



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 24/00145/REM

Name and address of applicant

Tritax Symmetry Merseyside 1 Limited
C/O Gerald Eve LLP
1 Marsden Street
M2 1HW

Name and address of agent

Gerald Eve
1 Marsden Street
Manchester
M2 1HW

Date of Receipt: 21 March 2024

Date Valid: 9 April 2024

Address/Location Of Development

**Former Site Of Cronton Colliery
Cronton Road
Halsnead Garden Village
Knowsley
L35 1QR**

Description of Development

APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION 20/00494/HYB, COMPRISING THE DEVELOPMENT OF 495,720 SQ FT (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)) ACROSS TWO WAREHOUSE UNITS, TOGETHER WITH LANDSCAPING AND THE PROVISION OF INFRASTRUCTURE

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Reserved Matters Approval 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 hereby permitted shall be carried out in accordance with the following approved plans and documents listed below:
 - Site Location Plan - Reference: 22605-UMC-XXXX-SI-DR-A-0502_P02
 - Illustrative Masterplan - Reference: 22605-UMC-XXXX-SI-DR-A-0671_P18
 - Unit 03 Site Plan - Reference: 22605-UMC-XXXX-SI-DR-A-0672_P11
 - Unit 03 Building Plan - Reference: 22605-UMC-XXXX-00-DR-A-1001_P08

- Unit 03 Office Plan - Reference: 22605-UMC-XXXX-ZZ-DR-A-1002_P06
- Unit 03 Roof Plan - Reference: 22605-UMC-XXXX-RF-DR-A-1003_P06
- Unit 03 Elevations - Reference: 22605-UMC-XXXX-ZZ-DR-A-1301_P08
- Unit 03 Proposed Architectural Feature Elevations - Reference: 22605-UMC-XXXX-ZZ-DR-A-1302_P04
- Unit 03 External Finishes - Reference: 22605-UMC-XXXX-SI-DR-A-0701_P10
- Unit 03 Fencing Details - Reference: 22605-UMC-XXXX-SI-DR-A-0702_P13
- Unit 03 Gatehouse Details - Reference: 22605-UMC-XXXX-ZZ-DR-A-0801_P01
- Unit 03 Cycle Shelter - Reference: 22605-UMC-XXXX-SI-DR-A-0703_P10
- Unit 03 Sprinkler Tank and Pump House - Reference: 22605-UMC-XXXX-SI-DR-A-0705_P10
- Unit 03 Sub Station Details - Reference: 22605-UMC-XXXX-SI-DR-A-0706_P09
- Unit 03 Bin Store - Reference: 22605-UMC-XXXX-SI-DR-A-0704_P10
- Unit 03 Building Sections - Reference: 22605-UMC-XXXX-ZZ-DR-A-1101_P05
- Unit 03 Site Cross Section - Reference: 22605-UMC-XXXX-SI-DR-A-0707_P05
- Unit 04 Site Plan - Reference: 22606-UMC-XXXX-SI-DR-A-0673_P10
- Unit 04 Building Plan - Reference: 22606-UMC-XXXX-00-DR-A-1001_P04
- Unit 04 Office Plan - Reference: 22606-UMC-XXXX-ZZ-DR-A-1002_P05
- Unit 04 Roof Plan - Reference: 22606-UMC-XXXX-RF-DR-A-1003_P06
- Unit 04 Elevations - Reference: 22606-UMC-XXXX-ZZ-DR-A-1301_P05
- Unit 04 Proposed Architectural Feature Elevations - Reference: 22606-UMC-XXXX-ZZ-DR-A-1302_P04
- Unit 04 External Finishes - Reference: 22606-UMC-XXXX-SI-DR-A-0701_P10
- Unit 04 Fencing Details- Reference: 22606-UMC-XXXX-SI-DR-A-0702_P11
- Unit 04 Gatehouse Details - Reference: 22606-UMC-XXXX-ZZ-DR-A-0801_P01
- Unit 04 Cycle Shelter - Reference: 22606-UMC-XXXX-SI-DR-A-0703_P10
- Unit 04 Sprinkler Tank and Pump House - Reference: 22606-UMC-XXXX-SI-DR-A-0705_P10
- Unit 04 Bin Store - Reference: 22606-UMC-XXXX-SI-DR-A-0704_P10
- Unit 04 Building Sections - Reference: 22606-UMC-XXXX-ZZ-DR-A-1101_Unit 04_P05
- Unit 04 Sub Station Details - Reference: 22606-UMC-XXXX-SI-DR-A-0706_P09
- Soft Landscape Plan (page 1 of 3) Reference: MAN.1453.008.ENZ.XX.00.DR.L.45.101_PL12
- Soft Landscape Plan (page 2 of 3) Reference: MAN.1453.008.ENZ.XX.00.DR.L.45.102_PL12
- Soft Landscape Plan (page 3 of 3) Reference: MAN.1453.008.ENZ.XX.00.DR.L.45.103_PL12
- Planting Schedule Reference: 1453.008_ENZ.00.XX.SH.L.45.001 REV PL12
- Landscape Technical Note Reference: 12267_R09b
- Landscape Technical Note Reference: 12267_R09b
- Design and Access Statement Reference: 22605-UMC-XXXX-XX-DN-A-2001_P07
- Noise Impact Assessment Reference 50-756-R2-2

- Transport Statement Reference: VN232867-Rev03 (excluding the plans included within the document except for the following: including:
- Proposed Access Junction Arrangement and Visibility Splays (Unit 3 HGV Yard) - Ref: VN232867D100 Rev. B
- Proposed Internal Link Road Geometry and Swept Path Analysis - Ref VN232867-D104 Rev C
- Mainline HGV Tracking - Ref: VN232867-TR104
- Unit 4 Turning Head - Ref: VN232867-TR105-C

Reason: For the avoidance of doubt.

2. No part of the development hereby permitted shall be commenced until an addendum Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects in relation to the impacts of the development on the adjacent listed building. The addendum CMP shall include (but not be limited to) the following actions to be carried out throughout the construction process:
 - Pre-commencement survey of the listed building which includes assessment/recording of cosmetic damage as well as structural surveys which will establish a baseline of the current condition of the listed building and any other permanent structures within the listed building's curtilage;
 - A system for monitoring the vibration level at the boundary of the application site nearest to Old Halsnead and details of who will undertake the monitoring. These details shall include the vibration monitor type, monitoring positions, frequency of checks, the period of monitoring, settings and thresholds for ceasing works and how the listed building will be monitored in relation to structural movements and stresses and strains including who will carry out this monitoring.
 - Procedure for the owner of the listed building to report damage which occurs during construction;
 - A schedule to demonstrate what steps will be taken should damage occur during construction, details of how the damage will be assessed and timescales for repairing the damage. The schedule will include details of how working methods will be reviewed;
 - A Post construction survey/assessment of the listed building to be submitted within four months of the construction works being completed and subject to the co-operation of the owner/permission to access the site being granted;
 - A record demonstrating that reasonable steps have been taken to communicate with the owner of Old Halsnead including notification of the proposed vibration and monitoring methods, opportunities to take into account any reasonable comments made by the owner in relation to monitoring methods only and to gain access to the listed building to undertake the surveys. Where the record demonstrates that access to the listed building has been denied or the owner does not respond within four weeks of first being contacted, the applicant will not be responsible for any survey or monitoring work or rectifying any damage to the listed building thereafter for the purposes of this condition only.
 - Details of construction working methods relating to construction, foundations, floorplates, piling and earthworks and details of any specific machinery likely to result in vibration impacts. Such details shall also include: days / hours of work; duration of any pile driving operations, operations likely to cause low level vibration, and earthworks (expected start date and completion date); and vibration monitoring details, including the number of monitors and the monitoring locations;

- Details of how survey, consultation and monitoring information will be reported to the Local Planning Authority;

All site works shall then proceed only in accordance with the approved addendum Construction Management Plan (and any timescales therein) and any Construction Environmental Management Plan approved under condition 37 of the hybrid consent reference 20/00494/HYB, unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To seek to preserve the listed building and minimise the impacts during construction on the listed building and in the interests of residential amenity. This condition is a pre-commencement condition to ensure the construction methods do not cause undue harm to residential amenity and to seek to preserve the listed building.

3. At least five working days written notice, prior to the commencement of development, shall be given to the Local Planning Authority of the intention to commence development.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing is in place prior to works commencing. This condition is a pre-commencement condition to secure the protection of the retained trees at the earliest possible stage of development.

4. The development including tree protection works/fencing shall be undertaken in accordance with the Tyler Grange Arboricultural Impact Assessment and Method Statement (report no. 12267_R10f_JJ). All tree protection shall be erected prior to the commencement of the development. Tree Retention shall be in accordance with the Tree Retention and Removal Plan reference 12267/P21f by Tyler Grange. Any fence posts within the root protection areas of the fence adjacent to the boundary with Old Halsnead shall be hand dug to protect the trees in accordance with a method statement that has been submitted to and approved in writing by the Local Planning Authority prior to commencement of any works within the buffer zone adjacent to the east elevation of unit 3 hereby permitted. The fence post Method Statement shall be implemented in accordance with the approved details.

Reason: To ensure that the proper protection of trees has been carried out, to ensure that the tree protection fencing is in place prior to works commencing, in the interests of visual amenity and to promote biodiversity. This condition is a pre-commencement condition to secure the protection of the retained trees at the earliest possible stage of development.

5. No development shall commence unless and until technical reports required by the Design Manual for Roads and Bridges CD622 - Managing Geotechnical Risk have been submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for the M62 motorway.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised. This condition is a pre-commencement condition to ensure the safe operation and integrity of the M62 at the earliest possible stage of development.

6. No development shall take place until :
- a plan showing the alignment and elevational treatment of a close-boarded fence of not less than two metres in height to be erected along the Northern boundary of the development site alongside the M62 (or at least one metre from any part of the existing motorway fence where the boundary lies within one metre of this) has been submitted to and agreed in writing by the local planning authority in consultation with National Highways; and
 - the fence approved by part (a) of this condition has been erected in accordance with the agreed details.

Thereafter the fence shall remain in situ and only be repaired or replaced in accordance with the requirements of the condition.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised. This condition is a pre-commencement condition to ensure the safe operation and integrity of the M62 at the earliest possible stage of development.

7. No development pursuant to this application shall commence until a detailed construction plan working method statement (including Risk Assessment Method Statement) relating to site development earthworks and drainage alongside the M62 has been submitted to and approved by National Highways and the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised. This condition is a pre-commencement condition to ensure the safe operation and integrity of the M62 at the earliest possible stage of development.

8. No drainage from the proposed development shall connect into the motorway drainage system, nor shall any drainage from the site run-off onto the M62 motorway.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised.

9. There shall be no closure to traffic of the M62 motorway in connection with the construction, maintenance, occupation or decommissioning of the development.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised.

10. Development shall be carried out in accordance with the Bat Mitigation Strategy Report entitled 'Reserved Matters 3 - Bat Favourable Conservation Status Mitigation Strategy TEP (document ref 7367.043A v2). The Strategy shall have been implemented prior to first occupation or within an approved timetable for implementation that has been submitted to and approved in writing by the Local Planning Authority prior to first occupation.

Reason: To promote biodiversity.

11. The rating level of external plant should not exceed 32 dB at the closest existing receptor, or Old Halsnead, during night-time periods. Allowance should be given to acoustic characteristics, such as tonality, when measuring or calculating plant noise levels.

Where plant items may operate at a higher level during the day or switch off at night, a daytime limit of 40 dB should be applied at the closest receptor.

Prior to first occupation, a scheme shall be submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the site which shall include the submission of an Operational Noise Management and Mitigation Plan. The scheme shall be based on the results of a noise assessment which suitably characterises the noise climate at nearby residential dwellings both prior to and following the operation of the development permitted. The unit shall then only operate in accordance with the approved Operational Noise Management and Mitigation Plan and any mitigation shall be implemented or constructed in accordance with the approved details prior to each unit hereby permitted being brought into first use. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

Reason: In the interests of protecting residential amenity.

12. Prior to first occupation, a road management scheme shall be submitted to and approved in writing by the local planning authority for the eastern access road that lies adjacent to the boundary with Old Halsnead. The scheme shall include chicanes to prevent HGV access and a speed limit. The road management scheme shall then be implemented in accordance with the approved details prior to any vehicles using the eastern access road.

Reason: In the interests of residential amenity.

13. Prior to first occupation (and notwithstanding the approved plans) full details of the outside shelter/area including siting, design and materials shall be submitted to and approved in writing by the Local Planning Authority. The outside shelter/area shall then only be constructed in accordance with the approved details.

Reason: In the interests of residential and visual amenity.

14. The landscaping across the site and the fencing adjacent to Old Halsnead shall be carried out in accordance with the following approved landscape plans:

- Soft Landscape Plan (REM Application 3) page 1 of 3 dwg no. 1453.008.ENZ.XX.00.DR.L.45.101 Rev PL12
- Soft Landscape Plan (REM Application 3) page 2 of 3 dwg no. 1453.008.enz.xx.dr.l.45.102 Rev PL12
- Soft Landscape Plan (REM Application 3) page 3 of 3 dwg no. 1453.008.ENZ.XX.00.DR.L.45.103 Rev PL12
- Soft Landscape Schedule ENZ.00.XX.SH.L.45.001 Rev PL12

For the avoidance of doubt, climbing planters shall be included on the fencing facing Old Halsnead. Prior to any above ground works, a timetable for implementation for the fencing and landscaping shall be submitted to and approved

in writing by the Local Planning Authority. The landscaping and fence shall then be erected in accordance with the approved timetable for implementation.

Prior to any above ground works, a Planting Specification shall be submitted to and approved in writing by the Local Planning Authority. The planting specification shall also include how the trees will be planted around the retained trees in the buffer zone area adjacent to Old Halsnead. The landscaping and planting specification shall then be undertaken in accordance with the approved details.

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: To promote biodiversity, to protect existing trees, to encourage tree planting in the interests of visual amenity and to protect the setting of Old Halsnead.

15. Prior to any above ground works, details of the retaining walls (to include materials and heights) shall be submitted to and approved in writing by the Local Planning Authority. The retaining walls shall then be constructed in accordance with the approved details.

Reason: In the interests of visual amenity.

16. The development shall be constructed in accordance with the details shown in cross section 22605-UMC-XXXX-SI-DR-A-0709 which relates to the slope adjacent to the Old Wood at the west of the site.

Reason: In the interests of protecting the ancient woodland.

17. Prior to any above ground works for unit 3, full details of the materials to be used for the east facing elevation of unit 3 (facing Old Halsnead) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the colour of the proposed cladding and, where requested, samples. Notwithstanding unit 3's east facing elevation, the materials for the development hereby permitted shall be constructed in accordance with the details shown on plan references 22605-UMC-XXXX-ZZ-DR-A-1301 Rev P08 (Unit 03 Elevations) and 22606-UMC-XXXX-ZZ-DR-A-1302 Rev P04 (Unit 4 Architectural Feature Elevations). Prior to any above ground works for unit 4, full details of the materials to be used in the external construction of unit 4, showing where each approved material is proposed to be used, shall be submitted to and approved in writing by the Local Planning Authority. Unit 4 and the east facing elevation shall then only be constructed in accordance with the approved materials detail.

Reason: In the interests of visual amenity, to protect residential amenity and to preserve the setting of Old Halsnead.

18. Notwithstanding the fencing details adjacent to the M62 motorway, prior to each unit being brought into first use, the boundary treatments for that unit shall be erected in accordance with the approved details shown on plan references 22605-UMC-XXXX-SI-DR-A 0702 P13 and 22606-UMC-XXXX-SI-DR-A 0702 Rev P11. Prior to the development being brought into first use, full details of the external finish of the boundary treatments/fencing shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall then be erected in

accordance with the approved details prior to the unit to which it relates being brought into first use.

Reason: In the interests of visual amenity and to protect the setting of Old Halsnead.

19. The levels of the development hereby permitted shall be carried out in accordance with the plan reference L005-TIE-ZZ-XX-DR-C-6034 Rev P18 entitled XL Unit 3 and 4 - Proposed Levels.

Reason: To protect residential amenity and in the interests of visual amenity.

20. Prior to first occupation of Unit 3 or 4 (as shown on plan reference 22605-UMC-XXXX-SI-DR-A-0672(P11) and 22606-UMC-XXXX-SI-DR-A-0673 (P10)), whichever is latest, or within a timetable for implementation that has been submitted to and approved in writing by the Local Planning Authority prior to first occupation, full construction standard drawings showing the internal road network being built to the southwestern boundaries of the site, where it adjoins the former mineral railway line, to facilitate a mineral line crossing and continuation of the loop road to allow a full continuous link to the site to the south (as identified within the site location plan of planning reference 22/00587/FUL) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- i. The proposed road ground level and levels details of any regrading of the land;
- ii. Construction details of the road to an adoptable standard;
- iii. Full details of the proposed highway drainage;
- iv. Full details of the proposed highway lighting;
- v. Indicative details of how the road will cross the former mineral line and connect to the development site to the south;
- vi. Forward visibility splays, in accordance with drawing VN232867-D104;
- vii. Assessment for, and if identified, inclusion of road restraint systems and/or pedestrian guard railing;
- viii. Details of any retaining structures required;
- ix. Timetable for implementation.

The approved details shall be implemented in full and in accordance with the approved timetable for implementation. The access road/ loop road link to the southwestern boundary shall then remain open and accessible to vehicles/pedestrians with no obstructions, in perpetuity and shall not be closed off. For the avoidance of doubt, forward visibility splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the carriageway level at both ends of the splay. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure the delivery of a comprehensive development and ensure an alternative future access into the site is provided.

21. Prior to first occupation of units 3 or 4 (whichever is sooner), or within a timetable for implementation that has been submitted and approved prior to first occupation of a unit, a turning area shall have been implemented in accordance with Drawing VN232867-TR105, unless otherwise agreed with the Council as Local Planning Authority. The turning area shall remain available for use until such time as the

loop road is completed, or a replacement turning facility is agreed, to the satisfaction of the Council as Local Planning Authority.

Reason : To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity.

22. No part of either unit shall be brought into use until visibility splays of 2.4 metres by 70 metres, have been provided at the respective site access junctions with the loop road. The splays shall be provided clear of obstructions to visibility above the height of 0.6 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 ensure adequate visibility at the junction or site access is made and maintained.

23. No part of unit 3 shall be brought into use until the areas indicated on 22605-UMC-XXXX-SI-DR-A-0672 (P11) have been set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown; and cycle parking has been provided in accordance with drawing 22605-UMC-XXXX-SI-DR-A-0703 (P10). These facilities shall be retained as such thereafter. The access road leading to units 3 and 4 (from Cronton Road) shall remain open and accessible to vehicles and pedestrians/cyclists and shall not be closed or gated/fenced off.

Reason: In the interests of highway and pedestrian safety.

24. No part of unit 4 shall be brought into use until the areas indicated on 22606-UMC-XXXX-SI-DR-A-0673 (P10) have been set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown; and cycle parking has been provided in accordance with drawing 22606-UMC-XXXX-SI-DR-A-0703 (P10). These facilities shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety.

25. Prior to first occupation, a Hard Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall exclude the buffer zone planting area and eastern fence adjacent to Old Halsnead. The development shall then be managed in accordance with the Hard Landscape Management Plan for the lifetime of the development. For the avoidance of doubt this shall include all other boundary treatments including the M62 fence.

Reason: In the interests of visual amenity.

26. Prior to first occupation of unit 3, a Buffer Zone Management Plan for the area of land adjacent to Old Halsnead and to the east of unit 3 shall be submitted to and approved in writing by the Local Planning Authority. This management plan shall include provisions to manage the fence, climbing planters, the strip of land immediately in front of the fence facing Old Halsnead, the landscaping to the east of unit 3 and a management and maintenance schedule for this buffer zone. Details shall include who will manage the buffer zone and what will happen in the event of

planting failures for a period of five years after planting of each tree/shrub including five years after re-planting of a failed and replaced shrub/tree.

The Buffer Zone Management Plan shall then be managed in accordance with the approved details for the lifetime of the development.

Reason: To preserve the setting of the listed building, to protect the landscape setting, in the interests of visual amenity and to promote biodiversity.

27. There shall be no open storage of materials, goods, equipment or machinery within the site.

Reason: In the interests of visual amenity.

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters 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 Replacement Unitary Development Plan (Saved Policies, 2006)

- T5 - Location of Major Traffic Generating New Development
- T7 - New Development and Walking & Cycling Routes
- T8 - Transport Assessments
- T9 - Travel Plans
- DQ2 - Security in the Built Environment
- DQ4 - Trees and Development
- ENV2 - Noise and Vibration
- ENV3 - Light and Pollution
- ENV5 - Contaminated Land

Knowsley Local Plan Core Strategy (2016)

- SD1- Sustainable development
- CS1 - Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS4 - Economy and Employment
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- SUE1 - Sustainable Urban Extensions and Safeguarded Land
- SUE2 - Sustainable Urban Extensions - Development Principles
- SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Borough's Historic Environment
- CS21 - Greenspaces and Trees
- CS24 - Managing Flood Risk
- CS26 - Waste Management
- CS27 - Planning for and Paying for New Infrastructure

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Halsnead Garden Village Masterplan SPD
Merseyside Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management

WM9 - Sustainable Waste Management Design and Layout for New Development

This informative is only intended as a summary of the reason(s) for the granting of Reserved Matters. Should you require any further details relating to the decision please contact the relevant case officer (Clare Appleyard on 0151 443 2848)

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.

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.

Informatives

1. The applicant's attention is drawn to comments from the Environment Agency (in particular note the possible need for a permit), United Utilities, the Fire Authority, National Highways and SPEN.
2. A copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead will be required in respect of the bat roost and the proposed tree removal.



Executive Director - Regeneration and Economic Development

Date: 20 August 2025

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. 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.**

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.