METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 01/00095/FUL
Date of Receipt: 09.02.2001
Date Valid: 05.03.2001

Name and address of applicant
Initial City Link
Units 9-11
Wharf Street
Warrington
Cheshire
WA1 2HT

Name and address of agent
Alan Jolley Design Services Ltd
The Old Vicarage
Wall Street
Springfield
Wigan
Gtr Manchester WN6 7NA

Address or location of development
Land To Rear Of Counterline Randles Road Knowsley Business Park Knowsley

Nature and particulars of application
ERECTION OF 900 SQ.M INDUSTRIAL BUILDING WITH ASSOCIATED OFFICE ACCOMMODATION AND CONSTRUCTION OF CAR PARKING AND NEW ACCESS

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 plans referenced GZ.918.02'D' received on 4 May 2001, which indicates alterations to car parking area and turning area.

   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 brought into use or occupied until the car parking and servicing areas have been laid out in accordance with the approved scheme indicated on drawing ref: GZ.918.02'D' received 4 May 2001. These areas shall thereafter be made available at all times that the development is in use.

   Reason: To ensure that adequate on-site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and to comply with Policy T12 of the Knowsley Unitary Development Plan, adopted June 1998.

4. Notwithstanding the details of the landscaping indicated on drawing ref; GZ.918.02'D', received 4 May 2001, 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. 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.

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 and to comply with Policy Ec5 of Knowsley Unitary Development Plan, adopted June 1998.

5. Prior to the fencing hereby permitted being erected it shall be plastic colour coated to a specification in accordance with details which have been previously submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason:In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan, adopted June 1998.

6. The building hereby permitted shall be retained as a single floor building at all times and no mezzanine floor shall be installed without a further specific planning permission being sought and obtained beforehand.

Reason: To ensure that there is adequate parking within the site in the interests of highway safety.

7. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan, adopted June 1998.

8. The proposed roller shutter doors and personnel doors shall be colour coated/painted a colour to a specification previously submitted to and agreed in writing by the Local Planning Authority.

Reason: In the intersets of visual amenity and to comply with Policy Ec5 of the Unitary Development Plan, adopted June 1998.

9. No part of the development hereby permitted shall commence until the BS or RAL numbers of the colours of the profiled cladding to be used on the walls and roofing have been submitted to and agreed in writing by the Local Planning Authority. The development shall take place using only the agreed colours.

Reason: In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan, adopted 1998.

10. Notwithstanding the annotation details on the drawing Ref: GZ.918.01D received 15 March 2001 which indicates 'white upvc window and doors'. The windows and door frames shall be colour coated/painted to a specification previously submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and to comply with Policy Ec5 of the Unitary Development Plan, adopted June 1998.

11. This permission does not in any way confer approval for the 'future building exyension, future hardstanding and car park extension' as shown on drawing ref: GZ.918.02'D' received 4 May 2001.

    Reason: For the avoidance of doubt.

12. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site as indicated on drawing No GZ.918.01 'D' received on 4 may 2001 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: In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan, adopted June 1998.

13. No part of the development hereby permitted shall be commenced until the protective fencing required by condition 11 of this permission has had plywood panels firmly attached to it for its entire length and height. The plywood panels shall be retained in position until the development is completed.

    Reason: To protect existing trees within the site in the interests of visual amenity, and to comply with Policy En25 of the Knowsley Unitary Development Plan, adopted June 1998.

14. At least two working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in condition 12 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority.

    Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity, and to comply with Policy En25 of the Unitary Development Plan, adopted June 1998.

15. No development approved by this permission shall be commenced until a desk study has been undertaken and submitted to and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degrees and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

    Reason: To ensure a safe form of development that poses no unacceptable risk of pollution, and to comply with Policy PWM1 of the Knowsley Unitary Development Plan, adopted June 1998.

16. No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

    Reason: To reduce the increased risk of flooding.

NOTE: The applicant's attention is drawn to the attached letter from the Environment Agency and the comments from the Highways Authority.

This permission does not in any way confer approval for proposed advertisements indicated for on drawing G2 – 918 01 'D'. In accordance with The Town and Country Planning (Control of Advertising) Regulations 1992. A separate advertisement consent is required. The appropriate application forms are attached.

Director of Planning and Development

Date: 12.06.2001

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.