



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00763/FUL

Name and address of applicant

Mr S Ahlien
177 Tarbock Road
Huyton
Knowsley
L36 0UR

Name and address of agent

Mat Design Limited
17 Brookside Avenue
Eccleston
St.Helens
WA10 4RN

Date of Receipt: 9 December 2022

Date Valid: 3 February 2023

Address/Location Of Development:

Vacant Land To Rear Of 171-177 Tarbock Road
Huyton
Knowsley
L36 0UR

Description of Development:

**ERECTION OF SINGLE STOREY BUILDING FOR STORAGE USE IN
CONNECTION WITH ADJACENT SHOP TOGETHER WITH THE CONSTRUCTION
OF 11 NO. SPACE CAR PARK AND NEW VEHICULAR ACCESS OFF ST JOHNS
ROAD**

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. Notwithstanding any description of materials in the application, no above ground construction works shall take place until a specification of materials to be used

externally on the building and any walls together with a sample of the brick 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 and should be reflective of those within the surrounding area. 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 saved Policy H5 of the replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

4. Notwithstanding the any details and any description of materials on the approved drawings, no above ground construction works shall be commenced until precise scheme details of soft landscaping works have been submitted to and agreed in writing by the Local Planning Authority. The details shall relate to all land surfaces not built upon and shall include, but not be limited to:
 - a. Hard surfaced materials including samples (where appropriate).
 - b. Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
 - c. Existing plants / hedges / trees to be retained.
 - d. A detailed regime for the ongoing and longer-term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be wholly implemented and completed within the first available planting season following the substantial completion of development or a timetable to be agreed.

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. The development shall be fully constructed in accordance with the approved scheme in accordance with timescales contained therein.

Reason: In the interests of visual amenity and to comply Saved Policies H5, DQ2 and DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan Core: Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

5. The development shall not be brought into use until precise scheme details identifying the hard surfaced materials including samples (where appropriate) and proposed demarcation of the areas for the movement, loading, unloading and parking of vehicles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the agreed scheme has been hard surfaced, drained within the site and permanently marked out or demarcated in accordance with the approved details. These areas shall be retained as such at all times thereafter.

Reason: To ensure that adequate on-site vehicle parking and manoeuvring facilities are provided in the interests of highway and pedestrian safety and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted

June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

6. Notwithstanding any detail or description on the approved drawings, prior to any above ground works taking place, precise scheme details of all boundary treatments (including existing to be retained), gates / barriers or other means of enclosure to be erected shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt and in the interest of certainty:

- a. The scheme shall include details on how the site frontage will be secured to restrict access to the site outside hours of use.
- b. The existing gated entrance off St John's Road to be closed shall be constructed in brickwork to match the existing (adjacent) wall.

The approved details shall be installed prior to the substantial completion of the car park hereby approved and shall be retained and maintained at all times thereafter.

Reason: In order to ensure that the site is suitably secured to reduce the risk of crime and anti-social behaviour in the interests of the visual and residential amenity of the area and to comply with Saved Policies DQ2, H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

7. The existing gated access point into the site off St John's Road shall be closed in accordance with details agreed pursuant to condition 6 of this permission prior to the first occupation of any part of the development hereby approved.

Reason: In the interest of highway safety and visual amenity and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

8. No part of the development shall be brought into use until visibility splays of 2 metres by 2 metres have been provided on each side of the car park access. The depth shall be measured from the back of footway/verge into the site and the width measured outward from the edges of the access. The splays shall be provided clear of obstructions to visibility above the height of 1.0 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility and to comply with Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

9. Prior to the development hereby permitted first being brought into use, a scheme for the provision of lighting for outside of the building and the parking area, together with the pedestrian access route shall have first been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the details shall include, but not be limited to:

- A site layout indicating positions of lighting;
- Detailed drawings and precise details of the type of lighting

- Manufacturer's specifications; and which shall be designed so that the lighting does not result in excessive light spill onto the highway or adjacent sites.

The approved scheme shall subsequently be implemented prior to the development coming into use and retained and maintained in accordance with the approved details at all times thereafter.

Reason: To ensure the development is safe and convenient for future users, in the interests of security and residential amenity and in order to minimise the effect of lighting on the surrounding highway network and neighbouring sites to comply with Saved Policies T10, DQ2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

10. No part of the development hereby permitted shall first be brought into use until a scheme for the installation of a litter bin(s) within the application site together with proposals for regular emptying and measures to collect litter from the site has been submitted to and approved in writing by the Local Planning Authority.

The bin(s) shall be provided in accordance with the agreed scheme before the development is brought into use and together with the approved litter / waste strategy, maintained in accordance with the agreed details thereafter.

Reason: In the interest of the amenity of the area and to comply with Saved Policies H5, ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS19 and CS26 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

11. Notwithstanding the details submitted:

- a. the car park shall be gated and locked and unavailable to customers; and
- b. the building shall not be accessed outside the hours of 0700 hours to 2200 hours on any day.

Reason: In the interests of the amenity of local occupiers and to reduce the risk of crime, anti-social behaviour and noise to comply with Saved Policies H5, ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS19 and CS26 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

12. Notwithstanding the details submitted, deliveries shall not be made to the building or the application site outside the hours of:

0700 - 2100 hours Monday to Saturday and
0900 to 1800 hours Sundays and Public Holidays

Reason: In the interest of residential amenity and to safeguard local occupiers from noise to comply with Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

13. No external plant (including refrigeration / air conditioning units) shall be installed to serve the building hereby permitted without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenity of nearby properties and to safeguard local occupiers from noise to comply with Saved Policies H5, ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

14. The building to which this permission relates shall only be used in connection with the adjacent shop premises located at 175-177 Tarbock Road and for no other purpose, including any which falls within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for further change of use, having regard to a B8 use within a Primarily Residential Area and potential impacts on adjacent properties whether or not it falls within the same Use Class or would be permitted development having regard to the location in a residential area and to comply with Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

15. The car park to which this permission relates shall only be used in connection with the adjacent shop premises located at 175-177 Tarbock Road and for no other purpose except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for further change of use, whether or not it falls within the same Use Class or would be permitted development having regard to the location in a residential area and to comply with Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2021).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/07/2023	01	REV A	SITE LOCATION PLAN
19/07/2023	03	REV A	PROPOSED SITE PLAN WITH VISABILITY SPLAYS
09/12/2022	02	REV A	EXISTING AND PROPOSED SITE PLANS AND BUILDING DETAILS

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:-

CS21 - Greenspaces and Trees

CS24 - Managing Flood Risk

CS26 - Waste Management

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

H5 - Development within Primarily Residential Areas

T10 - Access for the Less Mobile
DQ2 - Security in the Built Environment
ENV2 - Noise and Vibration
ENV3 - Light Pollution
ENV5 - Contaminated Land

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development

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 (Maxine Wishart 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.

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

2. See attached letter from United Utilities dated 13 February 2023.
3. See attached letter and attached plan(s) from Cadent Gas dated 14 February 2023.

Executive Director - Regeneration and Economic Development

Date: 14 August 2023

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.

Knowsley Council
By email

Your ref: 22/00763/FUL
Our ref: DC/23/527
Date: 13-FEB-23

Dear Planning Team

Location: Vacant Land To Rear Of 171-177 Tarbock Road, Huyton, Knowsley, L36 0UR.
Proposal: Erection Of Single Storey Building For Storage Use Together With The Construction Of 11 No. Space Car Park And New Vehicular Access Off St Johns Road.

United Utilities wish to make the following comments regarding the proposal detailed above.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

A water main is located in the vicinity of the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any

design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

DRAINAGE

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest

opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

Date: 14/02/2023
LinesearchbeforeUdig ref: 28523563
Your ref: 22/00763/FUL (SO)

Dear Sir/Madam,

Your planning application – No objection, informative note required

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

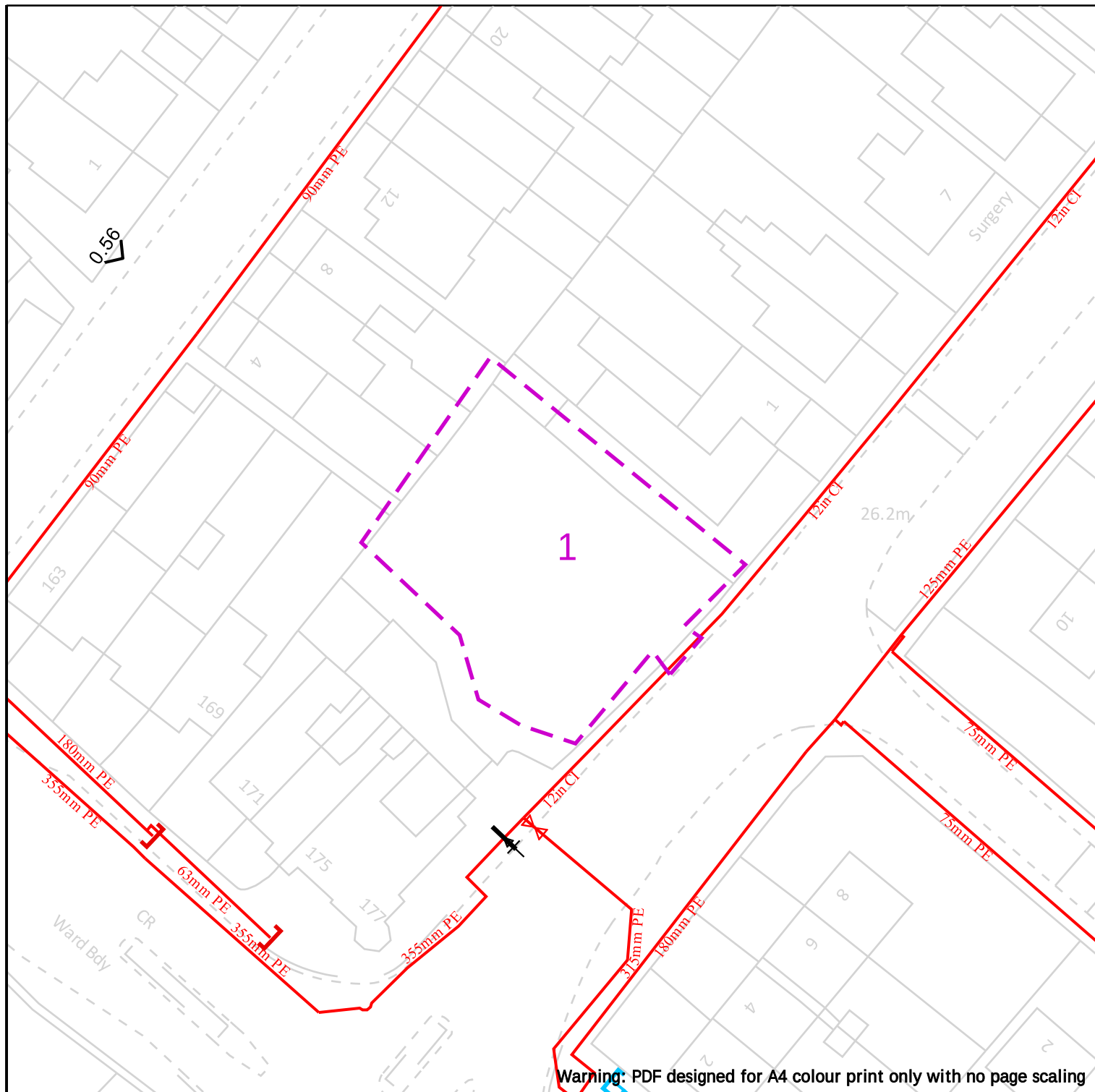
Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,
Plant Protection Team
T: 0800 688 588
plantprotection@cadentgas.com
cadentgas.com



 Your Gas Network	25m Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service
	Date Requested: 14/02/2023 Job Reference: 28523563 Site Location: 344477 390018 Requested by: Mrs Sharon Orton Your Scheme/Reference: 22/00763/FUL (SO) View extent: 100m, 100m IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886