

Dear Clare,

**APPLICATION FOR A GRANT OF PERMISSION UNDER A S73 APPLICATION IN
RELATION TO PERMISSION 20/00417/FUL.**

**FOX'S BANK, HALSNEAD GARDEN VILLAGE, LAND WEST OF FOX'S BANK LANE
AND NORTH OF M62, WHISTON, KNOWSLEY, L35 3SS.**

In response to the comments received by Lorraine Ward of Conservation and Design at Knowsley MBC dated 10th July 2024, please see below our responses (in *italics*), any relevant information and additional documents provided for your review and consideration.

- i) Near the Grade II listed North East Lodge and associated Grade II listed Gate Piers on Fox's Bank Lane part of the wall associated with Halsnead Park requires rebuilding. The rebuilding and repair of the wall is welcomed however some clarification is required. On sheet 1 of the Proposed Boundary Treatment, the site boundary overlays the proposed boundary treatment, and it is therefore not clear that the sandstone wall will be rebuilt and to what height.

I can confirm that the sandstone wall is to be rebuilt along the boundary with Fox Bank Lane in accordance with the Estate Wall Detail drawing, ref 20285-IWE-04 (Rev F).

The sandstone wall is to be rebuilt to match the existing in both materiality and height, which I can confirm is 2.4m.

- ii) While we appreciate that proposed elevations have been provided, a clearer proposed boundary plan is still required if it is to be an approved plan. It is also unclear as to why the wall kicks in at plot 334 and it would be useful to understand the rationale behind that. It is also noted that when on site, there was a section of timber fence built along this run of sandstone wall. Again, this break in the sandstone wall requires justification. Can we also be provided with details of wall coping stone. For the avoidance of doubt, it should match that found on the original wall.

The sandstone wall kicks out at Plot 334 in conjunction with the S278 works and is set back from the adopted highway to provide a small, landscaped buffer fronting the wall.

The observed timber fencing previously erected along this run has now been removed and replaced with the sandstone wall as set out on drawing 20285-IWE-04 (Rev F). Please note that Sections C-I as referenced on drawing 20285-IEW-04 (Rev F) are now constructed.

The coping stones are St. Bees Sandstone as agreed with Clare Appleyard. To confirm they are being replaced to match what was there as existing and bedded on hydraulic lime mortar.

As requested, I've updated the Boundary Treatment drawing plans and sandstone detail drawing to provide clearer depiction of the sandstone wall along the Fox Bank Lane boundary.

The document references I have attached are as follows:

- 20285-IWE-04 (Rev F)
- HALS-BTP-01 - BOUNDARY TREATMENT PLAN - SHEET 1 OF 2 - REV Q
- HALS-BTP-01 - BOUNDARY TREATMENT PLAN - SHEET 2 OF 2 - REV L

I trust the information I have submitted with this application is sufficient to allow determination of the application.

Your Sincerely,



Brandon Bardsley
Design & Planning Executive

E: brandon.bardsley@taylorwimpey.com
M: 07393 607 569