**METROPOLITAN BOROUGH OF KNOWSLEY**

**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING PERMISSION**

Application No: 00/00428/OUT
Date of Receipt: 05.07.2000
Date Valid: 05.07.2000

**Name and address of applicant**
The Bell Tower Hotel
Ribblers Lane
Knowsley
Prescot
Merseyside L34 9HA

**Name and address of agent**
Innex Design Partnership
4 Winmarleigh Street
Warrington
Cheshire
WA1 1NB

**Address or location of development**
The Bell Tower Hotel Ribblers Lane Knowsley L34 9HA

**Nature and particulars of application**
OUTLINE APPLICATION: ERECTION OF THREE STOREY EXTENSION ABOVE EXISTING LEISURE CENTRE TO FORM 33 ADDITIONAL BEDROOMS TOGETHER WITH THE EXTENSION AND ALTERATION OF CAR PARKING AREAS AND INTERNAL ROAD LAYOUT (RESULTING IN THE CLOSURE OF PART OF RIBBLERS LANE); THE ERECTION OF BOUNDARY WALL/FENCING; THE INSTALLATION OF SECURITY GATES; AND ERECTION OF A SECURITY OFFICE

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. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than whichever is the later of the following dates:-

   (a) the expiration of five years from the date of this permission; or

   (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

   Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely the design and external appearance of the building and the landscaping of the site.

   Reason: The application is in outline form only.

3. Any application for approval of reserved matters in respect of design and/or external appearance which is submitted pursuant to Condition 2 shall include details of all external elevations (including materials to be used) and floor plans of the proposed bedroom extension, and elevational details of the proposed security office, substation and security gates.

   Reason: In the interests of visual amenity.

4. Any application for approval of reserved matters in respect of landscaping which is submitted pursuant to Condition 2 shall include the following:-

   a. the exact location and species of all existing trees and other planting to be retained;

   b. all proposals for new planting and turfing indicating the locations, arrangements, species, sizes, specifications, numbers and planting densities per sq metre of all new planting;

   c. an outline specification for ground preparation;

   d. all proposed boundary treatments and supporting elevations and construction details;

   e. all proposed hard landscape elements and pavings, including layout, materials and colours;

   f. the proposed arrangements and specifications for initial establishment maintenance and longer term maintenance of all planted and/or turfed areas.

   The scheme shall be wholly implemented in its finally approved form within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of 5 years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

   Reason: In the interests of visual amenity.

5. Notwithstanding the submitted details, no part of the development hereby permitted shall be commenced until a further car parking scheme which indicates (in addition to the details on Drawing No. 99071/305) details of the surfacing and drainage of all parking and manoeuvring areas and the provision of 12 disabled persons car parking spaces (each of minimum dimensions 5m long by 3.5m wide) has been submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure that adequate on-site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, as required by Policy T12 of the Knowsley Unitary Development Plan.

6. The development hereby permitted shall not be brought into use until a scheme for the provision of car parking spaces as required by Condition 5 has been implemented in full. All car spaces forming part of the scheme shall thereafter be made available for vehicle parking and manoeuvring purposes at all times that the development hereby permitted is in use.

   Reason: To ensure that adequate on site vehicle parking/manoeuvring facilites are provided in the interests of highway safety and amenity as required by Policy T12 of the Knowsley Unitary Development Plan.

7. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until such scheme as approved has been implemented in full.

   Reason: To reduce the increased risk of flooding.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; Transco, the Environment Agency and North West Water Ltd

[redacted]
Director of Planning and Development

Date:18.08.2000

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

**Note: 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.**
**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.**