

Regeneration and Economic Development Department

APPLICATION NO: 22/00165/DEMCON

APPLICANT: Alphabet Homes Ltd

WARD AFFECTED: Prescott North

DEVELOPMENT: PRIOR NOTIFICATION FOR THE DEMOLITION OF 2 NO. BUILDINGS

LOCATION OF SITE: Aspinall House , Aspinall Street, Prescott, Knowsley, L34 5QQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS7 - Transport Networks
CS8 - Green Infrastructure
CS21 - Greenspaces and Trees

The Joint Merseyside and Halton Waste Local Plan 2013

WM8 - Waste Prevention and Resource Management

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

DQ2 – Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 – Light Pollution

BACKGROUND

The applicant has been notified under the prior notification procedure that Prior Approval is required for the proposed demolition works. The level of detail submitted was generic and did not include sufficient detail relating to how the demolition works might reasonably impact on the highway and the amenity of this primarily residential area. The applicant has subsequently submitted the requested detail.

TECHNICAL CONSULTATIONS:

Environmental Health - No objection following the receipt of additional information requested.
Highway Authority - No objection following the receipt of additional information requested.

NEIGHBOUR NOTIFICATION:

There is no requirement for the Local Planning Authority to notify neighbours of this application.

ISSUES AND ASSESSMENT:

RELEVANT PLANNING HISTORY

21/00597/FUL

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A THREE STOREY APARTMENT BLOCK COMPRISING OF 18 NO. DWELLINGS TOGETHER WITH THE CONSTRUCTION OF NEW VEHICULAR ACCESS TO ASPINALL STREET, CAR PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS - Eccleston House, Aspinall Street, Prescott

Status: Pending Consideration

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 case.

SITE AND SURROUNDINGS

The application site is located on Aspinall Street, Prescott, it is occupied by two buildings comprising, Aspinall House and Eccleston House.

LEGISLATIVE CONTEXT

This is not a planning application; it is an application to determine whether prior approval is required for the means of demolition and restoration of the site.

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 legislation, the applicant was notified that Prior Approval was required due to the sensitive nature of the site in relation to the surrounding highway network and residential properties and that insufficient information had been submitted. The applicant has subsequently submitted the outstanding information and further technical consultation carried out.

HIGHWAYS CONSIDERATIONS

The Council's Highways Engineers have confirmed that the additional information received is satisfactory to demonstrate that the demolition works would be controlled sufficiently to mitigate impacts on the transport network and on highway safety and to ensure compliance with the NPPF, Policies CS2 and CS7 of the Local Plan.

ENVIRONMENTAL ISSUES

The Council's Environmental Health Officers have advised that the information submitted is sufficient to demonstrate that adequate mitigation would be put in place during demolition works to protect the local environment and residential amenity and to ensure compliance with the NPPF, Policy CS2 of the Local Plan and Saved Policies ENV2 and ENV3 of the UDP.

ECOLOGY

No further issues raised.

ARBORICULTURAL CONSIDERATIONS

The Council's Arboricultural Officer has confirmed that the additional information submitted is satisfactory and that mitigation measures for the protection of trees during demolition is acceptable to ensure that the works are compliant with the NPPF, Policies CS8 and CS21 of the Local Plan and Saved Policy DQ4 of the UDP.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

AMENITY CONSIDERATIONS

Additional information in relation to the security and the provision of hoardings and gates surrounding the site have been submitted. Officers are satisfied that the applicant has demonstrated that this would not have any significant impacts on the visual amenity of the locality and that the site would be adequately secured both during and following the demolition works, in accordance with the NPPF, Policy CS2 of the Local Plan and Saved Policies DQ2, ENV2 and ENV3 of the UDP.

PLANNING APPRAISAL

The applicant has submitted additional information that confirms that the demolition works will be carried out using appropriate measures having regard to the surrounding environment and highway network to ensure compliance with the National Planning Policy Framework, Local Plan policies and saved policies of the UDP.

It is therefore recommended that the applicant be informed that Prior Approval is required and granted.

RECOMMENDATION:

That Prior Approval is required and granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/03/2022	4188-OEA-ZZ-ZZ-DR-A-90-02	-	Demolition Site Plan
28/04/2022	-	Rev. 003	Demolition Plan / Method Statement

Maxine Wishart

28 April 2022

Alan Kilroe
29 April 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02