

**APPLICATION NO:** 25/00206/DEMCON **CASE OFFICER:** Andrew Hunt

**WARD:** Halewood South **PARISH:** Halewood  
Town Council

**LOCATION:** 75 Baileys Lane, Halewood, Knowsley, L26 0TY

**PROPOSAL:** PRIOR NOTIFICATION FOR DEMOLITION OF BUILDING

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### **Site Description**

This application site is a detached two storey dwelling with a small single storey rear extension and a rear outbuilding. The house is painted white. The building is set further back than 73 to the north with a similar building line to 77 to the south. The site fronts onto Baileys Lane to the west. The site is surrounded by other dwellings to the north, west and south, to the east is a large housing site in the process of being developed and tot the south east Finch Woods.

### **Proposal**

The proposal is a prior notification for the demolition of building. The building is a two storey detached dwelling with single storey rear extension and outbuilding.

### **Consultations**

Conservation – Do not object to the proposed demolition and state that the impact of the loss of 75 Bailey Street would be very low.

Environmental Health – No objection, as only hybrid or ultra silent generators will be used.

Highways - No objections to the proposed demolition of the dwelling. The Demolition Method Statement is considered to provide sufficient detail concerning the operation to ensure that there are highway no safety concerns. Any debris deposited on the highway from the waste removal vehicle will be cleared up, and banksmen will be used to direct vehicles arriving/departing site.

Merseyside Environmental Advisory Service – No objection. There is no need to consider proposals against the habitat regulations and informative is required in relation to protected species.

### **Representations**

The application has been publicised by a site notice erected by the applicant in accordance with the General Permitted Development Order 2015 (As Amended). No representations have been received.

## **Planning History**

The purpose of the demolition is to potentially facilitate a pedestrian footpath to be constructed between Baileys Lane and the Redrow Homes Limited development located to the east currently under construction (ref. 22/00466/REM).

The footpath would be subject to a separate application.

22/00466/REM - Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood - APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO HYBRID PLANNING PERMISSION 19/00521/HYB FOR THE ERECTION OF 318 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR LAYOUT, SCALE, APPEARANCE AND LANDSCAPING. – approved 26/07/2023

## **Relevant Policy**

General Permitted Development Order 2015 (As Amended)

## **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.

## **Assessment**

### **Amenity**

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The proposal would be relatively near to the dwellings 73 and 77 Baileys Lane, however the site would be fenced off during demolition keeping impacts on neighbours to a minimum. It is anticipated that works will take 4 weeks to complete and working hours at the site will be Monday to Friday 0800 – 18:00.

As the proposal is a demolition rather than a new building there would be no harm in relation to loss of light privacy or outlook. The applicant has confirmed that only hybrid of ultra silent generators shall be used on site to minimise noise impacts. The demolition process will be managed to minimise any disruption to neighbours from noise and disturbance.

In relation to dust suppression. Fencing and debris netting is to be erected around the building to help control dust and debris, in addition a mobile power washer shall be used when necessary to undertake general damping down of soils. For the access routes, a water bowser or similar will be regularly used to dampen down site roads / access routes to ensure that dust does not become an issue. Overall, with the mitigation measures in place, there will not be harmful amenity impacts on neighbours from dust.

The proposal would not result in harm to amenity. This is supported by the views of Environmental Health who have no objection to the proposal. Overall, the demolition would not adversely affect the occupiers of neighbouring premises.

### Highways

NPPF para 116 states that a development should only be refused on highways grounds if there would be an unacceptable impact on highway safety.

*“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.*

The demolition would take within a site that has a long driveway 13.5 metres long. Welfare and compound facility will be located to the front of the property. Only site plant will be allowed on site, with all other vehicles are to be parked off site in accordance with local highways parking restrictions.

The Demolition Method Statement is considered to provide sufficient detail concerning the operation to ensure that there are no highway safety concerns. This is supported by the view of the council's highways department who have no objection to the application. Therefore, overall, there would be no impact on highway safety from the proposal.

### Ecology

Part 2 of Core Strategy Policy CS8 states that planning powers and other interventions will be used to:

- c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets;
- d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;

A bat roost suitability assessment has been produced by the applicant, which demonstrates that the application will not cause harm in relation to bats. The main dwelling has low suitability for roosting bats, and it is likely that there is no roosting. The outbuilding has negligible suitability for roosting bats and there is minimal risk on bat roosts from its demolition.

The report has been reviewed by the council's ecological advisors who have no objection. The proposal does not need to be considered against the habitats regulations. Overall, there would be no harm to ecology and the application complies with Core Strategy Policy CS8.

### Heritage

NPPF para 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The applicant has submitted a historic building recording, which concludes that the impact of the loss of 75 Baileys Lane would be very low. This has been reviewed by the council's Conservation advisors and has been found to be a robust piece of work with an accurate conclusion. Overall, it is considered that the impact of the loss of 75 Bailey Street would be very low and the limited harm is outweighed by the public benefits of the development including facilitating a strategic housing site allocated in the Knowsley Core Strategy. The beneficial impacts of housing delivery and economic development outweigh any small limited harm to a non designated heritage asset. Overall, the proposal complies with NPPF para 216.

### Conclusion

The development complies with the relevant criteria set out in Schedule 2, Part 11, Class B of the GPDO 2015 (As Amended). The submitted details are considered to be acceptable. Therefore it is considered that prior approval is required and granted in accordance with the provisions of the GPDO.

### Recommendation

The applicant be informed that under the terms of Class B of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval For the demolition of the buildings is required and hereby granted

**Signed Case Officer<sup>1</sup>:**

**Andrew Hunt**

**Signed Authorising  
Officer<sup>2</sup>:**

**Jo Sheridan**

**Date:**

**01/07/2025**

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

## **Informatives**

### 1) Plans List

The following Plans are approved:

- a. Demolition Method Statement Rev 3.0 (received 22/05/2025)
- b. Site Location Plan (received 28/03/2025)
- c. Email confirming either a hybrid or ultra-silent generator shall be used (received 25/06/2025)

### 2) Protected Species

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.