



Knowsley Council

**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: 24/00594/FUL

Name and address of applicant

Hatfields Automotive
Thornton Road
Pickering
North Yorkshire
YO18 7JX

Name and address of agent

Taylor Design Architects Limited
Norcliffe House
Station Road
Wilmslow
SK9 1BU

Date of Receipt: 4 November 2024

Date Valid: 4 November 2024

Address/Location Of Development:

Land At Coppice Lane
Huyton
Knowsley
L35 1QY

Description of Development:

ERECTION OF CAR DEALERSHIP COMPRISING CAR SHOWROOM, OFFICES, CAR SERVICING AND MOT WORKSHOP AND TESTING FACILITY TOGETHER WITH EXTERNAL PARKING AND CAR STORAGE AREA AND CONVERSION OF EXISTING HGV SERVICING WORKSHOP TO FORM CAR REPAIR CENTRE AND BODYSHOP AND INCLUDING DEMOLITION OF EXISTING DAF TRUCKS BUILDING

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 above ground development shall commence (excluding the demolition of existing structures) until:
 - a. a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
 - b. any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to first occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and agreed in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and / or mitigation necessary to address the risks posed by past coal mining activity.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 189 and 190 of the National Planning Policy Framework and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016

4. The site shall be soft landscaped in accordance with the approved drawing Soft Landscape Proposals reference Drg Nos: ASA-745-DR-001 received 03.02.2025 and the soft landscaping shall be completed the first available planting and seeding seasons which will be either the planting season during when the development is first used or the planting season following the first use of the site in the event that the development is first used outside of the planting season.

Notwithstanding any submitted details prior to any planting occurring details of proposed arrangements for initial establishment and maintenance, and longer term maintenance for a period of 30 years, of all planted and turfed areas shall be submitted to and approved in writing by the Local Planning Authority.

Notwithstanding any submitted details any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of 30 years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

No development shall be carried out until the trees to be retained have been protected by fencing in accordance with details previously submitted to and agreed in writing by the Local Planning Authority as part of the landscape scheme. The fencing shall accord with BS5837:2012, be of a minimum height of 2.3 metres, which shall use vertical and horizontal scaffolding poles with the uprights driven well into the

ground and well braced to resist impact has been installed. Onto this, weldmesh panels (without the use of rubber or concrete feet) should be securely fixed.

At least five days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to above shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

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 for the duration of the development works.

Reason: In the interests of visual amenity and to comply with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. Details of bird boxes shall be submitted to and agreed in writing prior to the soft landscaping works pursuant to Condition 4 being planted. The scheme shall include the number, type (pictorial and to scale), height from ground level and location of the boxes on an appropriately scaled plan as well as the timing of installation. The scheme shall be implemented in accordance with the agreed timetable of implementation. For the avoidance of doubt evidence of implementation (i.e. photographs) will need to be provided to the Local Planning Authority to enable discharge of the condition.

Reason: In the interests of biodiversity and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

6. The hard landscape works shall be carried out in accordance with the details shown on the approved drawing Proposed Site Plan referenced Drg Nos 101 Rev P4 received 06.05.2025 and shall be implemented prior to the first use of the development hereby permitted.

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

7. Prior to the commencement of development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include the following matters:
 - a. Methods for the mitigation of noise and vibration from building 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. Layout of site compound including identification of areas for the storage of plant and materials, loading / unloading and turning areas for delivery vehicles.
 - e. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction.
 - f. Pest and vermin control measures should any such be found to be on the site.

- g. A programme of works including any phasing.
- h. Demolition and Construction staff parking arrangements.
- i. Adequate provision for addressing any abnormal wear and tear to the highway.
- j. Hours of demolition, construction work and deliveries.

Typically, acceptable hours of demolition and construction work, and deliveries, are Monday to Friday 8am - 6pm, Saturdays 8am - 1pm with no works or deliveries taking place on Sundays and Public Holidays.

The approved Construction Environmental Management Plan shall be complied with throughout the construction period for the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety and to comply with Policies CS2 and CS19 Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. Notwithstanding any submitted scheme prior to the commencement of development a scheme for the provision and implementation of a surface water sustainable drainage scheme to manage the risk of flooding from both overland flow and from the sewer network shall be submitted to and agreed in writing, by the Local Planning Authority (and shall also indicate how it would operate with the drainage for Phases 1 and 2 of planning application 17/00301/HYB). The agreed scheme shall be implemented in full prior to the first occupation of the development. For the avoidance of doubt, the surface water drainage scheme must be in accordance with the Non - Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and the surface water discharge rate must be restricted to 45.0l/s, unless otherwise agreed or specified in writing by the Local Planning Authority

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of and disposal of surface water from the site and to comply with Policies CS2 and CS24 of the Knowsley Local Plan Core Strategy (January 2016).

9. Notwithstanding any submitted information prior to the first occupation of any part of the development a Management and Maintenance Plan for the sustainable drainage system for that phase 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:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by an agreed management company.
 - b. A schedule for on - going inspections relating to performance and condition.
 - c. Details for planned maintenance and a mechanism for remedial and urgent repair works
 - d. Means of access for inspection and maintenance purposes.

The plan(s) shall be implemented in accordance with the timeframes contained within it/them.

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

10. Contaminated Land

Notwithstanding any submitted document(s) the following shall apply:

Prior to any investigations taking place, the detailed scope of works shall be submitted to and agreed in writing by the Local Planning Authority including the proposed number of combined ground gas and groundwater monitoring wells and soil and groundwater sampling strategy.

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination 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 the agreed scope of works in accordance with authoritative guidance (CLR 11) and the agreed scope of works, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (where 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 in any phase, no development shall take place until a detailed remediation scheme 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

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 being brought into use.

E. 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: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

11. External lighting to be installed shall only be in accordance with the approved drawing details External Lighting Levels Layout referenced Drg Nos JBR24029/E/800 Rev T2.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV3 of the Knowsley Local Plan Core Strategy adopted June 2006.

12. Prior to the first use of the development hereby permitted the recommendations as per the approved documents, detailed below, included with the application shall be implemented.

- Acoustic planning report, Beacon 62, Cronton Road, Huyton - Sandy Brown Consultants, Ref: 024764-R01-A, 18th December 2024.
- Email from Jonathan Ravenscroft of Taylor Design to Lee Osborne (Planning Officer), dated 26th November 2024 at 07:26, detailing information from queries from previous memo and with the External lighting levels layout, JBR Consulting, Nov-24, JBR24029/E/800.
- Noise: Assessment of noise egress, Beacon 62, Cronton Road, Huyton - Sandy Brown Consultants, Memo M001-A, Dated 8th April 2019.
- Email from Jonathan Ravenscroft of Taylor Design to Lee Osborne (Planning Officer), dated 22nd April 2025 at 15:11, detailing clarification from queries in relation to noise issues.

Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the site.

Reason: In the interests of residential amenity and to comply with Policy CS19 of the Knowsley Local Plan, adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

13. Fixed plant and machinery 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 BS4142:2014, 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: In the interests of residential amenity and to comply with Policy CS19 of the Knowsley Local Plan, adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

14. The use hereby permitted shall not operate outside the hours 8am - 6pm Mondays - Fridays, 9am - 5pm Saturdays and 10am - 4pm on Sundays and Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy EN2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

15. The development hereby permitted shall not be brought into use until the areas indicated on the approved plans to be 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 in Drawing Number 101 revision P3. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

16. Prior to the development hereby permitted coming into use a scheme 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 Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted comes into first 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 Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

17. Within 3 months of the development hereby permitted being brought into use a Travel Plan must be submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to:

- Involvement of employees.
- Information on existing transport policies, services and facilities, travel behaviours and attitudes.
- Access for all modes of transport.
- Targets for mode share.
- Resource allocation including Travel Plan Co-ordinator and budget.
- A parking and management strategy.
- A marketing and communications strategy.
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan, including a timetable for the implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years thereafter. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy T9 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

18. The development hereby permitted shall not be brought into use until a Delivery / Servicing Management Plan has been submitted to and agreed by the Local Planning Authority. The agreed Plan shall be adhered to at all times the development is in use thereafter.

Reason: To ensure a satisfactory regime of deliveries and service vehicle management in the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

19. Prior to the first use of the development hereby permitted, the Electric Vehicle Charging Points shown on the approved drawings shall all have been provided; the charge points shall be:
- a. A minimum of 7KW,
 - b. at least Mode 3 or equivalent,
 - 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.

and retained at all times unless otherwise agreed in writing by the Local Planning Authority.

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.

20. The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority. The biodiversity gain plan must include:
- a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat.
 - b. the pre-development biodiversity value of the onsite habitat.
 - c. the post-development biodiversity value of the onsite habitat.
 - d. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development.
 - e. any biodiversity credits purchased for the development; and
 - f. any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the permitted development coming into use.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/05/2025	201	P2	WET VALET PLANS AND ELEVATIONS
06/05/2025	203	P2	PROPOSED GF PLAN
06/05/2025	204	P2	PROPOSED FF PLAN
06/05/2025	205	P2	PROPOSED ROOF PLAN
06/05/2025	301	P2	PROPOSED ELEVATIONS
07/01/2025	JBR24029/E/800	T2	EXTERNAL LIGHTING LEVELS LAYOUT
19/12/2024	024764-R01-A	-	ACOUSTIC PLANNING REPORT (SANDY BROWN CONSULTANTS)
19/12/2024	M001-A	-	ASSESSMENT OF NOISE EGRESS FROM PREDICTED HGV MOVEMENTS
26/11/2024	EMAIL	-	EMAIL FROM JONATHAN RAVENSCROFT OF TAYLOR DSIGN TO LEE OSBORNE (PLANNING OFFICER) DATED 26 NOVEMBER 2024 (07.26) DETAILING INFORMATION FROM QUERIES FROM PREVIOUS MEMO.
22/04/2025	EMAIL	-	EMAIL FROM JONATHAN RAVENSCROFT (TAYLOR DESIGN) TO LEE OSBORNE (PLANNING OFFICER) DATED 22 APRIL 2025 (15.11) DETAILING CLARIFICATION FROM QUERIES IN RELATION TO NOISE ISSUES.
19/12/2024	18430	-	FUSION 21 SOCIAL VALUE STRATEGY
24/01/2025	328190	-	TECHNICAL NOTE (MODE TRANSPORT PLANNING)
08/11/2024	17174	-	NOISE ASSESSMENT TECHNICAL NOTE (M001-A) OCTOBER 2019 - SANDY BROWN CONSULTANTS
08/11/2024	-	-	LOCATION PLAN
08/11/2024	240798	-	AIR QUALITY ASSESSMENT OCTOBER 2024 (RAPPOR)
08/11/2024	10523.004 V1.0	-	ARBORICULTURAL IMPACT ASSESSMENT OCTOBER 2024

			(INC TREE SURVEY AND METHOD STATEMENT)
03/02/2025	ASA-745-DR-001	REV P1	SOFT LANDSCAPE PROPOSALS
06/05/2025	101	REV P4	PROPOSED SITE PLAN

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

- CS1 - Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- CS19 - Design Quality and Accessibility in New Development
- CS21 - Greenspaces and Trees
- CS24 - Managing Flood Risk
- CS26 - Waste Management

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

- EC1 - Strategy for Provision of Employment Land
- EC2 - Sites Allocated for Employment Development
- DQ4 - Trees and Development
- ENV2 - Noise and Vibration
- ENV3 - Light Pollution
- ENV5 - Contaminated Land

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 (Lee Osborne on 0151 443 2395)

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. 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. Should works take place within the breeding / nesting season an ecologist should be on-call to advise should nests, eggs, and / or young birds be present within the site.
2. Section 14(2) of the Wildlife and Countryside Act 1981 states that "if any person plants or otherwise causes to grow in the wild any plant which is included in Part 2 of Schedule 9, he shall be guilty of an offence". Cotoneaster and Himalayan balsam are present within the site boundary and are Schedule 9 plants. The submitted Safety Method Statement, Invasive Species Plan, J Paxman Landscapes, February 2025 should be implemented to eradicate and remove the noted species from the site. However, the works have the potential to harm breeding birds, terrestrial mammals and amphibians which are protected. Therefore, the method statement should be amended to include Reasonable Avoidance Measure (RAMS) with regards amphibians, badgers and hedgehogs. The method statement should also note the law and requirements with regards breeding birds.

Amphibians RAMS should include:

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians / reptiles present to move away from the affected areas.
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be infilled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles.

Badger and hedgehog RAMS should accord with the RAMS set out in Section 5.29 of the submitted ecology report.

4. The applicant, their advisers and contractors should be aware that if any European Protected Species are found, then as a legal requirement, work must cease, and advice must be sought from an ecologist.
5. See attached letter from Merseyside Fire and Rescue Service
6. See attached letter from Merseyside Police

7 See attached letter from United Utilities

8 See attached letter from Coal Authority

A handwritten signature in black ink, appearing to read 'D. L. Smith' or similar, written in a cursive style.

Executive Director - Regeneration and Economic Development

Date: 14 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. 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.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email: dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Stephen Williams
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your Ref: 24/00594/FUL Our Ref: 00499112/1243114/SW/LM Date: 3rd December 2024

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 24/00594/FUL
PROPOSAL: ERECTION OF CAR DEALERESHIP COMPRISING CAR SHOWROOM
OFFICES CAR SERVICING AND MOT WORKSHOP AND TESTING FACILITY
TOGETHER WITH EXTERNAL PARKING AND CAR STORAGE AREA AND
CONVERSION OF OF EXISTING HGV SERVICING WORKSHOP TO FORM CAR
REPAIR CENTRE AND BODYSHOP.
ADDRESS: Daf Trucks Coppice Lane Huyton

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for firefighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,

Stephen Williams
Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

Knowsley Council
By email

Your ref: 24/00594/FUL
Our ref: DC/24/2780
Date: 19-NOV-24

Dear Planning Team

Location : DAF Trucks Coppice Lane Huyton Knowsley L35 1QY

Proposal : ERECTION OF CAR DEALERSHIP COMPRISING CAR SHOWROOM, OFFICES, CAR SERVICING AND MOT

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

Noting this is a Full application, we request that the applicant provides a detailed drainage plan, and that United Utilities has the opportunity to review and comment on this plan PRIOR TO DETERMINATION of this application.

Should planning permission be granted without the provision of this information we request the following condition is attached to any subsequent Decision Notice:

CONDITION:

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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 a main river).

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'Contacts'.

When considering their drainage proposal, the applicant should investigate the existence of any pipelines and/or apparatus that might impact their detailed design (see Section 'UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE').

United Utilities will not carry out an assessment on the acceptability of submitted drainage proposals in relation to our water pipelines when responding to a planning application. It is the applicant's responsibility to ensure that any detailed drainage plans comply with our 'Standard Conditions for Works Adjacent to Pipelines' which can be found on our website: [Working near our pipes - United Utilities](#). Failure to consider existing pipelines when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

WATER EFFICIENCY IN NEW DEVELOPMENT

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted

development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

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

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our **free pre-development enquiry service**, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: www.unitedutilities.com/builders-developers/

1.0 DRAINAGE DESIGN

1.1 The importance of sustainable drainage systems

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

1.2 Adoption and construction of drainage systems

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.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. **We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.**

2.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

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

For any works in the vicinity of water pipelines, the applicant must comply with 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/>

2.2 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).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see Section 4.0 'Contacts' (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. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 4.0. 'Contacts' (below). 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.

Developers 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', 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, 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 in operation.

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.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

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 Section 4.0 'Contacts' (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 a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our charges 2024/25 | United Utilities](#) (Section 8.7) or [Our charges 2023/24 | United Utilities](#) (Section 7.7).

To promote sustainable development United Utilities offers a reduction in infrastructure charges to 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. See Section 4.0 'Contacts' (below).

4.0 CONTACTS

For advice on your development contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): <http://www.unitedutilities.com/builders-developers.aspx>

Email:

WATER (water mains, supply and metering):	DeveloperServicesWater@uuplc.co.uk
WASTEWATER (public sewers and drainage):	SewerAdoptions@uuplc.co.uk
SLUDGE PIPELINES:	DeveloperServicesWater@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **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.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

MERSEY POLICE COMMENTS

Good Morning Planning Officer,

Thankyou for consulting us on the below proposal.

24/00594/FUL	ERECTION OF CAR DEALERESHIP COMPRISING CAR SHOWROOM, OFFICES, CAR SERVICING AND TESTING FACILITY TOGETHER WITH EXTERNAL PARKING AND CAR STORAGE AREA AND EXISTING HGV SERVICING WORKSHOP TO FORM CAR REPAIR CENTRE AND BODYSHOP.
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The Merseyside Police Designing Out Crime Unit strongly advocate that all new and refurbishment developments be designed and constructed to Secured By Design security standards, using the SBD 'COMMERCIAL 2023 Design Guide recommendations. Further details about Secured By Design, including Design Guides and Security Specifications can be found at www.securedbydesign.com.

In order to prevent crime and disorder and to keep people safe and feeling safe, crime prevention strategies should be integrated into the design as early as possible to allow a layered approach to security to be effectively integrated into the final scheme. Making minor changes to the design or layout of the development now means it is less attractive to potential intruders and can reduce harm and the fear of crime for users of the buildings, visitors, and the overall community.

Independent academic research shows that SBD certified schemes experience less burglary, criminal damage, and vehicle crime.

If the applicant wishes to apply for an SBD award, I would be more than happy to discuss this further.

I would also like to make the below recommendations to the applicant for consideration, which are in line with SBD.

Secure Boundary	A secure boundary limits trespassers and will channel visitors into the site through the appropriate main entrance. A secure boundary will also frustrate the intruder intent on breaking into units and buildings and limit the quantity or type of goods that can be stolen. 2.4m high weld mesh fencing and matching post and gating systems are recommended along site perimeters; and be to LPS 1175: Issue 8 security standards, using a weld mesh that is of anti-climb and vandal resistant construction. Installation of these systems should consider the varying levels of terrain and be as close to the ground as possible to prevent access underneath.
Vehicle Access	Vehicular Access should be restricted and managed by security rated, automatic access-controlled gating systems or rising arm barriers with skirts to prevent unauthorised vehicular access. ANPR capability could be considered to identify vehicles entering and exiting sites to assist in surveillance and identification of offenders and vehicles travelling in convoy. Vehicle access routes should be clearly defined throughout commercial sites and direct visitors to appropriate car parks, delivery points and main reception areas via with as much overlooking occupation as possible such as offices which will

	provide good natural surveillance. Numbers of access points into and out of sites should be kept to a minimum to prevent excessively permeability.
Pedestrian Access	Pedestrian Access points should be kept to a minimum and designed so that people with no legitimate reason to be on site are inhibited from uncontrolled or unobserved access. People found wandering around the forecourts of commercial buildings will often use the excuse that they could not find their way to the reception and the presence of clear signs will go some way to dismiss this excuse and help capable guardians including security staff and the police establish the legitimacy of the claim. Likewise, signs that identify areas that are not open to public access can act as a reminder that unauthorised persons should be challenged.
Anti-Ram Bollards	Anti-ram bollards certified to PAS68 and installed to PAS69 standards or IWA14 should be installed to protect vulnerable areas e.g. main entrance doors, roller shutters, pedestrian walkways etc.
External Lighting Scheme	External lighting schemes should be sufficient to cater for lawful activities after dark and comply with BS 5489-1:2020. The lighting scheme should support both formal and informal surveillance by evenly distributing light i.e. not create dark shadows, provide good colour rendition, and not cause glare or light pollution. Each unit façade that contains a door or window should be illuminated using dedicated vandal resistant LED light fittings.
Waste / Recycling Areas	External waste and recycling bins should incorporate lockable lids and be secured in place to prevent them being stolen, especially those with wheels that can be used to transport stolen goods and act as informal climbing aids. Waste bin storage areas should be well lit, and any boundary treatments should allow natural surveillance into the area, to reduce the risk of them being targeted for burglary, damage, or nuisance. These areas should be covered by the CCTV system. In addition, to remove the risk of arson the waste bins should be stored away from flammable materials and the building.
Climbing Aids	External downpipes can be used as informal climbing aids to access low roofs and upper floor windows and should be contained within a wall cavity to reduce this risk. If this is not possible, they should be either square or rectangular in section, flush fitted against the wall or housed within secure 2.4m high anti-climb metal shrouding. Bends in pipes and horizontal runs should be minimized as they can also create climbing platforms. Accessible pipework should be of a fire-resistant material. In addition, careful consideration should be given to the location of waste and salt bins, handrails, low walls, or other external furniture, which may facilitate easy access to upper floors and roofs.
Walls and Roofs	Commercial and Industrial units in areas where activity at night and over the weekends is reduced, can become prone to criminal attack such as burglary and criminal damage etc through the walls and roofs. Therefore, the walls and roofs should be designed to withstand such attacks and materials resistant to manual attack or damage should be used to ensure the initial provision of security. However, where lightweight construction is being considered, for example the use of insulated sheet cladding, a reinforced lining such as welded

	steel mesh can enhance the security of the building fabric and should be considered to mitigate the risk to crime.
Intruder Alarm System	Early detection and warning of unauthorised entry into buildings is imperative i.e. before the building envelope is breached. All commercial buildings should have a bespoke wireless or hardwired and monitored Intruder Alarm system installed to EN50131 (Grade 1-4) and comply with the National Police Chiefs Council Policy 'Guidelines on Police Requirements and Response to Security Systems'. The alarm installation company should be certified by the National Security Inspectorate (NSI) or Security Systems Alarm Inspection Board (SSAIB), as both organisations promote high standards of service within the security community. A risk assessment should identify whether the design of the alarm system incorporates a combination of internal passive infrared detectors, magnetic door and window contacts, break glass acoustic or vibration detectors, wall or ceiling sensor cable and personal attack facilities.
Roller Shutters	Roller Shutters should be fitted to external doors and windows (including service/loading areas) and should be tested and certified to LPS 1175: Issue 7/8 security standards and linked to the intruder alarm system. Roller Shutters assist in frustrating and preventing easy access to premises by offenders and should be fully secured when the business is not in use. Commercial premises in Merseyside are at an increased risk of being targeted for burglary and damage offences where roller shutters are not fitted.
Windows	Ground floor and other easily accessible windows including vulnerable sky lights should meet the requirements of LPS 1175 Issue 7/8, PAS 24:2022 (or equivalent/higher security standard), incorporate laminated glazing certified to BS EN 356 2000 rating P1A, and be fitted with 'restrictors' to prevent 'sneak-in' type offences.
Doors	As a minimum, all external door sets and those high-risk internal doors e.g. storerooms housing valuable items, CCTV equipment or cash etc. should be certified to LPS 1175 issue 8, SR2: PAS 24:2022; STS 201 or STS 202: Issue 3, BR2 or other equivalent/higher security standard. Glazing must include one pane of laminated glass that is securely fixed in accordance with the manufacturer's instructions and certified to BS EN 356 2000 rating P1A.
Emergency Exits	Emergency exit doors and stairwells can be vulnerable to intruder attack, anti-social behaviour, and criminal damage. Emergency door exit release devices, such as door panic latches and 'pad-bars' on doors that provide an important aid to egress in the event of an emergency have proven to be abused, rendering some buildings insecure for long periods of time. Therefore, these door sets should be free from external hardware, kept clear at all times and be illuminated to promote natural surveillance. Stairwells should ideally be restricted in accordance with local fire authority advice, well lit and covered by CCTV to maximise surveillance opportunities.

Video Surveillance / CCTV	To complement target hardening products and other security systems, commercial developments should include more formal surveillance, such as a monitored and recorded HD digital 1080p Video Surveillance System (as a minimum standard) installed to BS EN 62676 series guidance. CCTV cameras must be capable of capturing clear facial and full body images and must cover buildings, door sets, loading and storage areas, car parking areas, and vehicles entering or leaving the site or building. Any captured images must be clearly marked with the time, date, and camera location to aid detection should an offence occur. Digital Video Recorders should be of a high quality to ensure clear images are captured, easily retrieved, and reviewed. Cameras must not be located where they can be easily disabled or tampered with e.g. by cutting wires, attacking camera lenses etc. If they can, they must be housed within vandal resistant housing (which should not negatively affect the images) to reduce their risk to damage. In addition, cameras could include ‘tamper detection’ capabilities and/or mounted onto dedicated ‘anti-climb poles’ to reduce this risk; however, care must be taken to ensure they do not just capture the tops of heads where mounted in high positions. A growing trend shows that offenders are stealing, damaging, or deleting recorded images from on-site CCTV recording equipment to avoid identification. Therefore, any image storage equipment should be stored within a steel lockable cabinet certified to LPS 1175 SR1 or STS 202 BR1, in a secure and alarmed room and only accessed by authorised trained staff. In addition, it is advisable to store recorded camera images on a secure Cloud server. Recorded data should be stored for a 30-day period, before deletion and where not required for evidential purposes. Each camera must be checked on a regular basis to ensure they are always clean and in good working order. The CCTV system should be annually serviced, maintained, and reviewed, to ensure it remains ‘fit for purpose’. Adequate clear signage should be erected across the site to inform users that a monitored and recorded CCTV system is in operation, to act as a deterrent and be in accordance with GDPR. The site should ideally ensure their CCTV systems have the capability to upload and share CCTV footage electronically with the police to speed up investigations and identify offenders. The NICE system allows such functionality, and the below links provide information regarding the system, its benefits and how to register cameras with Merseyside Police. Can your CCTV transfer digital evidence to police? (nbcc.police.uk) NICE Investigate - Digital Evidence Management for Businesses (nbcc.police.uk)
CCTV Display Monitors	CCTV Display Monitors should be mounted on view at main entrance points of accessible buildings so that all visitors can see themselves on screen and are aware they are being monitored by CCTV, this is an excellent deterrent to crime and helps to modify offender behaviour.

Capable Guardians	Reception or Security Staff should act as capable guardians in commercial developments and be located within security hubs and/or main entrance foyers behind a lectern or reception desk. They should be able to remotely provide access to areas of the site from this point and maintain electronic and physical visitors book records for audit trail and safety and security purposes. Capable Guardians should conduct regular site security assessments both internally and externally to identify vulnerabilities and ensure positive management and maintenance which can help to deter crime.
Internal Reception / Service Areas	Any reception / service desk areas should be of a high and wide design with restricted access to reduce instances of visitors reaching over the counter to intimidate or assault staff or steal items. Service and payment areas should be covered by CCTV and staff should have access to a personal attack facility linked to the intruder alarm. Staff should have clear views of all public areas; however, where this is not feasible, the area must also be covered by CCTV, capable of being monitored by staff and not obscured by the room layout e.g., wall partitions etc. A physical barrier operable by staff or electronic fob or card should be located within any main reception areas to channel visitors to the correct places within the site and prevent unlawful access.
Access Control	Access control arrangements should be in place on 'private' entrance doors and on internal door sets to prevent unauthorised access into parts of the building deemed as private e.g. Offices, staff rooms, etc. The associated doors must incorporate an electronic access control system, with an electronic lock release or keypad 'Digi-locks' (pin codes should be changed on a regular basis). This is crucial in areas where high value items such as CCTV recording equipment, IT/computers and cash may be stored. This reduces the risk of opportunist crimes when the building is open and slows down offender movement within areas of the buildings when closed, so the opportunity for theft is reduced.
Property Marking	Internally, high value and easily removable property, such as computer, tablets, laptops, etc. should be property marked with permanent solutions e.g., permanent marker or DNA based products such as SmartWater/SelectaDNA etc. Signage and stickers can be utilised in conjunction on marked property, walls, notice boards and windows etc to advise of DNA property marking. This helps to deter against crime by reducing the payoff for offenders due to the risk of apprehension increasing. An inventory and/or photographs and serial numbers of valuable property should be taken and stored in a secure place.
Key Security	To minimise the type or quantity of goods that could be stolen, keys to doors, windows and vehicles should be kept within an insurance and security rated safe/key safe e.g., LPS 1175 Issue 7/8 which has been robustly fixed to the fabric of the building, in accordance with the manufacturer's instructions, within an alarmed room or stored in a secure off-site location.
Cash	Cash should be 'banked' on a regular basis and ideally not stored overnight on-site; however, if stored on-site for short periods, it should be kept within an

	insurance and security rated safe attached to the fabric of the building in an alarmed room. Ideally, cash should be collected by a cash handling company or by at least two trained members of staff (vary route, times, and days), using a dedicated cash carrying bag and personal attack alarm.
Construction Site Security	The site should be secured throughout the construction phase with security measures, including a; robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates; a monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored; and a monitored and/or recorded HD digital colour CCTV system, accredited with either National Security inspectorate (NSI) or Security Systems & Alarm inspection Board (SSAIB) approval. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin. Full Construction Site Security advice can be found at; https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

If I can be of any further help in this regard, please do not hesitate to contact me.

Kind Regards

Danii Wohler

Designing Out Crime Officer

PREV Designing Out Crime



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For the attention of: Mr L. Osborne – Case Officer
Knowsley Metropolitan Borough Council

[By email: dcconsultations@knowsley.gov.uk]

26 November 2024

Dear Mr Osborne

Re: Planning application 24/00594/FUL

Erection of car dealership comprising car showroom, offices, car servicing and MOT workshop and testing facility together with external parking and car storage area and conversion of existing HGV servicing workshop to form car repair centre and bodyshop at DAF Trucks, Coppice Lane, Huyton, Knowsley, L35 1QY

Thank you for your notification of 12 November 2024 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority response: MATERIAL CONSIDERATION

The application site falls partly within the Coal Authority's defined Development High Risk Area. Therefore, within the application site and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

More specifically, the Coal Authority's information indicates that the site lies in an area where historic unrecorded coal mining is likely to have taken place at shallow depth. Voids

and broken ground associated with such workings can pose a risk to ground stability and public safety.

We note that the current application proposes a revised scheme of development to that previously approved at the site under planning application 19/00481/FUL. The current application is accompanied by the same Phase 1 - Desk Study of Geoenvironmental Site Conditions (May 2019, prepared by Fairhurst) which supported 19/00481/FUL.

Despite now being five years old, the submitted report draws upon appropriate sources of coal mining and geological information and identifies the potential for coal to have been worked at shallow depth beneath the site. Accordingly, it goes on to recommend the undertaking of an intrusive site investigation, including the drilling of boreholes, in order to confirm the geotechnical and environmental site conditions and to identify any necessary mitigation measures.

The Coal Authority's Planning & Development Team welcomes the recommendation for the undertaking of intrusive site investigations. These should be designed and carried out by competent persons in order to properly assess ground conditions and to establish the exact situation regarding mining legacy and the risks it may pose to the development.

The report does not outline what measures may be required in the event that mine workings are encountered within influencing distance of the surface. The results of the investigations should therefore be interpreted by competent persons and used to inform any remedial works and/or mitigation measures that may be necessary to ensure the safety and stability of the proposed development as a whole, including the buildings and external parts of the site such as vehicle parking and manoeuvring areas. Such works/measures may include grouting stabilisation works and foundation solutions.

The applicant should note that Permission is required from our Permitting & Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb Coal Authority property. Any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may

exist, and appropriate measures to be implemented, from technically competent personnel.

SuDS

Where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority Recommendation to the LPA

The Coal Authority's Planning & Development Team notes the conclusions of the Phase 1 - Desk Study of Geoenvironmental Site Conditions; that coal mining legacy potentially poses a risk to the development at the site and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development.

As such, should planning permission be granted for the proposed development, we would recommend that the following conditions are included on the Decision Notice:

- 1. *No above ground development shall commence (excluding the demolition of existing structures) until;***
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and***
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.***

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
- 2. *Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.***

The Coal Authority therefore has **no objection** to the proposed development **subject to the imposition of the above conditions**. This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.

The following statement provides the justification why the Coal Authority considers that a pre-commencement condition is required in this instance:

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 189 and 190 of the National Planning Policy Framework.

Should planning permission be granted for this proposal, we also request that the following Informative Notes are included on the decision notice:

1 - Ground Investigations and groundworks

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, the piling of foundations, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

2 - Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found at: www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements.

3 - Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Yours sincerely

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.