

<u>APPLICATION NO:</u>	23/00043/DEMCON	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	Blocks 1 – 4 (Flats 1 – 257), Gaywood Green, Broad Lane, Southdene, Kirkby, Knowsley		
<u>PROPOSAL:</u>	PRIOR NOTIFICATION OF DEMOLITION OF 4 NO. RESIDENTIAL TOWER BLOCKS AND ASSOCIATED GARAGES		

Site Description

The application site contains four tower blocks together with associated garages and landscaped areas. The site is contained by Broad Lane, Gaywood Avenue and residential properties off Medbourne Crescent.

All of the buildings are currently vacant.

Proposal

The existing tower blocks are vacant and the application confirms that the demolition is required to facilitate the wider regeneration of the site.

Representations

Four site notices have been displayed by the applicant as of 10th February 2023.

There is no requirement for the Local Planning Authority to notify neighbours of this application.

Assessment

Under Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2012 it was concluded that the application lacked the vital information to enable the Local Planning Authority to make an informed decision and prior approval was therefore required to assess the details before demolition commences.

The information requested is set out as follows:

1. Site Plan – A plan must be submitted showing the proposed site set up, including the location of the compound/welfare offices, wheel washing facilities (unless justification provided as to why this is not needed), storage/stockpile areas and location of the concrete crusher.
2. Noise mitigation measures.
3. Dust mitigation measures.
4. Details of how light pollution will be prevented when temporary lighting is used.
5. Pest control measures
6. Neighbour consultation
7. A Traffic Management Plan

8. Updated Method Statement detailing the risk and method of mitigation of risk to users of the highway from demolition activities influencing falling debris at this location, or any other part of the highway in the vicinity.

Consultations

Highways – No objection raised. Informative requested to be added to decision notice.

Environmental Health – No objection raised. Document to be made approved document.

Building Control – No response received.

Policy Context

The application is not determined having regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Development Plan is not decisive in this instance.

Legislative Context

This is not a planning application; it is an application to determine whether prior approval is required for the means of demolition.

The application is submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In accordance with the above the developer must, before beginning the development, apply to the local planning authority for a determination as to whether prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

A decision notice was issued on 6th March 2023 stating that prior approval was required due to outstanding information required in respect of the concerns raised by highways and environmental health. This information has been provided by the applicant and is considered below:

Highways

The Highways Authority have reviewed the information submitted and raise no objection to the proposed demolition. In addition to the provisions set out in document "Protection of adopted footpaths/highways, neighbouring properties and general public during high reach demolition". This document confirms that a 2.4m hoarding will be erected prior to demolition and residents who park on Gaywood Close will be advised to park elsewhere during the demolition of tower 1.

A subsequent email was received from the email on 19th June. This email confirms that Gaywood Close will be closed during the demolition of building 1, save for the footway providing access to the adjacent properties. The footway will be managed by a banksman and the Highways Authority have advised that they are satisfied with this arrangement so long as it is in accordance with the aforementioned document. As such, the document referred to above should be made an approved document and the proposed traffic management plan is considered acceptable.

In addition, the Highways Authority have requested an informative to be added to the decision notice advising the applicant that this decision does not entitle the developer to obstruct or carry out works on the adopted highway and this is set out below.

Environmental Health

Environmental Health has reviewed the information submitted and raise no objection to the proposed demolition method. Updated evidence was prepared by the applicant to address concerns raised by Environmental Health in relation to noise, dust and wheel wash facilities. The applicant provided updated evidence labelled "Gaywood Environmental Rev 0" which clarifies the concerns raised by Environmental Health in relation a number of matters discussed below. Environmental Health has requested that this document is included as an approved document, in addition to what has already been submitted.

Noise

It confirms that noisy works will commence from 8am to 6pm Monday to Friday and 8am to 1pm Saturday. All plan equipment including generators which may pose a noise issue will be sited as far away as noise sensitive buildings and 'super silent' generators will be used in the interest of neighbouring resident's welfare.

Deliveries will be kept to the same operation hours referred to above. Mini Mate vibration monitors will be used during the demolition and records will be retained for a minimum of 20 days.

Dust

A 5mph speed limit will be introduced within the site and all dust activities will be controlled by water suppression. In addition, all tipper and skip wagons leaving the site will be covered in an effort to minimise dust.

Wheel Wash

Hand jet washes will be used at egress points of the site. As such, the transfer of dirt onto the public highway will be minimal.

Monitoring

Environmental monitoring will be undertaken externally by Mabey Hire. This is considered acceptable but the agreed layout contained on the email received on 20th June 2023 should be made an approved document.

On the basis of information submitted, the proposed mitigation measures are acceptable.

Ecology

No Preliminary Ecological Appraisal was submitted by the applicant. However, the application site is located in an urban environment which is unlikely to provide suitable foraging area for bats. All species of bats are protected under the Conservation of Habitats and Species Regulations 2017. The National Biodiversity Network Atlas is the UK's largest repository of biodiversity data. A search of the application site and its immediate environs suggest that there is no historic records relating to bat species

being present on the site or within its immediate vicinity. Notwithstanding this, as bats are protected under separate legislation and if evidence of bats is found then demolition works will need to cease until further investigation is undertaken.

Conclusion

The proposed method of demolition together with the operation measures on site is considered acceptable. There would be no environmental health concerns or impact on highway safety following receipt of the information provided.

Recommendation

The applicant be informed that under the terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 that prior approval for the demolition of the buildings is required. Following receipt of the information requested prior approval for the demolition works is hereby granted in accordance with the documents set out in Schedule 1.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09.05.2023	--		DEMOLITION SUPPORTING INFORMATION - BOUNDARY, ACCESS/EGRESS & WELFARE FACILITY LOCATION
09.05.2023	--	REV 0	DEMOLITION – ADDITIONAL INFO (SITE SET UP, WELFARE, STOCKPILES AND CRUSHING)
31.05.2023	--		PROTECTION OF ADOPTED FOOTPATHS/HIGHWAYS, NEIGHBOURING PROPERTIES AND GENERAL PUBLIC DURING HIGH REACH DEMOLITION
09.05.2023	--	REV 1	DEMOLITION SUPPORTING INFORMATION - TRAFFIC MANAGEMENT PLAN
06.06.2023	--		GAYWOOD ENVIRONMENTAL REV 0
19.06.2023	--		Email from Daniel Marsh dated 19th June 2023 regarding Highways/Environmental Health
19.06.2023	1		SITE LAYOUT – POSITION OF WELFARE GENERATOR

Signed Case Officer¹: **John Fleming**

**Signed Authorising
Officer²:** **K Foster**

Date: **3 July 2023**

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

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

INFORMATIVES

Highways

This permission does not entitle the developer to obstruct or carry out works within the Adopted Highway or across a Public Right of Way whatsoever. Any proposed temporary closure or works affecting either will require consent which must be obtained from the Streetworks team. Please email NRSWA.TeamDRES@knowsley.gov.uk for further information.