



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00240/FUL

Name and address of applicant

For Housing
52 Regent Street
Eccles
M30 0BP

Name and address of agent

JDA Architects
Unit 400 Vanilla Factory,
39 Fleet Street
Liverpool
L1 4AR

Date of Receipt: 21 April 2022

Date Valid: 25 April 2022

Address/Location Of Development:

Jackson Gardens
The Withens
Stockbridge Village
Knowsley

Description of Development:

**APPLICATION TO VARY CONDITION 2 AND REMOVE CONDITION NO. 6
APPLIED TO PLANNING PERMISSION 19/00647/FUL (APPLICATION TO VARY
CONDITION NO.2 ATTACHED TO PLANNING PERMISSION 15/00786/FUL
(ERECTION OF THREE STOREY AFFORDABLE EXTRA CARE SCHEME
COMPRISING 64 NO. APARTMENTS INCLUDING 15 NO. DEMENTIA CARE
APARTMENTS WITH COMMUNAL / ASSOCIATED FACILITIES AND THE
ERECTION OF 26 NO. AFFORDABLE BUNGALOWS TOGETHER WITH
ASSOCIATED PEDESTRIAN AND VEHICULAR ACCESS, CAR PARKING AND
LANDSCAPING) AMENDMENT SOUGHT FOR CHANGES TO LAYOUT OF BIN
STORE AND CYCLE STORE INCLUDING REMOVAL OF SUBSTATION) - TO
AMEND THE SITE LAYOUT TO REMOVE A FOOTPATH FROM THE LAYOUT
AND REMOVE THE CONDITION RELATING TO THE FOOTPATH GATE TO
ALLOW FOR THE REDUCTION OF ASB ISSUES**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans and documents approved for planning permission 19/00657/FUL, except for the site plan drawings which are superseded by the current site plan drawings hereby approved, namely Proposed Site Plan A 100 Rev J received 21.10.2022 and Extended Site - Boundary Plan A SK 167 received 21.10.2022 together with the Proposed Boundary Plan A 605 Rev G received 27.10.2022.

Reason: For the avoidance of doubt.

3. The footpath shall be incorporated into the rear gardens of the bungalows as shown on Proposed Site Plan A 100 Rev J received 21.10.2022 and Extended Site - Boundary Plan A SK 167 received 21.10.2022 within 1 month of the date of this planning permission or in accordance with a timescale submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this planning permission. The rear gardens incorporating the footpath shall have the boundary treatments installed in accordance with the Proposed Boundary Treatment Plan A 605 Rev G prior to the first occupation of the three bungalows which will have the footpath incorporated into their rear gardens.

Reason: To reduce crime and anti-social behaviour issues and in the interests of visual amenity to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2022 and saved Policies H5 and DQ2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

4. No plant or machinery shall be installed in or on any building unless it has been soundproofed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to its installation. The soundproofing shall thereafter be retained in accordance with the approved details at all times that the plant or machinery is in use unless otherwise agreed in detail with the Local Planning Authority.

Reason: In the interests of the residential amenities of the future residents of the development hereby permitted and the existing residents of neighbouring dwellings and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. No gates or other obstruction shall be placed across the vehicular access road into the development site at all times that it is in use.

Reason: To permit vehicles to pull clear of the carriageway when entering the site, in the interests of highway and pedestrian safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6. The ventilation and fume extraction system approved pursuant to Condition 7 of planning permission 17/00359/FUL shall be retained and operated to the approved specification at all times.

Reason: To safeguard the amenities of neighbouring occupiers in respect of odour and noise generation and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

7. The lighting scheme agreed pursuant to Condition 8 of planning permission 17/00359/FUL shall be operated and maintained thereafter in accordance with the agreed scheme at all times.

Reason: In the interests of the residential amenities of the occupiers of Jackson Gardens to ensure safe and adequate means of access to the apartment block and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and ENV3 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 1A, 1B, 1E, 1F, and 2A, or any amendments made to that Order, shall not apply:
- i. no extensions shall be carried out to the bungalows
 - ii. no buildings or other structures shall be erected within the curtilage of the bungalows
 - iii. no vehicle standing space shall be provided within the curtilage of the bungalows
 - iv. no gates, walls, fences or other means of enclosure shall be erected to the boundaries of the bungalows, or to any part of the overall site boundaries or within the overall site
 - v. no windows or dormer windows shall be added to the bungalows

other than previously approved or unless on application to the Local Planning Authority planning permission for such development has been granted.

Reason: To protect the residential and visual amenities of the area, safeguard the character of this residential development and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/08/2022	A 000	A	Location Plan
21/10/2022	A 100	J	Proposed Site Plan
21/10/2022	A SK 167	-	Extended Site - Boundary Plan
21/10/2022	Email	-	Email with amended description
27/10/2022	A 605	G	Proposed Boundary Treatment Plan

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:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas
DQ2 - Security in the Built Environment

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 (Lee Osborne on 0151 443 2395)

ARTICLE 35 STATEMENT

The Local Planning Authority 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 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.

Informative

1. Please see attached letter from Merseyside Fire Authority



Executive Director - Regeneration and Economic Development

Date: 27 October 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.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email: dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 4000 (Calls may be recorded)
Inspecting Officer: Linda Kirby
Email: planningandbuildingregulationsteam@merseyfire.gov.uk
Web Site: www.merseyfire.gov.uk

Your ref: 22/00240/FUL

Our ref: CFP/909380/LK/BOC

Date: 23rd May 2022

Dear Sir / Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NO: 22/00240/FUL

PROPOSAL: APPLICATION TO REMOVE CONDITION NO. 6 APPLIED TO PLANNING PERMISSION 19/00647/FUL (APPLICATION TO VARY CONDITION NO.2 ATTACHED TO PLANNING PERMISSION 15/00786/FUL (ERECTION OF THREE STOREY AFFORDABLE EXTRA CARE SCHEME COMPRISING 64 NO. APARTMENTS INCLUDING 15 NO. DEMENTIA CARE APARTMENTS WITH COMMUNAL / ASSOCIATED FACILITIES AND THE ERECTION OF 26 NO. AFFORDABLE BUNGALOWS TOGETHER WITH ASSOCIATED PEDESTRIAN AND VEHICULAR ACCESS, CAR PARKING AND LANDSCAPING) TO ALLOW FOR CHANGES TO LAYOUT OF BIN STORE AND CYCLE STORE INCLUDING REMOVAL OF SUBSTATION) - TO ALLOW FOR THE REDUCTION OF ASB ISSUES
ADDRESS: JACKSON GARDENS THE WITHERS STOCKBRIDGE VILLAGE KNOWSLEY

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.
- * Water supplies for fire-fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

- * The premises should comply with Section 55 of the County of Merseyside Act 1980.

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,



Linda Kirby
Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire & Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

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Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.
One to two hectares 35 litres per second.
Two to three hectares 50 litres per second.
Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.