



Knowsley Council

REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) (England) (Order)
2015 (as amended)

NOTICE OF DETERMINATION IN RESPECT OF DEMOLITION

Application No: 22/00347/DEMCON

Name and address of applicant

Network Space
Centrix House
Crow Lane East
Newton-le-Willows
WA12 9UY

Name and address of agent

Spawforths
Junction 41 Business Court
East Ardsley
Leeds
WF3 2AB

Your application to Knowsley Metropolitan Borough Council dated 9 June 2022 to determine whether prior approval was required in respect of your proposed demolition of buildings and structures at:-

The Sovereign Distillery, Halewood Wines And Spirits - Factory Outlet
Wilson Road
Huyton
Knowsley
L36 6AD

has been duly considered and you are HEREBY NOTIFIED under the terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 prior approval for the method of the proposed demolition of the buildings is required and hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/09/2022	AJK MS/2505	REV 02	REVISED DEMOLITION METHOD STATEMENT
26/07/2022	-	-	EXTENDED PHASE 1 HABITAT SURVEY AND DAYTIME BAT SURVEY (JULY 2021 AND FEBRUARY 2022)
09/06/2022	12211-AEW-BC-RF-DR-A-0806-S2	P01	UNIT C EXISTING GA ROOF PLAN (DEMOLITION)
09/06/2022	12211-AEW-BC-XX-DR-A-0807-S2	P01	UNIT C EXISTING GA ELEVATIONS (DEMOLITION)

09/06/2022	12211-AEW-BC-XX-DR-A-0808-S2	P01	UNIT C EXISTING GA SECTIONS (DEMOLITION)
09/06/2022	12211-AEW-BC-ZZ-DR-A-0805-S2	P01	UNIT C EXISTING GA FLOOR PLANS (DEMOLITION)
09/06/2022	12211-AEW-BF-RF-DR-A-0816-S2	P01	UNIT F - EXISTING GA ROOF PLAN (DEMOLITION)
09/06/2022	12211-AEW-BF-XX-DR-A-0817-S2	P01	UNIT F - EXISTING GA ELEVATIONS (DEMOLITION)
09/06/2022	12211-AEW-BF-XX-DR-A-0818-S2	P01	UNIT F - EXISTING GA SECTIONS (DEMOLITION)
09/06/2022	12211-AEW-BF-ZZ-DR-A-0815-S2	P01	UNIT F - EXISTING GA FLOOR PLANS (DEMOLITION)
09/06/2022	12211-AEW-XX-XX-DR-A-0501-S2	P03	LOCATION PLAN
09/06/2022	12211-AEW-XX-XX-DR-A-0507-S2	P02	PROPOSED DEMOLITION PLAN
09/06/2022	12211-AEW-XX-XX-DR-A-0506-S2	P01	PROPOSED DEMOLITION PLAN

Notes to Applicant:

- 1 See attached consultation correspondence from Cadent Gas.
- 2 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.
- 3 The site buildings have features that could be used by nesting birds, which are protected. Nesting potential also exists in the vegetation to the north of the site. The buildings should be demolished outside of the bird breeding season (1st March - 31st August inclusive) or if it is necessary to undertake works during this period then a pre-commencement check by a suitably experienced ecologist should be undertaken.
4. 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 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.



Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 16 September 2022

Date: 05/07/2022
LinesearchbeforeUdig ref: 26161691
Your ref: 22/00347/DEMCON(cm)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

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.

Your responsibilities and obligations

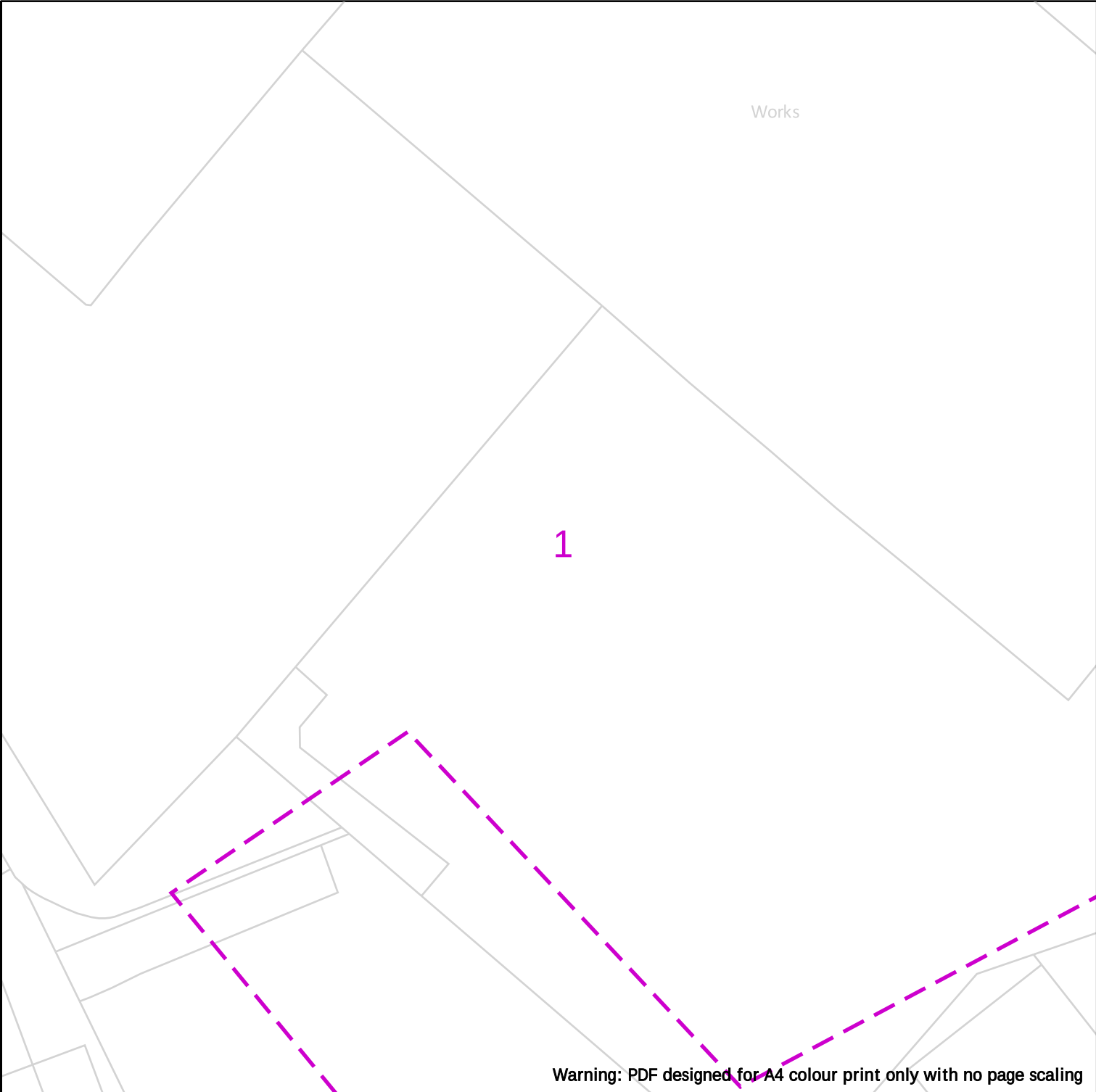
Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,
Plant Protection Team
T: 0800 688 588
plantprotection@cadentgas.com
cadentgas.com



Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 05/07/2022
Job Reference: 26161691
Site Location: 345646 389755
Requested by: Miss Claire Mogano

Your Scheme/Reference:
22/00347/DEMCON(cm)

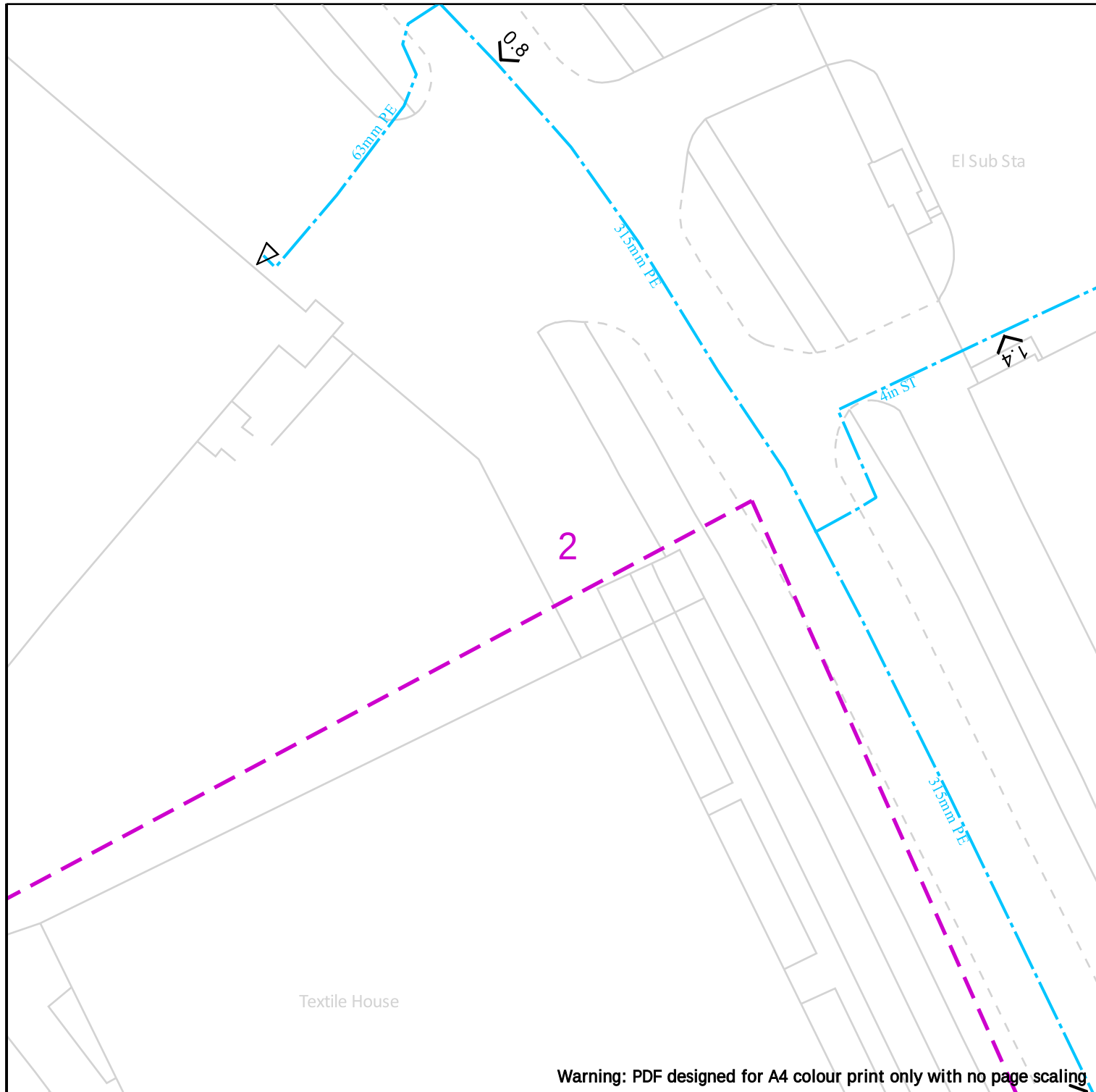
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IMPORTANT NOTICES

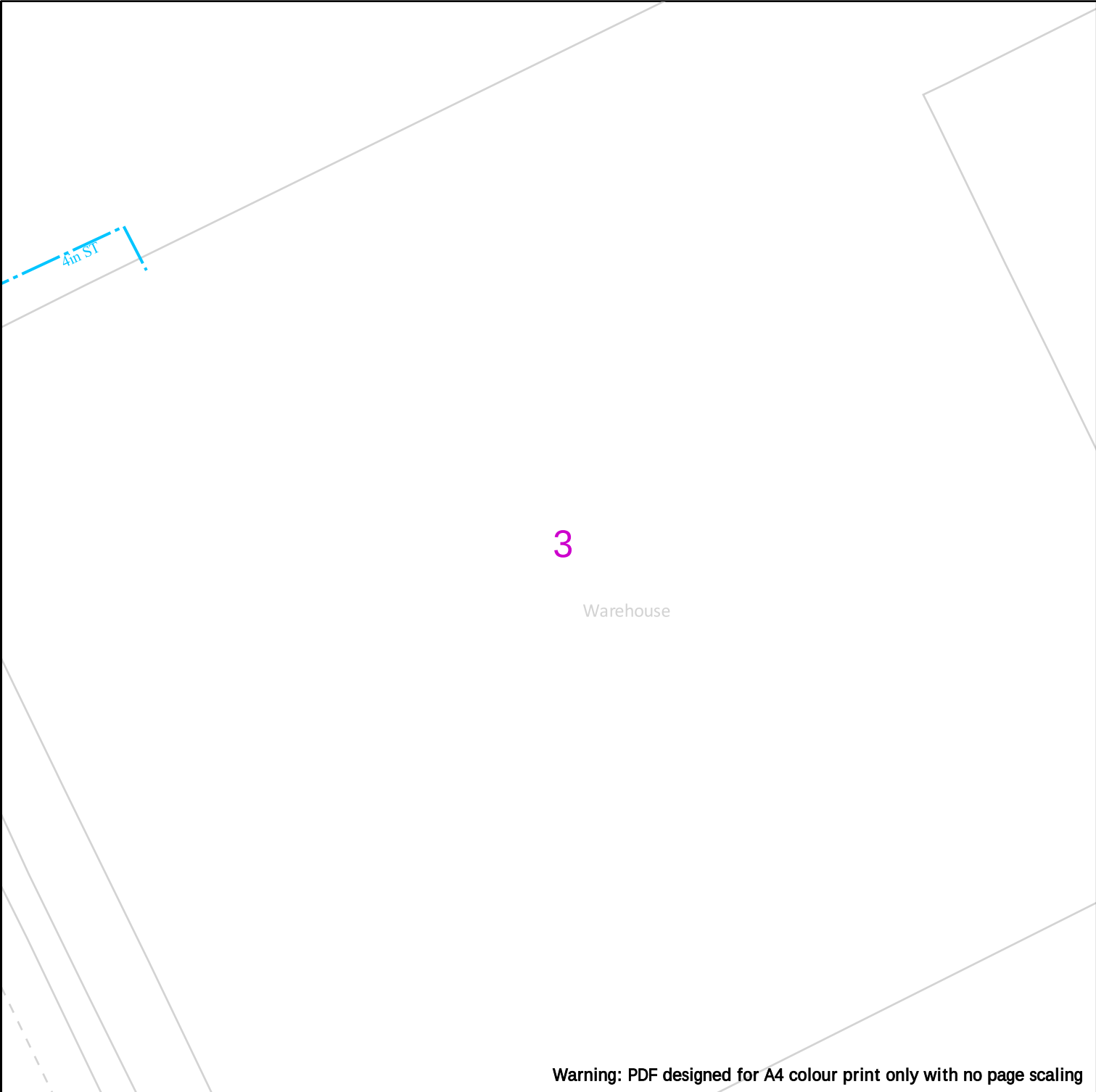
This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)

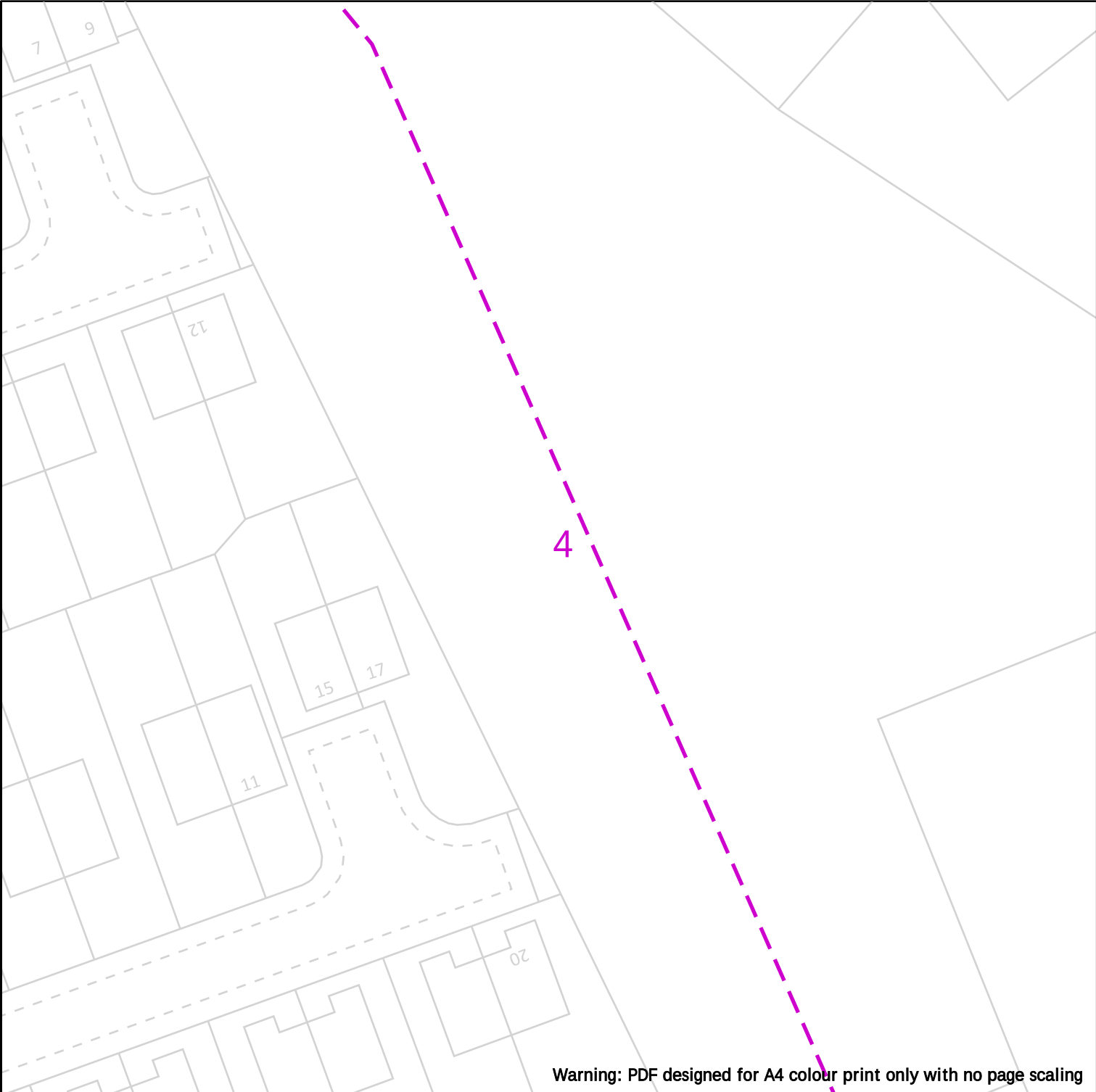


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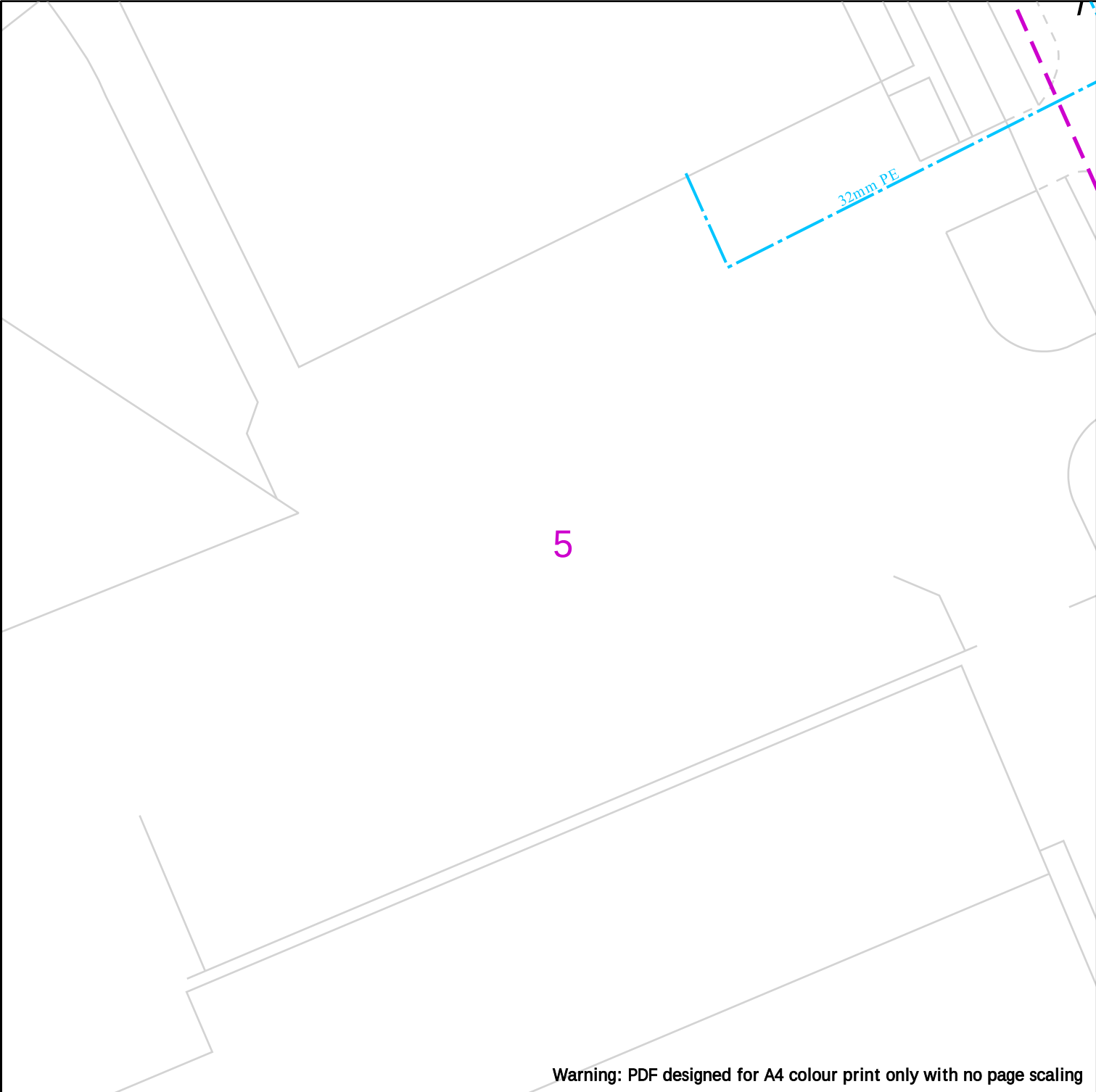


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 Cadent Your Gas Network	 25m																		
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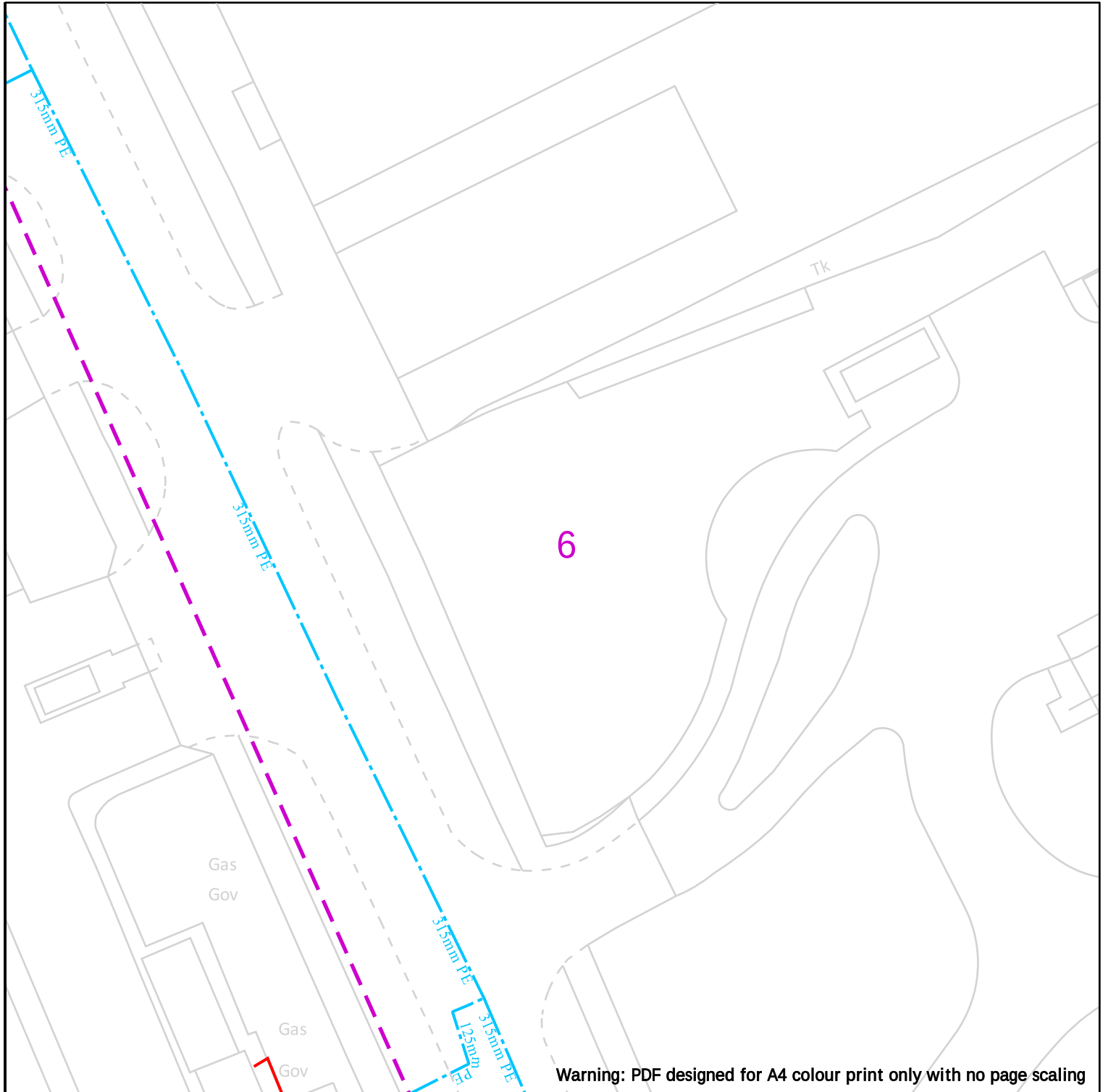


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 25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Cadent
Your Gas Network

25m

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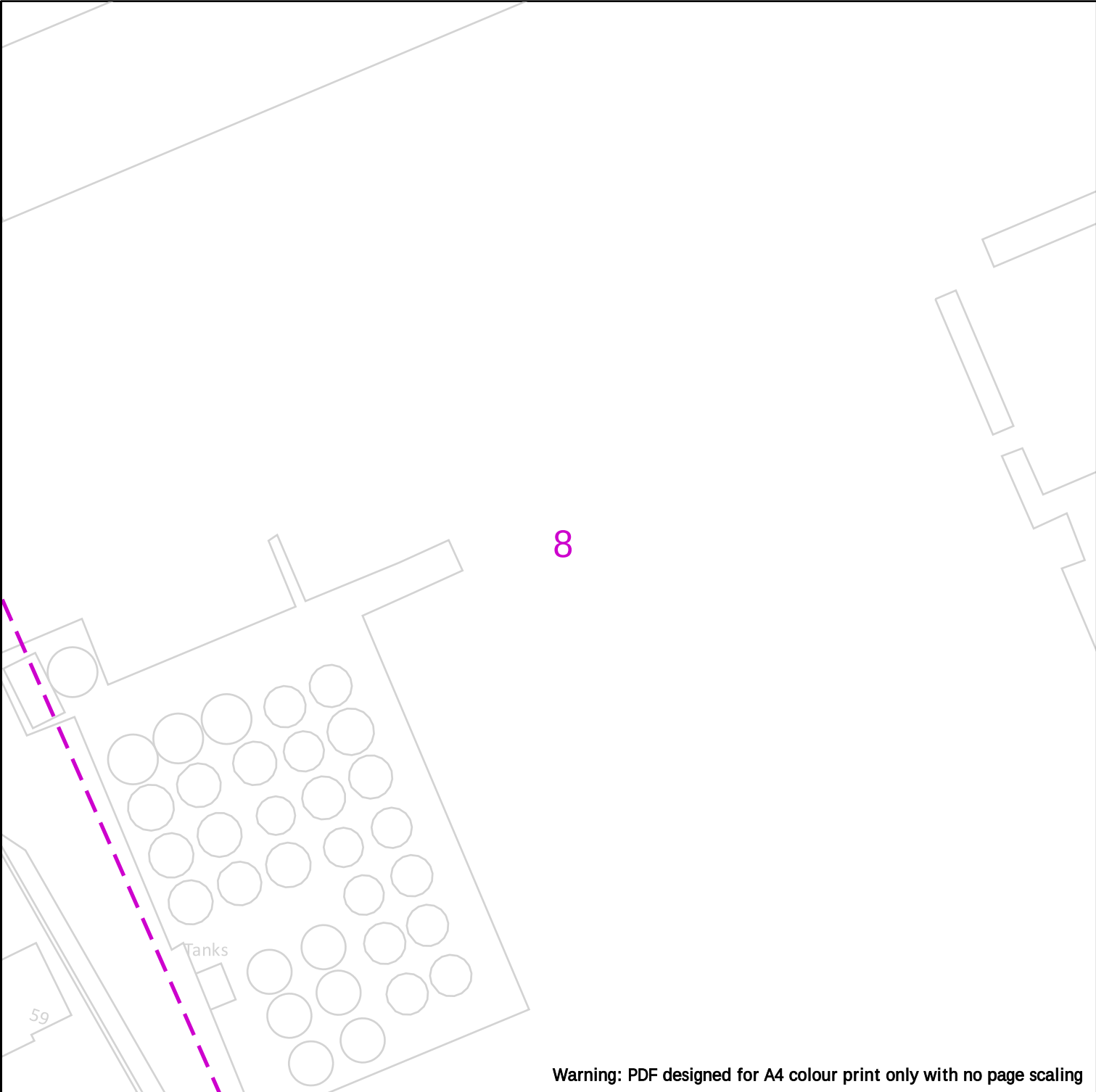
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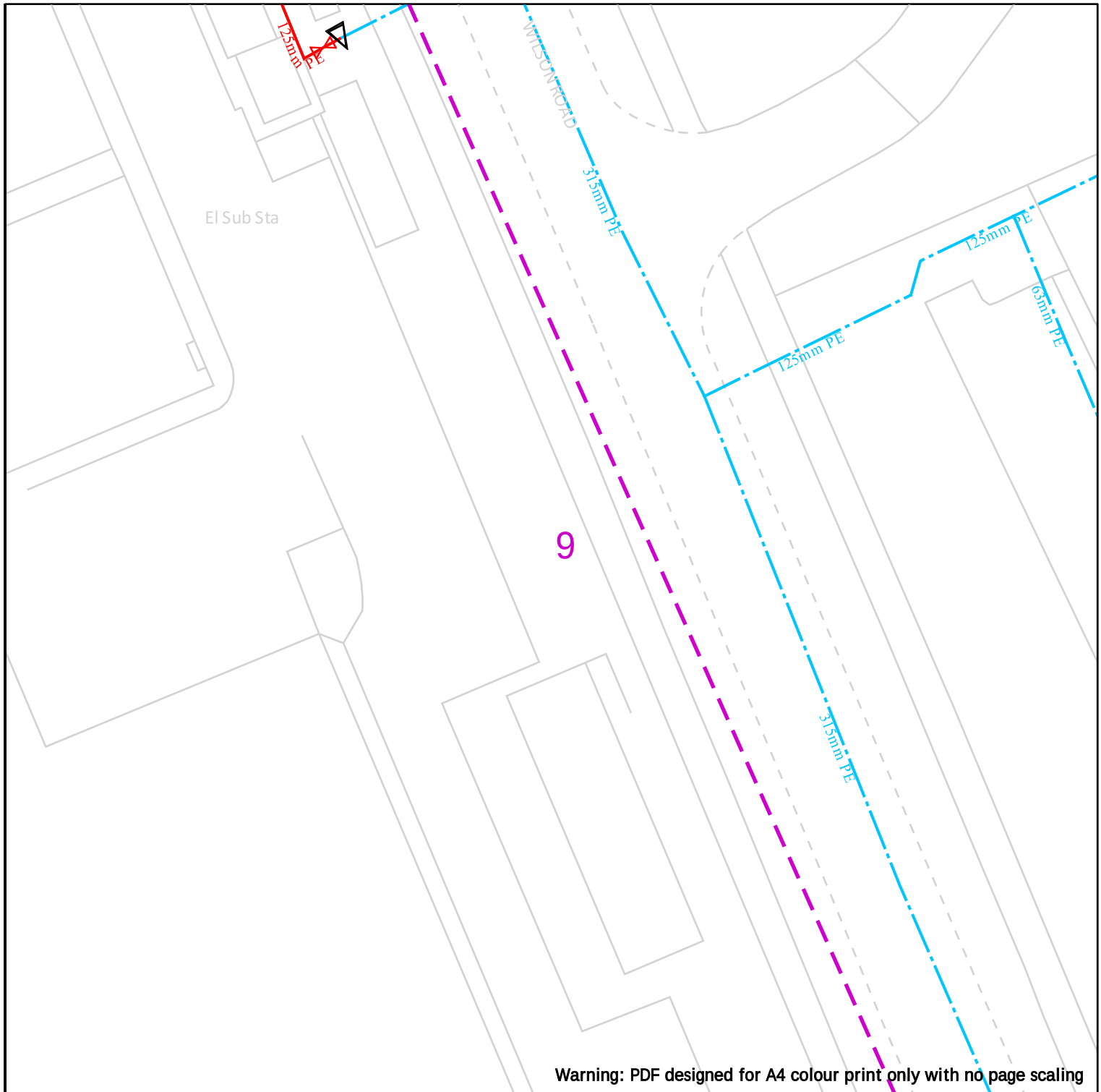
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25m

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Area:



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Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Cadent
Your Gas Network

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Job Reference: 26161691
Site Location: 345646 389755
Requested by: Miss Claire Mogano

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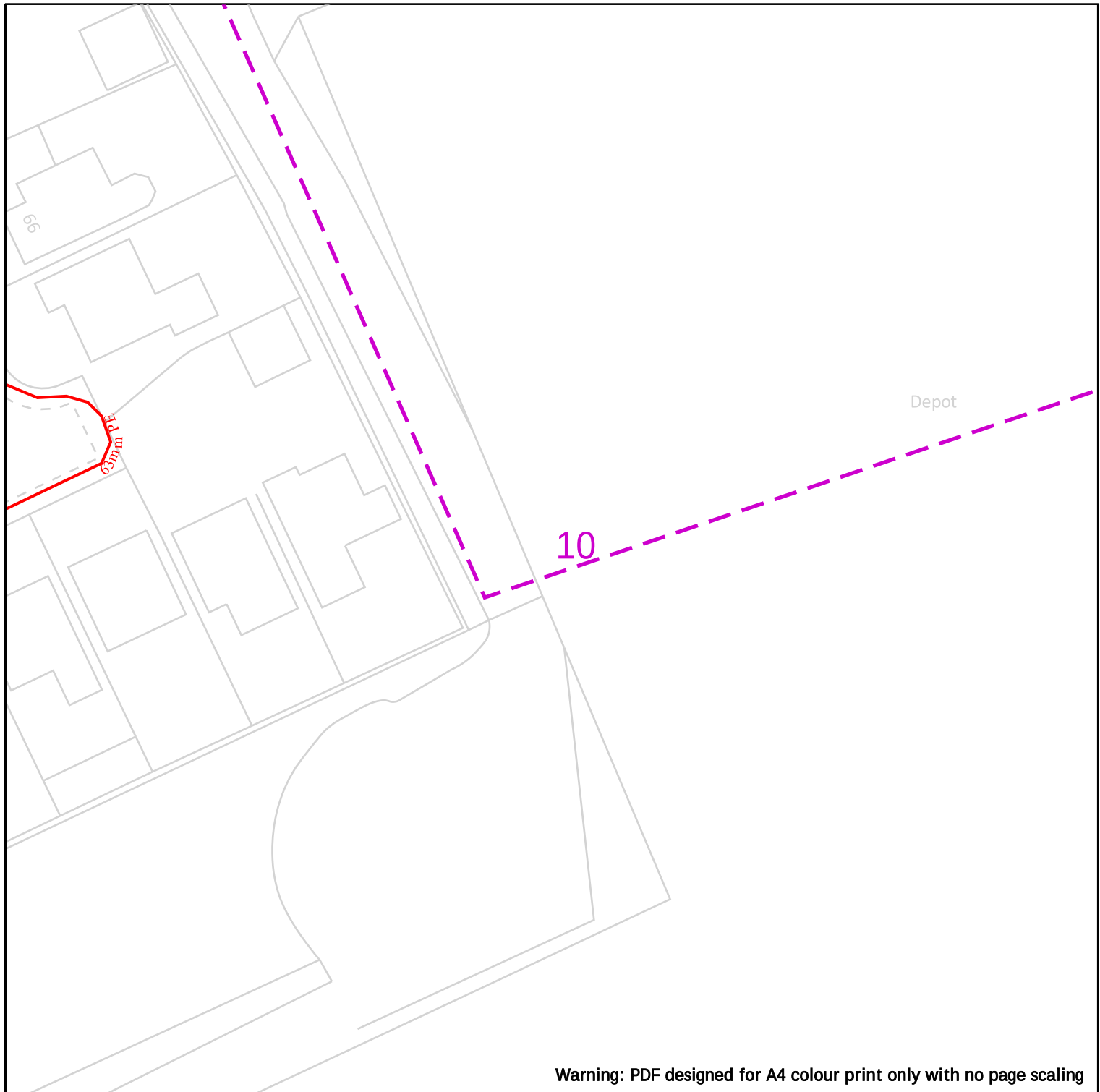
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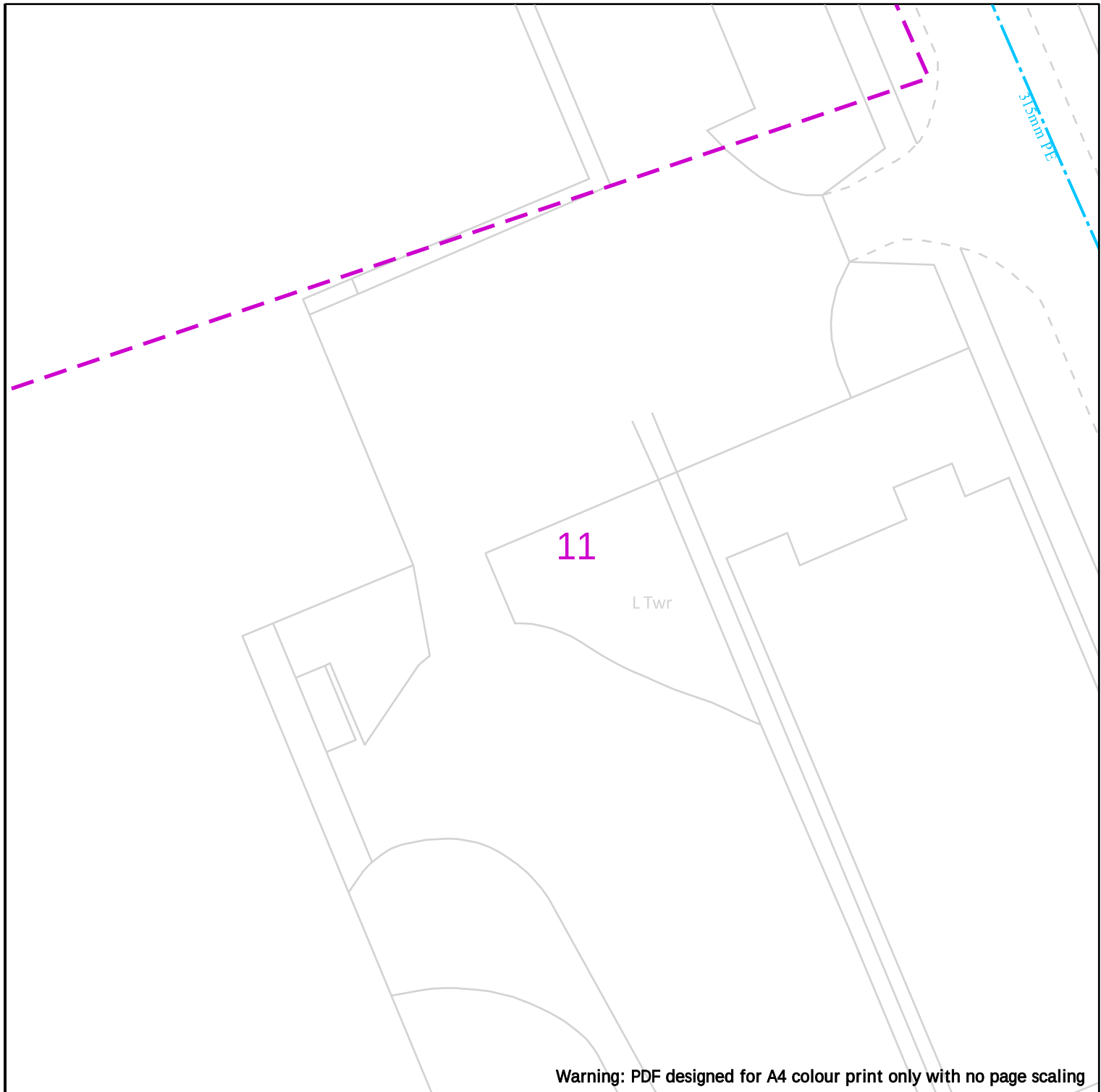
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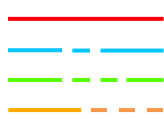
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