

<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 b Broad Lane, Gaywood Avenue and residential properties off Medbourne Crescent.

All of the buildings are currently vacant.

Proposal

The application states the demolition is required to facilitate the regeneration of the area.

The proposed method of demolition consists of a conventional top-down method in respect of the four tower blocks and top down manner working in one general direction in relation to the garages.

Consultations

Highways – Highway raise objection pending additional satisfactory information being provided. The Highways Authority response states that block 1 is approximately 3.5m from the limit of adopted highway. The Method Statement does not provide sufficient detail for highways to ascertain the risk and method of mitigation of risk to users of the highway from demolition activities including falling debris at this location, or any other part of the highway in the vicinity of the site. Furthermore, a Traffic Management Plan is mentioned in the method statement, and this is also required, and must be approved, prior to determination.

Environmental Health –. Following a review of the information submitted, environmental health object to the proposed demolition works until relevant information has been submitted to and approved in writing by the Local Planning Authority. Further information is required in respect of site plan, noise mitigation measures, dust mitigation measures, how light pollution will be prevented, pest control measures and neighbour consultation.

Building Control – No response received.

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.

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.

On account of the outstanding information required in respect of the concerns raised by highways and environmental health, Prior Approval is required due to the sensitive nature of the site in relation to the highway network and neighbouring properties given that insufficient information that has been submitted.

Conclusion

The applicant has not provided the additional information that confirms how demolition works will be undertaken having regard to the surrounding environment and highway network. Further information is therefore required and should be submitted to and approved in writing by the Local Planning Authority. The following information is required:

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.

It is therefore recommended that Prior Approval is required.

Recommendation

That Prior Approval is required.

Signed Case Officer¹: **John Fleming**_____

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

Date: **6 March 2023**_____

CONSULTEE RESPONSES

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.



Highway Observations Memo

Transportation and Traffic Services

Date:	23 rd February 2023
To:	John Fleming
Planning App. No:	23/00043/DEMCON
Proposal:	PRIOR NOTIFICATION OF DEMOLITION OF 4 NO. RESIDENTIAL TOWER BLOCKS AND ASSOCIATED GARAGES
Location:	Block 1-4 (Flats 1 - 257), Gaywood Green, Broad Lane, Southdene, Kirkby, Knowsley, L32 6QQ

☒ Highway Objection (pending additional satisfactory information being provided)

The first 31m (approximately) of Gaywood Close is adopted highway, and Block 1 is approximately 3.5m from the limit of adoption. The method statement does not provide sufficient detail to allow highways to ascertain the risk and method of mitigation of risk to users of the highway from demolition activities including falling debris at this location, or any other part of the highway in the vicinity of the site. A Traffic Management Plan is mentioned in the method statement, and this is also required, and must be approved, prior to determination.



Planning Consultation Response

Environmental Health and Consumer Protection Service

To:	Planning Services (John Fleming)	
From:	Environmental Health & Consumer Protection (Ian Gaskell)	
Planning App. No:	23/00043/DEMCON	23/00761/PLANNI
Date:	3 March 2023	
Location:	Block 4, Gaywood Green, Broad Lane, Southdene, Kirkby, Knowsley, L32 6QQ.	
Proposal:	PROPOSAL: PRIOR NOTIFICATION OF DEMOLITION OF 4 NO. RESIDENTIAL TOWER BLOCKS AND ASSOCIATED GARAGES.	

Objection

Environmental Health has reviewed the information submitted. Works cannot proceed until the relevant information, see below, is submitted to, and approved in writing by the local planning authority.

Information required:

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 it's not needed), storage / stockpile areas and location of the concrete crusher.
2. **Noise mitigation measures**
3. **Dust mitigation Measures**
4. **How light pollution will be prevented when temporary lighting is used**
5. **Pest control measures**
6. **Neighbour consultation**

To assist with the above please see the information below. This is not an exhaustive list of measures but should give the applicant an idea of the type of information we are after. Further information will be available in the BRE document “Control of Dust from Construction and Demolition Activities.”

Noise Control

How is noise to be minimised during the demolition works?

- Select the quietest plant which is appropriate for the job and ensure that it is properly maintained, particularly with respect to any noise reduction measures
- Ensure that plant is operated so as to minimise noise, including shutting off plant when not in use, keeping covers in place, etc.
- Site noisy plant, including temporary generators, away from noise sensitive buildings and / or make use of acoustic barriers to shield such buildings.
- In the case that temporary generators need to be used overnight, for security or welfare, then hybrid generators are the preferred choice so to prevent the potential for noise complaints. Details of the noise levels from any temporary plant needs to be provided and the location of the generator. Please ensure it is located as far away as possible from existing residents with any vents facing away from the closest residents.
- Take care when loading/unloading materials and plant, minimise drop heights (this can minimise both noise and dust).
- Keep deliveries to within the site working hours (8am to 6pm Monday to Friday and 8am to 1pm Saturday)
- Ensure that radios are not used on site.
- Is there a risk of vibration affecting nearby properties during the demolition works? If there is will vibration monitoring be carried out. Where will the monitors be located? What will be the alarm level the monitor is set at?
- For vehicles / plant used regularly on site, which are fitted with alarms to notify surrounding people that the vehicles or plant is reversing / moving, it would be preferable for them to be fitted with white noise / broadband reversing alarms and not the standard alarms, as these can cause complaint.

- Ensure contractors / delivery vehicles do not arrive too early at the site and sit with their engines idling, particularly when close to residential properties.

Dust Control

How will dust emissions be minimised during the demolition process?

- To help control dust emissions, water spray(s) will always be available on site, during the construction phase, and used when necessary.
- Any regularly used routes across the site shall be hard surfaced so that they can be kept clean by regular brushing and water spraying if necessary.
- Vehicle movements and speeds across unsurfaced sites shall be minimized to help prevent dust being whipped up by the moving vehicle. If there is a speed limit on site, please state this.
- If required, effective wheel cleaning arrangements must be made so that mud (and subsequently dust) is not tracked out of the site. In any event road cleaning with a vacuum sweeper may still be required, although its use must be kept to a minimum. Please state what equipment will be used to clean the vehicle wheels and provide the location of this equipment on a plan.
- All stockpiles of potentially dusty material shall be located away from the boundary with existing dwellings / businesses, (within enclosures?) and damped down using suitable water sprays during dry weather.
- Cutting or grinding of materials on site shall be done whilst using an effective water suppression system.
- No burning of materials or rubbish shall take place on site. **Burning waste on site is an offence and not a recognised method of waste disposal.**
- Static plant powered by internal combustion engines shall be located away from dwellings, offices, etc.
- All wagon loads entering and / or leaving site, with the potential to cause dust emissions, will be covered.

Information has been provided on the concrete crusher that will be on site. It will have a constant water supply when operating and will operate under the relevant local authority permit. As stated above, the location of this machine needs to be shown on a site plan.

Lighting

- Any temporary site lighting will be located and positioned so that it does not cause a nuisance or annoyance to nearby businesses / residents.

Pest Control

- Pests, including rats, can be disturbed when demolition works begin. An assessment must be carried out prior to commencement of the demolition works to determine if the site is harbouring any pests, such as rats. Should evidence of pests be found, then control measures must be put in place. It may be necessary to bring in a suitably qualified pest control contractor to take the necessary action.

Neighbour Letter / Leaflet Drop

- It is considered good practice to inform the neighbours of the intended works by way of a letter/leaflet. Any letter / leaflet should contain the following:
 - a brief description of the intended works, including details of any works likely to cause disturbance
 - the anticipated start and finish date of the works
 - a site contact name and phone number in case issues arise