



Knowsley Council

106
REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT

TOWN AND COUNTRY PLANNING ACT 1990

This application is subject to a Section 106 Agreement and needs to be read in conjunction with that Agreement.

PLANNING PERMISSION

Application No: 21/00563/FUL

Name and address of applicant

NetworkRail
North West & Central Route,
Square One,
4 Travis Street,
Manchester
M1 2NY

Name and address of agent

Date of Receipt: 5 July 2021

Date Valid: 27 August 2021

Address/Location Of Development:

Land Bounded By Headbolt Lane And Amenity Open Space Including The Existing Rail Line Running Between Kirkby (Adjacent Lingtree Road) And Headbolt Lane (Adjacent Limetree Road) And Associated Land To The North And South Of The Rail Line

Description of Development:

CONSTRUCTION OF A NEW RAILWAY STATION INCLUDING STATION BUILDING (AND ASSOCIATED PLATFORM WORKS), CAR PARK, BUS STOPS, CYCLE PARKING, SUB STATION COMPOUND AND ASSOCIATED LINE SIDE WORKS INCLUDING THE SECTION OF RAIL LINE BETWEEN KIRKBY STATION AND HEADBOLT LANE UPGRADED TO TWIN TRACK, BRIDGE WORKS (TO BRIDGES OVER COUNTY ROAD AND SIMONSWOOD BROOK) NEW SIGNALLING, ERECTION OF FENCING TO PLATFORMS AND CAR PARK, REMOVAL OF REDUNDANT PLATFORM AT KIRKBY STATION, PEDESTRIAN AND ROAD BRIDGE OVER KIRKBY BROOK, RE-GRADING WORKS AND NEW ROAD JUNCTION AT HEADBOLT LANE/ FALLOWFIELD.

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 three 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 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. No phase of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects for that phase has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- b) Methods for dust control and suppression.
- c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d) The areas for the storage of plant and materials.
- e) A programme of works, including phasing
- f) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
- g) Scheme for recycling/disposal of waste resulting from demolition and construction works
- h) Adequate provision for addressing any abnormal wear and tear to the highway.
- i) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).
- j) Pollution control measures in relation to Kirkby Brook corridor and bankside/buffer habitats
- k) Locations of compound and storage areas to minimise risk of runoff into Kirkby Brook;
- l) Detailed pollution control measures, particularly in relation to watercourses;
- m) Habitat protection measures, including use of temporary fencing (primarily for Kirkby Brook and woodland areas/trees);
- n) Precautionary working methods for tree removals in respect of bats;
- o) Reasonable avoidance measures (RAMs) for badger and hedgehog;
- p) RAMs for common amphibian and reptile species;
- q) Precautionary measures and timing restrictions in respect of nesting birds;
- r) Precautionary working methods in respect of water voles, particularly for works affecting the banks of Kirkby Brook (for example bridge crossings);
- s) Precautionary working methods in respect of potential bat roosting features at the Millbrook bridge, including an inspection by a licensed ecologist prior to the start of works;
- t) Details of relevant pest control measures to be taken during the construction phase.

All site works in each phase of development shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

4. No work shall take place outside of the hours of 0800 to 1800 Monday to Friday & 0800 to 1300 on Saturday on any phase of the development until a Construction Management Plan for works to take place outside of the hours of 0800 to 1800 Monday to Friday & 0800 to 1300 on Saturday on that phase which details the works that will be carried out, the means of mitigation of those construction effects and a communication and reporting strategy has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:
 - A work schedule based upon the Amended ES Vol III Appendix 6F Construction Noise Mitigation Strategy, which details all the specific noisy works that could have an impact on the surrounding residents throughout the construction phase. This will include all works, day and night and details of length of works , dates and times.
 - Details of mitigation that will be in place during the out of hours work
 - Details of the regular meetings (monthly being the minimum) that will be held with the Council throughout the construction phase to share information and raise any issues.
 - Site contact details for the public for both the night-time and daytime periods.

All site works shall then proceed only in accordance with the approved management plan including the schedule of works.

5. Works consisting of surface drainage on any phase of the development shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2) for that phase, has been submitted and approved in writing by the Local Planning Authority (LPA). Each scheme shall include a timetable of implementation, suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall be limited to the greenfield runoff rate or 5 lit/s (whichever is the greater) and the discharge connection points shall be to the Kirkby Brook. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

Reason : To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

6. A. Risk Assessment

No phase of development (aside from the erection of site hoardings) shall take place until an assessment of the risks posed by any contamination on that phase has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no phase of development shall take place until a detailed remediation scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme and Verification Report

The approved remediation scheme 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.

D. 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.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, carried out in line with the CL: AIRE code of practice and signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials do not result in increased risk to the environment or human health.

F. Importation of Soil/Material

No 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: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. No development or demolition shall take place on any phase until a written scheme of investigation for historic building investigation works and archaeological works on that phase has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include the following :
- A phased programme and methodology of site investigation and recording;
 - A programme for post-investigation reporting to include production of a final report of the significance of the significant of the historic building/ below-ground archaeological interest;
 - Provision for appropriate publication and dissemination of the archaeology and history of the site/historic building.
 - Provision for archive deposition of the report, finds and records of the site investigation; and
 - Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason : in the interests of archaeological investigation or recording and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and the National Planning Policy Framework

8. Notwithstanding the submitted landscaping scheme and Landscape Environmental Management Plan prior to the first use of the development hereby permitted an updated landscaping scheme based on the principles of Drg. ref 170248-1584-ZZ-ZZZ-DRG-A-AR-013006 rev P01.2 comprising additional landscaping and rain gardens within the main car park and an updated Landscape Environmental Management Plan which shall include :-
- Habitat creation/landscaping proposals along the railway corridor and management proposals for these habitats.
 - Additional biodiversity enhancement measures including bird nesting boxes, bat boxes, particularly adjacent to Kirkby Brook corridor and provision of water vole shelves at the proposed Kirkby Brook crossings.

shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented prior before the development is brought into use or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason : To ensure the site is satisfactorily landscaped and additional habitat/ biodiversity measures are included with the landscape environmental management

plan to ensure compliance with policies CS2, CS8 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016

9. Fixed plant and equipment associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time-period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

10. Notwithstanding the details of lighting within the site, prior to the installation of any lighting on each phase a scheme for the provision of lighting on that phase shall be submitted to and approved in writing by the Local Planning Authority and fully implemented accordingly, prior to the first use of the lighting.

For the avoidance of doubt, the scheme shall include drawings of the lighting and lighting columns, a site layout indicating positions of the lighting, isolux and luminosity details and manufactures specifications.

Reason: In the interests of residential amenity, security and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

11. Notwithstanding the details submitted prior to the installation of the CCTV system on any phase the site full details of the cameras and poles including their precise location, design, field of view of the cameras and finish on that phase shall be submitted to and approved in writing by the Local Planning Authority. The CCTV shall be installed in accordance with the approved details prior to the first use of the CCTV on each phase.

Reason : In the interests of security and visual/residential amenity and to ensure compliance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016

12. Notwithstanding the fencing details submitted, no fencing on the site shall be erected on each phase until a fencing strategy for that phase comprising the precise location of any new fencing and details of the design of fencing and colour finish has been submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be installed in accordance with the approved details.

Reason : For the avoidance in doubt and in the interests of visual and residential amenity to ensure compliance with policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016

13. Notwithstanding any description of materials in the application, no above ground construction works on the proposed station building or platforms shall take place until samples and / or full specification of materials to be used externally on the building and platforms have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials..

The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

14. Prior to the erection of any crib/retaining wall hereby permitted on each phase full details of the appearance, materials, landscaping and colour finish of the walls for that phase shall be submitted to and approved in writing by the Local Planning Authority. The crib/retaining walls shall be erected in accordance with the approved details.

Reason : In the interests of visual amenity and to ensure compliance with Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016

15. Prior to the erection of the sub station compound hereby permitted full details of the proposed plant and equipment and any associated fencing shall be submitted to and approved in writing by the Local Planning Authority. The sub station compound shall be erected in accordance with the approved scheme details.

Reason : In the interests of visual amenity and to ensure compliance with Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016

16. Prior to the erection of the proposed 2.8m high obscuration fence in between the two platforms full details of the materials and design/colour finishes (which can include artwork) shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be erected in accordance with the approved details.

Reason : In the interests of visual amenity and to ensure compliance with Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016

17. No phase of the development hereby permitted shall be commenced until at least five days written notice has been given to the Local Planning Authority of the intention to commence development on that phase.

Reason: To protect existing trees within the site 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 DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

18. Prior to the erection of any fencing hereby permitted details of the colour finishes of all fencing shall be submitted to and approved in writing by the Local Planning Authority. All fencing shall be painted or powder coated.

Reason : In the interests of visual amenity and to ensure compliance with Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016.

19. No development shall take place within 8m of the banks of Kirkby Brook.

Reason : To prevent any damage to or pollution of the brook to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy, adopted January 2016.

20. No part of the development shall be brought into use until appropriate visibility splays have been provided at the proposed pedestrian crossing point east of the site access

junction where the Council is to introduce a new pedestrian crossing. The visibility splays shall be provided clear of obstructions/landscaping to visibility above the height of 0.6 metres measured from the footway/verge level and shall be maintained as such at all times thereafter.

Reason: To ensure adequate visibility at the pedestrian crossing point is provided and maintained in the interests of highway safety, and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

21. Notwithstanding the details submitted prior to any works commencing on the existing or proposed bridges full details of the materials and colour finishes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include detailed elevations for both sides of bridge 56. The existing and proposed bridges shall be finished in accordance with the approved details.

Reason : In the interests of visual amenity and to ensure compliance with Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016.

22. Notwithstanding the details submitted prior to the erection of the proposed gates to the steps on Kirkby Row a scheme providing details of the proposed gate including materials and colour finishes shall be submitted to and approved in writing by the Local Planning Authority. The gate shall be installed in accordance with the approved details.

Reason : To protect the setting of the nearby Listed Buildings in accordance with Policy CS20 in the Knowsley Local Plan Core Strategy, adopted January 2016.

23. Within 6 months of the first use of the development the area of the site identified for the construction compound shall be re-instated back to the existing site levels and landscaped in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority.

Reason : In the interests of visual amenity and to ensure compliance with Policies CS2 ,CS19 & CS21 in the Knowsley Local Plan Core Strategy, adopted January 2016.

24. Notwithstanding the submitted tree reports Tree T2 is to be retained and this shall be included in any updated tree reports submitted to the Local Planning Authority.

Reason : In the interests of visual amenity and to ensure as many of the existing trees as possible are retained and to ensure compliance with CS21 in the Knowsley Local Plan Core Strategy, adopted January 2016 and DQ4 in the Knowsley Replacement Unitary Development Plan, adopted June 2006.

25. Prior to the commencement of any phase of development hereby permitted a revised arboriculture impact assessment and arboriculture method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the revised arboriculture reports.

Reason: To ensure that the proper protection of trees 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 DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

26. No part of the development's permanent highway works shall commence until details of the development's highway infrastructure and parking/servicing/vehicular manoeuvring/pedestrian/cycle areas, including its site access junction with Headbolt Lane, have been submitted to and approved in writing by the Council as Local Planning Authority. This shall include but not be limited to the following:

- Revised swept path analysis at the site access junction and within the development site
- Increased radii of the site access junction
- MOVA to be included as part of the traffic signal installation
- Full construction details including surfacing material
- Details of marking out of parking/bus stop/drop-off/pedestrian/cycle areas
- Drainage details
- Amendments to the pedestrian crossing points to the east of the site access at the proposed controlled pedestrian crossing

The development shall be implemented in full accordance with the approved scheme details prior to first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority, and shall be retained as such at all times thereafter.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policies CS7 and CS19 of the Core Strategy, adopted January 2016.

27. Notwithstanding the submitted plans, no part of the development's permanent highway works shall commence until details of the proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of the safety and amenity of the users of the proposed development and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

28. No part of the development hereby permitted shall be occupied until a scheme for the installation of Electric Vehicle Charging Points is submitted to and approved in writing by the Local Planning Authority. The approved infrastructure shall be permanently retained thereafter. All chargepoints shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent, and
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

29. The development shall not be brought into use until a scheme for the precise details for the provision of cycle and motorcycle parking, in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any

part of the development is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

30. The development shall not be brought into use until a scheme for provision of bollards between the turning head and the bridge on County Road spur has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented in full accordance with the approved details prior to first use of the development unless otherwise agreed in writing by the Council as Local Planning Authority and shall be retained as such thereafter.

Reason: To prevent vehicular access to the footway/cycleway in the interests of highway safety and amenity.

31. Prior to the first use of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
- The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a management company.
 - A schedule for on-going inspections relating to performance and condition.
 - Details for planned maintenance and a mechanism for remedial and urgent repair works.
 - Means of access for inspection and maintenance purposes.
 - The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

32. Prior to the commencement of development (aside from the erection of hoardings and the installation of the construction compound) hereby permitted a scheme for the phasing of the development of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved phasing scheme.

Reason : To ensure that the development proceeds in an orderly manner given the overall scale of the proposals and to ensure that the appropriate planning conditions can be effectively phased. In compliance with Local Plan policy CS2 of the Knowsley Local Plan Core Strategy, adopted January 2016

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/11/2021	BGC-00-LD-DRW-6601 REVP01	P01	CUT AND FILL PLAN

01/11/2021	BGC-00-ZL-DR-W-6601	-	
01/11/2021	DRG Z MF-243029	P01.1	PROPOSED SITE LEVELS SHEET 1 OF 2
01/11/2021	DRG Z -MF-243029	P01.1	PROPOSED SITE LEVELS SHEET 2 OF 2
01/11/2021	170248-ARU-REP-EEN-00017	-	REVISED ES VOL 3 TECHNICAL APPENDICES
01/11/2021	170248-ARU-REP-EEN-00015	-	REVISED ES VOL 1 MAIN REPORT
04/10/2021	NR/CIV/SD/370	D	STAIRCASE DESIGN KIRKBY STA (NOT GATE)
24/08/2021	DRG Z-MF-243004	P01.2	CAR PARK SECTIONS
24/08/2021	DRG Z MF-243006	P01.2	RAILWAY CORRIDOR SHEET 1
24/08/2021	DRG Z MF-243015	P01.1	PLATFORM TELECOMS
24/08/2021	DRG-Z-MF-243005	P01.2	PLATFORM LAYOUT
24/08/2021	DRG Z MF-243010	P01.2	CAR PARK AND ACCESS LAYOUT
24/08/2021	DRG Z MF-243001	P01.1	STATION BUILDING FLOOR PLAN
24/08/2021	DRG Z MF-243016	P01.1	STATION BUILDING FLOOR LAYOUT
24/08/2021	DRG Z MF-243002	P01.1	STATION BUILDING ELEVATION SHEET 2
24/08/2021	DRG Z MF-243002	P01.1	STATION BUILDING ELEVATION SHEET 1
24/08/2021	8060413-LP	C	LOCATION PLAN 1:25000
24/08/2021	806413 -LP	C	
24/08/2021	-	-	ES VOL IV NON TECHNICAL SUMMARY
24/08/2021	-	-	ES VOL II FIGURES
24/08/2021	170248-ARU-REP-EHW-00003	-	TRANSPORT ASSESSMENT

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
- CS8 - Green Infrastructure
- CS12 - Principal Regeneration Area - Tower Hill
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Borough's Historic Environment
- CS21 - Greenspaces and Trees
- CS24 - Managing Flood Risk

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS27 - Planning and Paying for New Infrastructure
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light Pollution
ENV5 - Contaminated Land
T7 - New Development and Walking & Cycling Routes
T8 - Transport Assessments
T9 - Travel Plans
National Planning Policy Framework

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 (Mark Quinn on 0151 443 2381)

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.

- 1 In relation to condition 3 full details of the environmental requirements are contained within the consultation response from MEAS.
- 2 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.
- 3 There are invasive species present on the site which should be safely removed from the site in accordance with the provisions of the Wildlife and Countryside Act 1981
- 4 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under S278 of the Highways Act 1980 with the Council. The applicant is advised to contact Mark McCartney, t: 0151 443 2305, email: mark.mccartney@knowsley.gov.uk to discuss the matter further.
- 5 Prior to the commencement of the development, a joint inspection between the applicant and the Council as Local Highway Authority of the condition of the existing footways/carriageways in the vicinity of the site should be carried out. The applicant is advised to contact Mark McCartney, t: 0151 443 2305, email: mark.mccartney@knowsley.gov.uk to discuss the matter further.
- 6 The relocation of existing lighting columns and provision of new lighting columns on the existing adopted highway or highway proposed for adoption would need to be funded by the developer and dealt with as part of the S278 highway agreement. All new street lighting and signing to be installed on the existing public highway or highway proposed for adoption will be subject to a commuted sum to cover its future maintenance as part of the Council's Street Lighting and Signing PFI Contract. The relocation of existing street lighting columns will need to be undertaken/agreed by the Street Lighting and Signing PFI Contract Service Provider. The applicant is advised to contact Knowsley MBC Street Lighting Manager Sarah Vose, t: 0151 443 5059, email: sarah.vose@knowsley.gov.uk to discuss the matter further.
- 7 Siemens operate and maintain the Council's traffic signals. The applicant will need to pay Siemens to check the proposed traffic signal design of the site access junction if they do not carry out the design. Commuted sums are applicable for the adoption of new traffic signal infrastructure which will form part of the S278 Highway Agreement. The applicant is advised to contact Mark McCartney, t: 0151 443 2305, email: mark.mccartney@knowsley.gov.uk to discuss the matter further.
- 8 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.



Executive Director - Regeneration and Economic Development

Date: 22 December 2021

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.