

TO: Directorate of Regeneration & Neighbourhoods
ADDRESS: Housing, Planning & Building Control
PO Box 26, Archway Road,
Huyton, Knowsley
Merseyside, L36 9FB

BOLLARD M&M STRATEGY

DATE: 07.07.26
REF: 144.421
JOB: 144 Lakeside

Bollard Management & Maintenance Strategy

0.0 Introduction

This strategy had been produced to discharge Planning Condition 15 of the Planning Application Ref: **21/00074/FUL** at the following address:

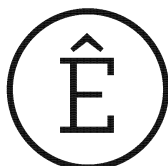
Land Adjacent And To The Rear Of No. 1 - 4 Lakeside View, Lower Road, Halewood, L26 2XA

The Condition States the following:

Provision of Bollards

Notwithstanding the details of the Bison brushed steel retractable bollards indicated on Drawing No 2.127, no dwellings hereby permitted shall first be occupied until a scheme for the provision of bollards or alternative suitable measures at the end of the turning head adjacent to the pond have been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the precise location(s) on a layout plan, identify how the bollards will be operated and managed and demonstrate that they would be adequate for the purpose of ensuring the prevention of vehicles from reversing / entering the pond. The scheme shall be implemented in full accordance with the approved details prior to first occupation of the development and shall be permanently retained as such thereafter.

Reason: To prevent vehicles inadvertently entering the pond in the interests of safety and amenity and to comply with the National Planning Policy Framework (2021), Policies CS2, CS7, CS19, SUE2 and SUE2b of the Knowsley Local Plan: Core Strategy, adopted January 2016.



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1.0 Responsibility

The Client's Landlord & Management Company TLCP Ltd will be responsible for the management and maintenance of all shared spaces and site boundaries.

This being the case TLCP Ltd will be responsible for the ongoing management and maintenance of the bollards.

2.0 Keys

The Client's Landlord & Management Company TLCP Ltd will hold the keys for the bollards.

Multiple sets will be held in case of loss or damage.

3.0 Control and Life time Maintenance

The Client's Landlord & Management Company TLCP Ltd will manage the bollards and maintain them up to and including their eventual replacement when then come to the end of their function life.

Yearly maintenance will involve the oiling / greasing of parts to allow smooth operation and touching up of paintwork as required (RAL 7016).

Bollards lower only for floating access of pond for cleaning & maintenance.

No Floating access points will be provided for residents. The Pond will be a visual amenity and habitat zone only.

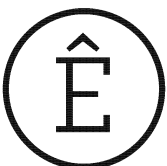
TLCP Ltd will maintain the habitat in the pond and the interface with any residential properties.

6.0 Conclusion

I trust the information provided

If you require any further information, please do not hesitate in contacting us.

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