS

The car park will provide 40 spaces, of which 3 will be for disabled people or those with mobility impairments. Four cycle stands will also be provided. The Highways Engineer has commented on the proposal and confirmed that there is no objection to the proposal from a highway safety point of view. The access is considered to be acceptable and the access visibility meets the required standard. A swept path analysis was submitted and is also considered to be satisfactory; vehicles can turn within the site to allow egress in a forward gear. As such the highway impacts associated with the proposal are considered to be acceptable.

The Highways engineer has stated that because a minibus could not pull off the highway and safely wait outside the gates without overhanging the carriageway, a condition is required to ensure the gates remain open during the car park's operational hours and is only close when operations cease or at night when the car park is not in use. A condition is also recommended to ensure that the cycle stands are provided to promote sustainable modes of transport.

Subject to the above conditions, it is considered that the proposal will not result in any adverse impact upon the flow of traffic on the local network or raise any highways safety issues. The proposal is therefore considered to comply with policies CS2 and CS7 of the Knowsley Local Plan: Core Strategy 2016 and T10 of the UDP.

It is not proposed to include any electric vehicle charging points at this stage given the outlay required to set up the wiring and charging point, taking into account planning policy guidance at this stage. On this basis, the Council will not be seeking the provision of EVCPs in connection with this proposal.

BIODIVERSITY

Policy CS2 of the Core Strategy requires development to protect and enhance environmental assets and maintain or enhance the quality of biodiversity and habitats. This is reiterated in policy CS21 of the Core Strategy which also seeks to promote tree planting where development involve the unavoidable loss of trees. The proposal will involve the loss of 3 trees to the boundary with Lickers Lane. The applicant has submitted a landscaping scheme which incorporates replacement planting of 3 trees. Policy CS21 promotes a 2:1 replacement of trees. However, the standard replacement size is 12-14cm girth. The proposal seeks to incorporate a tree girth size of 20-25cm and on the basis that the tree replacement goes over and above the standard planting size, 1 for 1 tree planting is considered acceptable in this case. Subject to a condition securing the landscaping in accordance with the submitted plan and subject to the larger girth size for the replacements, it is considered that the proposal accords with policies CS2 and CS21 of the Local Plan Core Strategy.

It is noted that the Tree Officer has raised no objections subject to a condition to secure the replacement planting. It is noted here that 2 for 1 replacements are recommended but the LPA considers 1 for 1 here is acceptable based on a 20-25cm girth. Additionally the Tree Officer has stated that a condition is imposed requiring the development to be carried out in accordance with the tree method statement and arboricultural impact assessment as well as requiring 5 days notice before tree protection fencing is erected on site. It is also recommended that no vegetation is removed during bird nesting season and this can also be dealt with via condition. Subject to these conditions, the proposal is considered to be acceptable.

Merseyside Environmental Advisory Service has raised no objections to the proposal. The applicant submitted a bat survey report which found no evidence of bat use or presence of bats. As such, the Local Planning Authority does not need to consider the proposal against the three tests under the Habitat Regulations. Habitats on site or adjacent to the site may provide roosting, foraging and commuting habitat for bats. As such lighting for the development may affect the some of these areas. If the proposal is to include any lighting, this will need to be designed so that it protects ecology and does not result in excessive light spill on to the habitats. It is therefore advised that should any lighting be erected, details of this lighting should be sought and any lighting should be in accordance with the Bat Conservation Trust guidance for lighting.

The Merseyside Environmental Advisory Service has been consulted as part of the planning application and a number of planning conditions have been recommended to protect and enhance biodiversity. These conditions include a condition to restrict the removal of vegetation during bird nesting season, the lighting condition referred to above and a landscaping condition. An informative is also recommended to make the applicant aware of their legal requirement should protected species be found.

The proposal is considered to have acceptable biodiversity impacts subject to the imposition of the above conditions. It is not considered that invertebrate boxes or additional planting is required in this instance, taking into consideration the impacts of the existing landscaping and the fact the proposal is for a temporary period.

An informative is recommended to make the applicant aware of the legal requirements should bats be found during demolition works.

DRAINAGE

Policy CS24 seeks to ensure that new development does not cause unacceptable levels of flooding on the site or elsewhere. The proposal seeks to drain surface water due south to Mellors pond. However, the drainage plan indicates that the proposed surface water drainage will discharge to a surface water manhole only if existing drainage infrastructure is capable of carrying the flow. There is an existing surface water outfall pipe indicatively shown on the submitted plans and the condition, capacity and suitability of the existing outfall pipe to take the surface water flows needs more investigation to

establish if the outfall/pipe system needs upgrading. However, in principle this would be acceptable. As such it is recommended that a surface water condition is imposed. It is noted that the LLFA are not a statutory consultee in this regard. However, the LLFA have requested a SUDS based drainage scheme. Given the need to keep Mellor's pond filled and having regard to the existing drainage infrastructure serving the site, it is considered that a pipe based solution is acceptable in this instance.

United Utilities has raised no objections to the proposal subject to a condition requiring drainage to be carried out in accordance with the principles within the Foul and Surface Water Strategy Design Drawing submitted with the proposal.

Subject to the above planning conditions, the proposal is considered to comply with policy CS24 of the Local Plan Core Strategy and the proposal is capable of being suitably drained without causing flooding on site or elsewhere.

CONTAMINATED LAND

Policy Saved Policy ENV5 of the UDP seeks to ensure that development does not occur on contaminated sites that could place future occupiers at risk from contaminants within the ground. This policy also seeks to ensure that adjacent land occupiers, ecological systems and ground water are also not at unacceptable risk from contamination. Policy CS1 of the Local Plan Core Strategy seeks to promote sustainable use of land whilst policy CS2 seeks to minimise any negative effects on water quality and CS24 seeks to ensure that drainage systems take into consideration ground conditions and contamination. This is reiterated within the NPPF.

The application site lies within a defined Development High Risk Area and Coal Authority records indicate that the site lies in an area where historic unrecorded coal mining activity is likely to have taken place at shallow depth. The applicant has undertaken a geo-environmental assessment and coal mining risk assessment and the applicant subsequently submitted a technical note dated 27/6/22. The applicant recommends the inclusion of a soft cap (incorporation of a high strength geogrid layer(s) into the new pavement build up across the site. This is considered to be a pragmatic approach to managing the historical coal mining risks and having regard to the fact its previous use was already a car park and there is nothing to prevent the use of the land without this planning permission in place. Having regard to the lawful use, there are no records of settlement issues and there has been a lack of any evidence of shallow mine workings from limited past site investigations.

It is recommended that a condition is imposed to secure the soft cap mitigation measures set out and that this is the best approach having regard to proportionality, the lawful use and the fact that this mitigation will limit the effects of any potential future subsidence. On this basis, the Coal Authority does not raise any objections and the proposal is considered to address the coal mining legacy associated with the site, resulting in a safe and stable development. Subject to the mitigation condition, the proposal is considered to comply with policy ENV5 of the UDP.

Environmental Health has reviewed the geo-environmental information and confirmed that Parts A-C of the standard contaminated land condition are satisfied and only part D (implementation of the approved remediation scheme and part E (dealing with unsuspected contaminated) are required. Additionally a condition relating to the importation of soil/material is recommended. On the basis of these conditions being imposed, the proposal is considered to comply with policy ENV5 of the UDP.

HERITAGE IMPACTS

Policy CS20 of the Core Strategy seeks to protect and preserve heritage assets. There are two non-designated heritage assets recorded on the Merseyside Historic Environment Record within the proposed development site: Halsnead Park which is a late 18th or early 19th Century park; and Halsnead Park Wall. The estate wall is a late 18th Century or early 19th Century boundary to the landscaped Halsnead park.

The Conservation and Design Officer has reviewed the submission details and a number of amendments have been negotiated since the original submission to protect and preserve the non-designated heritage assets. No objection has been raised subject to a number of

detailed conditions which will be discussed below. The applicant has undertaken a Heritage Impact Assessment which has resulted in the wall being rebuilt using a four pier approach with the curved new entrance being comprised of dressed stone rather than matching the existing. This is considered to result in a design that is more sympathetic to preserving the character of the original estate wall whilst securing an entrance feature that is visually acceptable.

The poor condition of the existing retained estate wall puts it at increased risk of damage during the construction and landscaping phases. The WSP inspection report submitted with the application provided a range of suggestions as to how risks could be mitigated. Notes 9 & 10 on plan 70057126_WSP_XX_XX_DR_LA_0010 Rev C03 indicate that a number of the key mitigations are being applied to the construction phase, and this is strongly welcomed. It is noted that the same is not specified on the landscape works (notably the inclusion of a hedge planting/root barrier) which is an important aspect to ensuring the estate is protected. As such, the Conservation and Design Officer has recommended that a condition is imposed which requires any landscaping and wall construction works within 2m of the estate wall to be in accordance with the approved plan details and to include the following methodology:

- Undertake a condition survey of the wall prior and post completion of the construction and landscaping works
- Excavation works to be undertaken in sections of no more than 5m
- Backfill each section prior to commencing the next section
- Ensure no sections are left open overnight
- Use plant which limits vibrations on the wall

In regards to surfacing materials, drawing 70057126_WSP_XX_XX_DR_LA_00 Rev C03 (Landscape General Arrangement) specifies that the entrance apron is to be surfaced using silver-grey granite block paving, which is acceptable and will offer a high quality appearance, however the drawing 70057126_WSP_XX_XX_DR_CE_0103 Rev P02 (Kerbing and Surface Finishes) and 70057126-WSP-XX-XX-DR-CE-0105 (construction details) don't specify any details sufficient to describe the appearance or materials used for surfacing. As such a surfacing and kerbing condition is recommended for prior agreement by the local planning authority.

Turning to the design of the wall, the works are considered to be acceptable subject to planning conditions which shall seek to preserve the character of the estate wall whilst ensuring the proposal has satisfactory impacts on visual amenity. The curved wall sections of the proposal are to be constructed entirely in St Bees red sandstone, in coursed ashlar blocks, with its appearance to match the corresponding feature at the Main Drive entrance. This can be conditioned.

The mortar is recommended to be lime/sharp sand with no cement added, in a natural colour and of a strength compatible with the sandstone construction. Pointing should have a flush or very slightly recessed finish. All new copings should be St Bees with a profile and finish to match the existing. Samples of the sandstone to be used for the rebuilt section of the wall shall be submitted to and agreed in writing by the local planning authority. All of these matters can be dealt with via suitably worded planning conditions.

The archaeologist at MEAS raised no objection to the proposal given the nature of the proposed works are limited and taking into consideration that the application site has negligible archaeological potential. As such, no further archaeological works are recommended and the proposal is considered to comply with policy CS20 in respect of archaeology.

Subject to the above recommended conditions, the proposal is considered to preserve and protect the sandstone estate wall. The benefits associated with the improvements and the overall scheme (including provision of a formally laid out car park, improved access, drainage, improving the visual amenity of the site and improving the area of the estate wall adjacent to the access) are all considered to outweigh any harm caused by the removal of small areas of the estate wall. The proposal is considered to comply with policies CS2 and CS20 of the Local Plan Core Strategy and the NPPF.

OTHER ISSUES

The proposals comprise minor development which is unlikely to generate significant volumes of waste. The Merseyside and Halton Joint Waste Local Plan (WLP) Policy WM8 Waste Prevention and Resource Management, National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 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. The applicant has confirmed that materials will be re-used on site for levelling where possible. Due to the minor scale of the proposal, it is not considered that a waste management plan condition is required.

CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The proposal is considered to be acceptable in principle for the reasons set out above. The proposal is also acceptable in terms of its design, access, impacts on biodiversity, crime prevention mitigation, residential amenity impacts, visual amenity impacts and highway safety impacts. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF. In coming to this view regard has also been given to the Halsnead Garden Village Masterplan SPD, Trees and Development SPD and the Design Quality in New Development SPD. Therefore, the proposal is recommended for approval subject to conditions.

RECOMMENDATION

- 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) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul and Surface Water Drainage Design Drawing 70063452-WSP-XX-XX-M2-DR-0003 Rev P01.13 dated July 21, which was prepared by WSP. For the avoidance of doubt and unless otherwise approved in writing by the Local Planning Authority, no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

Prior to the resurfacing work being undertaken, a detailed drainage scheme based on the principles set out in the submitted Drainage Strategy referenced 70063452-

R01 and dated October 2021 and Foul & Surface Water Drainage Design Drawing 70063452-WSP-XX-XX-M2-DR-0003, Rev P01.13 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development hereby permitted is brought into use.

Reason: To ensure a satisfactory drainage system is provided to serve the site and to prevent undue increase in surface water run-off to reduce the risk of flooding in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

- 4) The mitigation measures outlined in the Phase 1 Geo-Environmental Assessment and Coal Mining Risk Assessment (October 2021, prepared by WSP) and the WSP Technical Note dated 27 June 2022, shall be carried out prior to the new car park surface being brought into use.

Reason: To ensure that adequate remedial and mitigation measures are provided pertaining to ground conditions and coal mining legacy to ensure that a safe and stable development is provided in accordance with paragraphs 183 and 184 of the NPPF and policy CS2 of the Knowsley Local Plan Core Strategy (January 2016).

- 5) The reconstructed wall shall be built using stone reclaimed from the existing wall together with supplementary natural sandstone in the manner detailed in the approved document Landscape Specification C04 dated 14-12-2022 and shall match the existing wall in materials, colour, coursing and finish. Samples of the supplementary sandstone material to be used in this construction shall be submitted to and approved in writing by the local planning authority. All new copings shall be St Bees with a width, height, profile and finish to match the existing copings. The rebuilding of this section of wall shall then be carried out in accordance with the approved details.

The mortar mix of all rebuilt and new elements of the wall shall consist of be a lime/sharp sand mix with no cement added, in a natural colour and shall be of a strength compatible with the sandstone wall construction. Pointing shall have a flush or very slightly recessed finish.

The curved wall sections including the piers of the development hereby permitted shall be faced in St Bees red sandstone, in coursed ashlar blocks, with its appearance to match the corresponding feature at the Main Drive entrance. All new copings shall be St Bees with their width, height, profile and finish to match the existing copings. The development shall be in accordance with the approved drawing references 70057126_WSP_XX_XX_DR_LA_0005 C03 'Boundary Elevations'. For the avoidance of doubt, the piers shall be capped as illustrated on the Wall Construction Details plan hereby permitted (reference 70057126_WSP_XX_XX_DR_LA_0010 C03) .

Notwithstanding the submitted hard landscaping details, prior to the laying of new surfacing materials, samples of the flush kerbs/edging, tobermore fusion kerbs/edging and the granite setts shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to protect and preserve the non-designated heritage asset and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 6) No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works 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 trees, 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.

Reason: To protect biodiversity in accordance with policies CS2, CS8 and CS21 of the Knowsley Local Plan Core Strategy (January 2016) and the NPPF.

- 7) Prior to the erection of any lighting, a scheme for provision of lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with the approved scheme. For the avoidance of doubt, such a scheme shall be accompanied by a maintenance strategy to ensure its future operation and the lighting shall then be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity and to protect biodiversity. This condition has been imposed having regard to policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan Core Strategy 2016 and the NPPF.

NOTE: The applicant is advised to have regard to the Bat Conservation Trust website <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>

- 8) The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development being brought into use.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 and SUE2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 9) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use and a verification report shall be submitted to and agreed in writing with the local planning authority before the first use of the development.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 and SUE2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 10) 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 – only suitable soils shall be imported onto the site. A 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 ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public and to comply with the National Planning Policy Framework (2021), Policies CS2 and SUE2 of the Knowsley Local Plan: Core Strategy 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 11) Works shall be undertaken in accordance with the Arboricultural Impact Assessment and the Arboricultural Method Statement both dated May 2021 and undertaken by We Know Services. Tree protection fencing shall be erected prior to commencement of development and retained throughout the course of the construction process.

Reason: In the interests of biodiversity and to protect existing habitats. This condition is imposed having regard to policies CS2 and CS21 of the Knowsley Local Plan: Core Strategy 2016.

- 12) Five days notice shall be provided prior to the erection of any tree protection fencing.

Reason: For the avoidance of doubt. This condition has been imposed having regard to policies CS2 and CS21 of the Knowsley Local Plan: Core Strategy 2016.

- 13) Unless otherwise submitted to and approved in writing by the Local Planning Authority, the soft landscaping (including the tree replacements) shall be in accordance with the Planting Plan drawing number 70057126_WSP_XX_XX_DR_LA_0003 Rev C02. For the avoidance of doubt, the girth of the replacement trees shall be 20-25cm. The root barrier shall be installed in accordance with approved plan reference 70057126_WSP_XX_XX_DR_LA_0010 C03. The soft landscaping shall be carried out in the first available planting season after the development hereby permitted has been brought into use.

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.

Reason: To promote biodiversity, protect the estate wall and promote tree planting in accordance with policies CS2, CS20 and CS21 of the Knowsley Local Plan: Core Strategy January 2016.

- 14) All landscaping and construction works carried out within 2m of the retained wall shall be in accordance with the submitted details contained on plans 70057126_WSP_XX_XX_DR_LA_0010 Rev C03 (wall construction specification/section detail) and the landscape plan 70057126_WSP_XX_DR_LA_0003 Rev C02 and the following methodology:

- o A condition survey of the wall shall be undertaken prior and post completion of the construction and landscaping works and shall be made available to the local planning authority on request;
- o Excavation works shall be undertaken in sections of no more than 5m at a time;
- o Each section shall be backfilled prior to commencing the next section;

- o No sections shall be left open overnight; and
- o Only plant which limits vibrations on the wall shall be used.

Reason: To protect and preserve the estate wall heritage asset in accordance with policies CS2 and CS20 of the Local Plan Core Strategy.

- 15) Four cycle stands shall be provided in accordance with the layout plan reference 70057126_WSP_XX_XX_DR_CE_0101 P03 prior to the car park being brought back into use after all resurfacing work hereby permitted has been undertaken.

Reason: To promote sustainable modes of transport in accordance with policy CS2 and CS7 of the Knowsley Local Plan Core Strategy January 2016.

- 16) Details of new pedestrian and entrance gates shall be submitted to and approved in writing by the local planning authority prior to each gate being erected. The gates shall then be erected in accordance with the approved details.

The entrance gate shall be kept open at all times during the operational use of the car park and shall only be closed at night when the car park is not in use or when operational use of the car park ceases.

Reason: In the interests of visual amenity and highway safety having regard to policies CS2, CS7, CS19 and CS20 of the Knowsley Local Plan Core Strategy January 2016.

- 17) No construction / demolition work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To protect residential amenity in accordance with policies CS2 and CS19 of the Knowsley Local Plan Core Strategy January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/12/2022	70057126_WSP_XX_XX_DR_LA_0002	C05	LANDSCAPE GENERAL ARRANGEMENT
12/12/2022	70057126_WSP_XX_XX_DR_LA_0008	C04	SITE CLEARENCE
12/12/2022	70057126-WSP-XX-DR-CE-0101	P04	GENERAL ARRANGEMENT
12/12/2022	70057126_WSP_XX_XX_DR_CE_0102	P04	PROPOSED LEVELS AND CONTOURS
12/12/2022	70057126_WSP_XX_XX_DR_CE_0103	P04	KERBING AND SURFACE FINISHES
12/12/2022	70057126_WSP_XX_XX_DR_CE_0104	P02	SWEPT PATH ANALYSIS

12/12/2022	70063452_WSP_ XX_XX_M2_DR_ 0003	P01.15	PLAYING FIELDS CAR PARK DRAINAGE LAYOUT
12/12/2022	70057126_WSP_ XX_XX_DR_LA_ 0003	C03	PLANTING PLAN
	70057126_WSP_ XX_XX_DR_LA_ 0001_P01	-	Location Plan
	70057126_WSP_ XX_XX_DR_LA_ 0005	C03	Elevation Plan
	Landscape Specification	C04	Landscape Specification
	70057126_WSP_ XX_XX_DR_LA_ 0010	C03	Wall Construction Details/Section Detail
	70057126_WSP_ XX_XX_DR_CE_ 0105	P01	Construction Details - surfacing
	-	-	WSP Technical Note - Coal Mining Risk Assessment P01
	-	-	Technical Note WSP - APPENDIX A

Informatives

- NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments; Cadent Gas, United Utilities.
- Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.
- 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.
- 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.

