

APPLICATION NO: 22/00669/FUL **CASE OFFICER:** John Fleming

WARD: Whiston Council Town **PARISH:** Whiston & Cronton

LOCATION: Whiston Hospital, Warrington Road, Whiston, Knowsley, L35 5DR

PROPOSAL: ERECTION OF FOUR STOREY EXTENSION TO EXISTING HOSPITAL BUILDING COMPRISING ENDOSCOPY DEPARTMENT, DECONTAMINATION UNIT AND OFFICE ACCOMODATION IN ADDITION A SERVICE PLANT AREA TO THE LOWER GROUND FLOOR & PLANT ROOM TO PART OF ROOF

Site Description

The application site is located at the main hospital building within the confines of Whiston Hospital which opened in 2013 and provides medical, surgical and diagnostic services.

The hospital site is bound by Warrington Road to the North beyond which is the multi storey car park and residential development. To the west the site is bound by Dragon Lane beyond which is predominantly residential development. To the south the site is bound by Stoney Lane beyond which is a mix of residential and commercial development and to the east the site is bound by residential development.

The existing hospital operates from 3no. buildings. The main hospital unit is faced in a mixture of materials including brick, render and glazed panels. The site will predominantly be visible from its northern and eastern elevations where the existing materials found are largely uniform windows and horizontal brick banding.

Surrounding the application site to its eastern boundary is landscaped areas together with short stay vehicular parking. The site currently occupies the existing operational department which serves the wider hospital complex which will be retained beyond which is staff parking facilities.

Proposal

The application proposals seek permission for the erection of a 4 storey extension to the existing hospital located at its eastern elevation together with associated infrastructure including plant room.

The proposals would connect to the existing doorway to the main hospital and project 8.12m and then span 13.1m and project a further 2.8m before spanning 39m in width. The proposed extension would occupy a floorspace of 722m² and measure 52.14m in width and 15.85m in depth at its furthest points.

The proposed extension would accommodate a flat roof measuring 17.5m and attain

a maximum height of 21.56m when taking into account the proposed parapet roof. However, due to changes of topography the application proposals would appear taller at the southern elevation measuring a total height of 27.18m.

The application proposals would be predominantly brick facing together with zinc cladding, a mixture of glazed units and powder coated louvres providing the facing materials

The proposals would provide additional clinical space and support accommodation. Level 1 would provide decontamination unit for hospital equipment to be redistributed around existing hospital departments. Level 2 will house a new endoscopy department. Levels 3 and 4 will provide the need for extra office space for existing hospital services.

Consultations

HSE – No objection.

Highways Authority – No objection.

United Utilities – No objection subject to condition.

Building Control – No response received.

Arboricultural Officer – No objection raised.

Environmental Health – No objection subject to conditions.

LLFA – No response received.

Representations

This application has been publicised by letters sent to 143 neighbours and displayed by site notice. One representation has been received raising objection to the proposed development stating loss of light and lack of detail to pass judgment due to the lack of diagrams or maps showing the location of the development. The Local Planning Authority assisted the member of the public accessing the plans and no response was received following this objection.

Given the proposed development and proximity to this particular dwelling there would no loss of light to this residential property given the distance from the proposed development to the residential estate which is separated by the existing car parking arrangement.

Planning History

Since the initial application submitted under application reference 02/00254/OUT was granted in June 2002, there have been a total of 79 subsequent planning applications associated with the wider hospital complex.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date

planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

CS2 - Development Principles

CS7 – Transport Networks

CS19 - Design Quality and Accessibility in New Development

Saved Policies

DQ4 – Trees and Development

The site is currently allocated for 'Existing Major Sporting Uses' in the adopted Development Plan. However, since this allocation the site has been redeveloped in what is now Whiston Hospital. The spatial vision as set out in the Knowsley Local Plan Core Strategy seeks to ensure communities are better connected to local employment and health care facilities to ensure healthier lifestyles. As such, the proposed extension which seeks to improve existing health services is supported in principle subject to compliance with planning policy.

The proposed development has regard to Policies CS2, CS7 and CS19 of the adopted Local Plan (2016) together with saved policy DQ4 of the Unitary Development Plan (2006).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene and the residential amenity of existing and future occupiers are not adversely affected.

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

Context and principle of development

The Hospital Trust provides care to a population of approximately 360,000 people principally from St Helens, Knowsley, Halton and Liverpool. The proposed development is required by the Hospital Trust in order to alleviate pressures on existing services and provide additional clinical space and support accommodation.

Various locations were considered through the initial feasibility stages and the application site was identified as the preferred location as it was the most logical in terms of its positioning and the ease of accessibility from car parks, drop off zones and existing clinics leading to the least disruption to ongoing operations at the hospital.

The Health Impact Assessment outlines that between the last two census periods (held in 2011 and 2021 respectively) the population of Knowsley has increased by 5.9% or an additional 8,600 but by a smaller percentage than the overall population of England (up 6.6% since the 2011 Census). In addition, the HIA illustrates that the demographic of the borough appears to be aging with 38.3% of the borough aged 50 and over.

The Trust 2020/21 Annual Report records that the borough is affected by health inequities, with a higher proportion suffering from at least one long-term health condition. Due to population growth attributable to new housing development and regeneration (in part) together with an ageing population is giving rise to a population with greater health needs.

The new 4 storey extension accommodates a replacement and upgraded facility to assist Hospital Trust in terms of improving cold decontamination operations and endoscopy services. It also provides several other initiatives including office space to allow for repurposing of the existing office provision and provision for two new operating theatres as part of the Hospital Trusts wider proposals outside the scope of this application.

The new decontamination unit will provide twice the processing capacity of the existing facility which is no longer able to meet demand due to increase patient numbers. The new decontamination unit will allow for increased benefits due to proximity to the existing service yard and increase capacity of the hospital's endoscopy department will offer efficiency savings over the existing provision due to the increase of the number of investigate procedures being undertaken. Overall, the new facilities will enhance capacity of the hospital to undertake investigation procedures and better efficiency of existing provision. In addition, the existing vacated endoscopy unit will be used as part of the wider emergency care services for medical patients allowing patients to be treated on the same day depending on the outcome of their investigation. The office spaces will provide flexible working spaces to rehouse displaced surgical staff who need to be based on the acute site adjacent to clinical areas and new administrative suite which will allow existing administrative space to be converted to 2 new operating theatres thereby increasing medical capacity.

The proposed development will occupy the 4 stories as follows:

- Level 1 - decontamination unit so that hospital equipment can be cleaned and redistributed across the site.
- Level 2 – New endoscopy department.
- Levels 3 and 4 – Acoustically separated booths and meetings rooms together with administrative areas to encourage flexible open plan office to provide collaborative work space.

The HIA has reviewed the impact of the scheme by comparing a base line approach

against the position achieved followed by the developments implementation having scored numerous positive effects against the assessment criteria resulting in compelling benefits which will improve the health and wellbeing of the Trust's catchment particularly the 90,000 residents who reside in Knowsley Borough.

Given the well-advertised pressures facing the NHS currently, the planned investment into health facilities at Whiston Hospital is supported in principle subject to consideration with regards to design and visual amenity.

Design and Visual Amenity

The development proposals depart from the general design concept of the existing hospital and provide a more modern design aesthetic. The application proposals have been slightly revised to ensure window arrangements are in more proportion than as originally submitted particularly in relation to the eastern elevation together with new faux glazed panel running along the southern elevation between the existing and proposed connection point. Consideration has been given to the necessity to re-consult on the amended plan received. In this instance, it is considered that the proposed amendment does not constitute a substantial difference or fundamental change to the development proposals as originally submitted and therefore a further round of consultation was not required.

The proposed development would be more prominent from the vantage point at Warrington Road. Whilst the proposed extension is connected to the existing hospital unit the proposed glass link will help create the perception of a visual separation between the existing hospital and more modern extension. As such, the proposed extension would largely appear an independent building from the north elevation and therefore the use of a modern design aesthetic is considered acceptable.

The north elevation would include a pedestrian walkway with upper levels supported by 7no. columns. Levels 2-4 would include a mixture of materials in a staggered arrangement including spandrel glazed panels, clear glazing and powder coated louvres providing ventilation into wards and office space. In principle, the selection of materials is appropriate given the modern appearance and selection of brick to match the existing hospital in the backdrop. Initially, the Local Planning Authority raised concerns with the applicant concerning the fenestration pattern particularly in relation to the southern elevation (discussed further below). However, this pattern has been led by the different functions and type of accommodation together with operational needs for services to accommodate hospital equipment and allow for the expansion of services the Hospital Trust currently offers. On balance, it is therefore considered appropriate given the operational use of the hospital and the need to ensure the ongoing health serves of the hospital trust.

Turning to the east elevation this would include a similar window arrangement at levels 2-4 together with texture brickwork to avoid the creation of a large blank facing gable wall which is also supported. This aspect of development would only be visible from the hospital trust grounds and from certain vantage points along Warrington Road.

From the south elevation, a small linear glazing strip is proposed helping to maintain the perception of an independent building from the vantage of Stoney Lane. The proposed building would be visually influenced by the roof arrangement associated with the current bin stall arrangement at ground floor level owing to the undulating topography of the site together with the existing hospital building and mature trees fronting the boundary of Stoney Lane. The window arrangement at levels 1 and 2 would

mimic that of the existing hospital and would be proportionally smaller than the more modern appearance provided at levels 3 and 4. Whilst the proposed development would be more visible from the south east vantage point it would be obscured by mature tree planting that fronts Stoney Lane together with operational needs of the hospital trust balancing act must be undertaken to outweigh the harm caused to the visual amenity of the area. Paragraph 8 of the NPPF (2023) states that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective, and an environmental objective.

In terms of a social objective, the application would improve and expand existing health services which would result in improvements to healthier communities across the wider geographical area for existing and future needs. In terms of economic benefit, the development would increase hospital services allowing for better operation of the Trust Activities and also concerning the creation of construction jobs. There would be an environmental benefit associated with the use of sustainable materials and equipment together with some limited replanting of trees and the reuse of previously developed land. Given the benefits associated with the development proposals which are many, the fenestration of the window arrangement is considered acceptable as it would not be overtly visible from the public highway given the site's location which is significantly set back from the street scene.

The proposed plant room would be enclosed by a parapet and 1100mm guard rail for safe access. The parapet roof matches that of existing plant rooms located on the existing hospital building and is considered appropriate in terms of design.

Overall, the proposed development will create a more attractive and modern design in comparison to that of the existing hospital building particularly in relation to the north, east and west elevations. Whilst the fenestration differs on the southern elevation, the proposals will also help facilitate the Local Planning Authority's vision to increase healthier communities by improving existing health services together with ensuring the continued operation of Whiston Hospital and the services it provides and views from this vantage would be largely limited to that within the hospital compound. As such, the proposed development is acceptable in terms of design.

Amenity Impacts

The application proposals are located within the centre of the confines of Whiston Hospital and there are no residential properties within close proximity to the application site.

The nearest residential property is located 108.5m to the north along Warrington Road, 143.4m locate to the eastern site boundary and 148.2m to the residential properties located off Stoney Lane. As such, there is significant interface distance between these properties and it is not considered that surrounding residential properties would be adversely affected by the proposed development beyond what is already observed in relation to the ongoing activities which take place at Whiston Hospital.

Other issues

Highways

The Highways Authority were consulted as part of the application proposals. During the course of the application revised proposals were put forward in terms of a new

Landscaping Plan to address access and pedestrian movements across the site which had resulted in the loss of some parking provision.

Whilst the Highways Authority disagree with the overall conclusions of the Transport Assessment relating to the assertion that the occupancy of the proposed building will be lower than the surveys from which trip rates has been derived. However, highways have agreed with the overall conclusions reached in the report and the impact of the proposed development from a highways perspective is not significant based upon the evidence provided.

After consideration of the revised proposals no objection was raised as the scheme is not considered to have a significant impact upon the highway network. Notwithstanding this, the hospital does have a number of car parking facilities for both staff and short and long stay car parking both near the application site and the multi storey parking facilities located north of Warrington Road. Paragraph 111 of the NPPF (2023) states that 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 would be severe. Whilst the Highways Authority disagree with some elements of the TA with the hospital moving towards more hybrid working arrangements, they do not object to the development on a highways ground. As such, there would be no impact to highways safety associated with the development.

Environmental Health

Environmental Health has reviewed the information submitted and raise no objection to the principle of development but requested conditions relating to contaminated land, fixed plant noise and a construction management plan. Given the operation of the existing site and potential for contaminated land these conditions are warranted and have been agreed with the applicant.

Environmental Services

Environmental Services were consulted as part of the original application and raised concerns regarding the pedestrian connectivity of the site to the existing main hospital. The vast majority of pedestrian movement will be undertaken through the internal corridors of the existing main hospital building. However, the Local Planning Authority have worked positively with the applicant to agree changes to the proposed landscaping scheme which omits one of the existing drop off parking bays to accommodate more hardstanding to allow for pedestrian movement along the frontage of the hospital site and these concerns were later removed following this minor amendment.

Notwithstanding this, the footprint of the extension will mean that a few trees will need to be removed and others planted elsewhere on site which is addressed via the Arboricultural Strategy and Tree Replacement Strategy which is supported by the Council's Tree Officer. However, concerns were raised regarding the diameter of tree protective fencing around the canopies and a condition is attached to this decision to ensure the tree protective fencing extends to the canopies of each tree affected. Subject to these modifications there would be no adverse impact on trees associated with the development.

Social Value

Although the development proposes more than 1,000m² of floor space it is for an extension to a hospital rather than a 'commercial' development and therefore the 'Adding Social Value to Development' SPD is not a relevant consideration.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the proposed development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of materials. The development shall be carried out only in accordance with the agreed scheduled of materials.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 9163-WML-ZZ-XX-DR-C-1001, Rev P03 - Dated 29.08.23 which was prepared by WML consulting. For the avoidance of doubt surface water must drain at the restricted rate of 5l/s. 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

- 5) 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 authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were 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, 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 (or relevant phase of development) being brought into use.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

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: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 6) No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:
- a) Methods for the mitigation of noise and vibration from building works, including any piling 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) The areas for the storage of plant and materials.
 - e) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - f) Scheme for recycling/disposal of waste resulting from demolition and construction works.
 - g) Details of relevant pest control measures during demolition.
 - h) Adequate provision for addressing any abnormal wear and tear to the highway.
 - i) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5

and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 7) Notwithstanding the Tree Protection Plan contained in the Arboricultural Impact Assessment, the protective fencing should be extended in line with the canopy spread of Trees T3, T4 and T7. At least five days written notice should be given to the Local Planning Authority of the intention to commence development. The protective fencing 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.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted 2016 and saved policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8) Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing L_{A90} 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 BS 4142:2014+A1:2019, 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: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley

Local Plan Core Strategy adopted January 2016 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 9) All hard and soft landscape works shall be carried out in accordance with the approved details shown on drawing number UG-1809-LAN-SL-DRW-01. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

- 10) The agreed Travel Plan document reference 83385-CUR-00-XX-T-TP-00002 shall be issued to employees on initial occupation of the development and shall be implemented thereafter.

Reason: To maximise opportunities for travel by mode of transport other than the private car, and to ensure that the development is sustainable, having regard to Policies T6 and T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27.04.2023	5293-HMA-ES-L0-DR-A-00002		LOCATION PLAN
27.04.2023	5293-HMA-ES-L0-DR-A-00001	-	PROPOSED SITE PLAN
27.04.2023	5293-HMA-ES-LG-DR-A-00201		PROPOSED LOWER GROUND FLOOR PLAN
04.09.2023	5293-HMA-ES-L1-DR-A-00202	REV H	PROPOSED LEVEL 01 FLOOR PLAN
10.08.2023	5293-HMA-S-L2-DR-A-00203	REV G	PROPOSED LEVEL 02 FLOOR PLAN

10.08.2023	5293-HMA-ES-L3-A-00204	REV I	PROPOSED LEVEL 03 FLOOR PLAN
10.08.2023	5293-HMA-ES-L4-DR-A-00205	REV I	PROPOSED LEVEL 04 FLOOR PLAN
27.04.2023	5293-HMA-ES-L5-A-00206	REV F	PROPOSED LEVEL 05 FOOR PLAN
27.04.2023	5293-HMA-ES-RF-DR-A-00207	REV E	PROPOSED ROOF PLAN
27.04.2023	5293-HMA-ES-ZZ-DR-A-00215	REV B	PROPOSED LONG SECTION
27.04.2023	5293-HMA-ES-ZZ-DR-A-00216	REV B	PROPOSED SHORT SECTION
27.04.2023	5293-HMA-ES-ZZ-DR-A-00220	REV B	PROPOSED NORTH ELEVATION
10.08.2023	5293-HMA-ES-ZZ-DR-A-00221	REV C	PROPOSED EAST ELEVATION
27.04.2023	5293-HMA-ES-ZZ-DR-A-00223	REV B	PROPOSED WEST ELEVATION
10.08.2023	5293-HMA-ES-ZZ-DR-A-00222	REV C	PROPOSED SOUTH ELEVATION
04.09.2023	9163-WML-ZZ-XX-DR-C-1001-P03		DRAINAGE LAYOUT
10.08.2023	5293-HMA-ES-L1-DR-A-00004	REV C	PROPOSED LANDSCAPE PLANS
27.04.2023	5293-HMA-ES-ZZ-DR-A-00301	-	PROPOSED 3D VIEW FROM NORTH EAST OF EXTENSION
10.08.2023	5293-HMA-ES-ZZ-DR-A-00303	-	PROPOSED 3D VIEW FROM SOUTH EAST OF EXTENSION
04.09.2023	--	REV C	DESIGN AND ACCESS STATEMENT
27.04.2023	--		PLANNING STATEMENT
27.04.2023	--		TRAVEL PLAN
27.04.2023	9163/FRA/01		FLOOD RISK ASSESMENT
27.04.2023	--		RURAL RUN OFF CALCULATION
27.04.2023	--		HEALTH IMPACT ASSESSMENT
27.04.2023	--		ENERGY AND SUSTAINABILITY BRUKL OUTPUT DOCUMENT
27.04.2023	--		STORAGE CALCULATION
27.04.2023	--		ARBORICULTURAL IMPACT ASSESSMENT
27.04.2023	83385-CUR-00-XX-T-TP-00001-P00_TRANSPORT STATEMENT		TRASPORT STATEMENT
27.04.2023	83385-CUR-00-XX-T-TP-00002		TRAVEL PLAN ADDENDUM
27.04.2023	9163G-WML-XX-ZZ-RP-G-0001		GEO-ENVIRONMNTAL INVESTIATION & ASSESSMENT

Signed Case Officer¹: John Fleming

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.

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

13/10/23

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

Coal Authority

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

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

