



Knowsley Council

PLACE DIRECTORATE

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 19/00647/FUL

Name and address of applicant

ForHousing
52 Regent Street
Eccles
M30 0BP

Name and address of agent

JDA Architects
Unit 400 Vanilla factory,
39 Fleet Street
Liverpool
L1 4AR
United Kingdom

Date of Receipt: 2 December 2019

Date Valid: 8 January 2020

Address/Location Of Development:

Vacant Land
The Withens
Stockbridge Village
Knowsley

Description of Development:

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

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed below as amended by the approved plans and documents listed in Schedule 1.

25/01/2016	TREE SURVEY	-
27/11/2015	UTILITIES INFORMATION-	
27/11/2015	EXTENDED PHASE 1 HABITAT SURVEY	-
16/03/2016	A 000 A	
27/11/2015	A 001 (EXISTING)	
16/03/2016	A 002 F (PROPOSED)	
27/11/2015	211015JC-01	-
27/11/2015	211015JC-02	-
27/11/2015	A 007 A	
27/11/2015	A 008 A	
22/12/2015	A 003 A	
22/12/2015	A 004 A	
22/12/2015	A 005 A	
22/12/2015	A 006 B	
27/11/2015	A 040 -	
27/11/2015	A 041 -	
27/11/2015	A 042 -	
27/11/2015	A 043 -	
27/11/2015	A 044 A	
27/11/2015	A 045 A	
27/11/2015	A 010 A	
27/11/2015	A 011 A	
27/11/2015	A 012 -	
22/12/2015	A 031 -	
22/12/2015	A 020 B	
22/12/2015	A 021 B	

Reason: For the avoidance of doubt.

2. The site shall be landscaped in accordance with the final approved landscape scheme submitted pursuant to condition 4 of planning permission 17/00359/FUL and in accordance with the timetable of implementation for that scheme.

Reason: In the interests of visual amenity and to comply with Policies CS2 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.

3. A. Implementation of Approved Remediation Scheme

Any approved remediation scheme agreed pursuant to condition 6 of planning permission 17/00359/FUL shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

B. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

C. Importation of Soil / Material

No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

4. Within 3 months of the development first being brought into use a Travel Plan shall be submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to:
 - a) Involvement of employees.
 - b) Information on existing transport policies, services and facilities, travel behaviours and attitudes.
 - c) Access for all modes of transport.
 - d) Targets for mode share.
 - e) Resource allocation including Travel Plan Co-ordinator and budget.
 - f) A parking and management strategy.
 - g) A marketing and communications strategy.

- h) Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- i) An action plan, including a timetable for the implementation of each of the above.
- j) Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Travel Plan shall be implemented in accordance with the timetable contained within it and shall continue to be implemented and in operation as long as any part of the development is occupied and in use.

An annual report shall be submitted to the Local Planning Authority no later than one month following the anniversary of the first occupation of the development for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, to ensure that the development is sustainable and to comply with the National Planning Policy Framework and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy adopted January 2016.

5. Prior to first occupation of the apartment block a CCTV scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include siting of CCTV, manufacturers specifications and areas to be covered by the CCTV cameras. The agreed scheme shall be implemented prior to the first occupation of any apartment within the three storey building and shall be maintained at all times that the building is in use unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of site security and to comply with the Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and DQ2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6. Prior to the first occupation of any of the apartments permitted, details of gates to be installed across the public footpath along part of the southern boundary of the footpath adjacent Roughsedge House at either end shall be submitted to and approved in writing by the Local Planning Authority and installed in accordance with those agreed details. The gates shall be closed and locked between the hours of 19.00 - 07.00 hours 1st November to 31st March and 21.30 - 07.00 hours 1st April to 31st October every day, and open at all other times every day, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To mitigate anti-social behaviour in the interests of pedestrian and site security and to comply with the National Planning Policy Framework; Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016; and saved Policies H5 and DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. Prior to the first occupation of any of the apartments permitted, details of the garden store shed hereby permitted including elevations shall be submitted to and agreed in writing by the Local Planning Authority. The shed shall only be installed on site in accordance with the agreed details.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and save Policy H5 of the Knowsley Local Plan Core Strategy adopted June 2006.

8. The three storey extra care facility building and the bungalows shall only be completed in accordance with materials approved pursuant to planning permission 17/00359/FUL (including those approved pursuant to condition 3 of that planning permission).

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

9. The surface water regulations system approved pursuant to Condition 5 of planning permission 17/00359/FUL shall be implemented prior to the first occupation of any dwelling on the development site.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with the National Planning Policy Framework and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy adopted January 2016.

10. The ventilation and fume extraction system approved pursuant to Condition 7 of planning permission 17/00359/FUL shall be fully installed and operating prior to the development being first occupied / brought into use. It shall thereafter be retained and operated to the approved specification.

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.

11. The lighting scheme agreed pursuant to Condition 8 of planning permission 17/00359/FUL shall be completed prior to the first occupation of any dwelling within the development site and these works shall be maintained thereafter in accordance with the agreed scheme.

Reason: In the interests of the residential amenities of the future occupiers of the development to ensure safe and adequate means of access to the development hereby permitted 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.

12. 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.

13. No construction works and no removal / delivery of site development materials shall take place outside the hours of:
0800 to 1800 Monday to Friday
0800 to 1300 Saturday
and not at all on Sundays/Public Holidays; and

no construction / delivery/ materials removal vehicles shall access or egress the site during site development between the hours of 08:15 to 09:00 and 14:30 to 15:30 during term time.

Reason: In the interests of residential amenity, to avoid school pick-up and drop-off times and potential vehicle conflicts and having regard to Policies CS2 and 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.

14. Site works shall only take place in accordance with the Code of Construction Management Plan agreed pursuant to condition 12 of planning permission 15/00786/FUL unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety and to comply with Policies CS2 and 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

15. The bicycle parking provision building shall be constructed on site prior to the first occupation of any residential unit within the three storey building and shall be retained at all times the development is in use.

Reason: In the interests of sustainability, ensuring a choice of modes of travel and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy adopted January 2016.

16. The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking, servicing, vehicular manoeuvring have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in the approved plans. These areas shall be retained as such thereafter.

Reason: 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.

17. The parking provision shown within the curtilage of each bungalow on the approved plans shall be provided prior to first occupation of the dwelling to which the parking relates. The parking provision shall not be used for any other purpose other than the parking of vehicles and shall be hard surfaced.

Reason: 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.

18. The motorbike parking approved pursuant to Condition 15 of planning permission 17/00359/FUL shall be implemented and constructed as approved before the first occupation of any unit within the apartment building and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking motorcycles on the site and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016

19. 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.

20. The development shall thereafter be implemented in accordance with the approved ground level/section details approved pursuant to Condition 19 of planning permission 17/00359/FUL.

Reason: In the interests of the visual and residential amenity and to comply with CS2 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.

21. 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 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
02/12/2019	869 A603	C	PROPOSED BIN STORE DETAIL
02/12/2019	869 A100	G	PROPOSED SITE PLAN
13/05/2020	EMAIL	-	EMAIL FROM AGENT RE SUBSTATION REPLACED BY GARDEN SHED

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

CS7 - Transport Networks

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

ENV5 - Contaminated Land

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

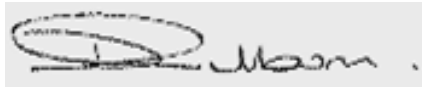
NOTE FOR APPLICANT:

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.

A handwritten signature in black ink, appearing to read "D. M. M.", is written over a light grey rectangular background.

Executive Director - Regeneration and Economic Development

Date: 14 May 2020

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.