METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00020/FUL
Date of Receipt: 20.01.2000
Date Valid: 20.01.2000

Name and address of applicant
McLean Homes North West And Cheshire
Litchfield House
Gadbrook Park
Rudheath
Northwich
Cheshire
CW9 7RF

Name and address of agent

Address or location of development
Bracknell Avenue Southdene Knowsley

Nature and particulars of application
ERECTION OF 91 NO. TWO STOREY DWELLINGS WITH ASSOCIATED ROAD LAYOUT, MEANS OF ENCLOSURE AND LANDSCAPING

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 must be begun not later than the expiration of five years beginning with the date of this permission.

   Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out only in accordance with the amended plan referenced Drawing No. 268PL01B, received on 30 March 2000 which indicates a revised site layout.

   Reason: For the avoidance of doubt and to accord with the terms of the application as amended

3. No part of the development hereby permitted shall be commenced until a site investigation and assessment has been carried out by an appropriately qualified person(s) and the findings submitted in writing to the Local Planning Authority. Such investigations shall identify the nature and level of any contaminants present and shall test the site for landfill gas emissions. The assessment shall indicate such remedial measures as are necessary and, if landfill gas is present, shall include measures for monitoring and controlling landfill gas emissions and migration to existing or proposed buildings/structures/plant within and beyond the site. All the measures identified under these provisions shall be implemented in accordance with a timetable suggested by the investigator and agreed by the Local Planning Authority.

   Reason: In the interests of safety taking into account the history of the site and the location of the site within 250 metres of a (former) landfill site.

4. No part of the development hereby permitted shall be commenced until details of the proposed external facing materials to be used on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

   Reason: In the interests of visual amenity

5. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority (and including a landscape strip adjacent to Bewley Drive). The scheme shall be submitted at a scale of 1:200 and 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 location, arrangement, species, sizes, specifications, numbers and planting densities per sq m of all new planting;

   c. an outline specification for ground preparation;

   d. all proposed boundary treatments, with 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.

   g. a full management scheme including financing for the long-term future maintenance of the landscape strip adjacent to Bewley Drive.

   Notwithstanding the boundary treatments indicated on the submitted site layout plan and the boundary treatment details shown on drawings referenced D16, D21, D23 and D25 all received 20 January 2000 full details of boundary treatments, and including gates, shall be submitted to and agreed in writing by the Local Planning Authority as part of the landscape scheme. The accessways to the rear of the terraced dwellings shall show lockable gates details as part of the details.

   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 five 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.

6. Notwithstanding the provisions of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no gates, walls, fences, or other means of enclosure other than those submitted to and approved pursuant to Condition 5 of this planning permission shall be placed or erected in front of the forwardmost part of any wall of a dwelling which fronts onto or bounds a highway, carriageway, footpath or open space without a further specific planning permission having been sought and obtained beforehand.

   Reason: To safeguard the character of this residential development and in the interest of visual amenity.

7. No part of the proposed development hereby permitted shall be commenced until details of the proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the floor levels of any proposed dwellings/buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties.

   Reason: In the interests of the amenity of neighbouring occupiers/visual amenity.

8. No part of the development hereby granted permission shall be commenced until the approval of the Local Planning Authority has been obtained for the detailed design of a scheme to provide the satisfactory disposal of surface water run-off from the development; and such scheme as approved shall be carried out before the proposed development is first brought into use.

   Reason: To ensure that surface water run-off from the development will not adversely affect nearby land by reason of flooding.

9. No trees within the site shall be felled, removed, lopped, topped or seriously damaged until a landscaping scheme indicating the trees to be retained has been submitted to and approved by the Local Planning Authority pursuant to condition 5.

   Reason: To ensure a satisfactory overall appearance of the completed development

10. No part of the development hereby permitted shall be commenced until all existing trees to be retained on site (as submitted and agreed pursuant to Condition 5) have been protected by fencing, of a minimum height of 1.2 metres, which shall use vertical and horizontal scaffolding poles or equivalent stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing beforehand by the Local Planning Authority and retained in the approved position until the development is completed.

    No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined.

    Reason: To protect existing trees within the site in the interests of visual amenity.

11. Prior to the commencement of development a scheme of traffic calming measures along the access road hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall be implemented in full or in phases to be agreed in writing prior to the road or part thereof being opened to the public.

    Reason: In the interests of highway safety.

12. The integral garages hereby permitted (except those of the 'Bedford' house type) shall not be converted to living accommodation without a further specific planning permission having been sought and obtained from the Local Planning Authority beforehand.

    Reason: To ensure that adequate off-street parking is available in accordance with the current standards of the Local Planning Authority.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; North West Water, the Environment Agency, Merseytravel, Manweb, Transco and the Council's Site Development Management Team.

[redacted]

Director of Planning and Development

Date:20.04.2000

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

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.