



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00669/FUL

Name and address of applicant

Vinci Facilities
Whiston Hospital
Warrington Road
Whiston
Knowsley
L35 5DR

Name and address of agent

Halliday Meecham Architects
Floor 9
Rodwell Tower
111 Piccadilly
Manchester

Date of Receipt: 31 October 2022

Date Valid: 2 May 2023

Address/Location Of Development:

**Whiston Hospital
Warrington Road
Whiston
Knowsley
L35 5DR**

Description of Development:

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

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. 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 schedule 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 (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, 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 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 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

- 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

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:-

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS7 - Transport Networks
DQ4 - Trees and Development

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 (John Fleming on 0151 443 2216)

ARTICLE 35 STATEMENT

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.

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

Executive Director - Regeneration and Economic Development

Date: 13 October 2023

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.