

Regeneration and Economic Development Department

APPLICATION NO: 22/00355/FUL

APPLICANT: Mr and Mrs Dickson

WARD AFFECTED: HALEWOOD NORTH

DEVELOPMENT: DEMOLITION OF DWELLING AND DETACHED GARAGE AND THE
ERECTION OF 1 NO. DWELLING WITH INTEGRAL GARAGE TOGETHER
WITH OTHER ASSOCIATED WORKS

LOCATION OF SITE: Valleyfield, North End Lane, Halewood, L26 5QB

KNOWSLEY LOCAL PLAN ALLOCATION

Green Belt

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016):

Policy SD1 – Sustainable Development
Policy CS2 - Development Principles
Policy CS3 – Housing Supply, Delivery and Distribution
Policy CS5 – Green Belt
Policy CS8 – Green Infrastructure
Policy CS17 – Housing Sizes and Design Standards
Policy CS19 - Design Quality and Accessibility in New Development.

Knowsley Replacement Unitary Development Plan (2006):

Policy H8 – Extensions and alterations to residential properties.
Policy DQ4 – Trees and Development

TECHNICAL CONSULTATIONS:

Highways – No objections to the proposed development. The single dwelling will have a negligible impact on the highway and the proposed layout shows sufficient parking and turning area within the site. An informative is requested to be attached to the decision notice.

Tree Officer - No objection to the proposed development. The Tree Officer notes that 5 trees and 1 group have been proposed for removal due to development. Three of the trees are G1 are to be relocated within the Garden. Trees identified as T10 and T12 will need replacing at a 1:1 minimum 20-25cm girth. Five days notice should be given to the erection of protective fencing as shown in the method statement.

Halewood Town Council – No response.

Environmental Health – Raises no objection in principle but requests that conditions are attached to protect future occupants of the site and/or nearby residents relating to contaminated land which will require a watching brief and that a condition is placed on the application relating to construction hours and a construction management plan is submitted and in agreed to in writing with the Local Planning Authority.

Merseyside Fire and Rescue – No objection to the principle of development but requests that any decision notice includes information relating to access for fire appliances and water supplies for fire fighting purposes

MEAS – Following an external and internal inspection, the existing main dwelling was considered to provide moderate potential for roosting bats and MEAS has advised that emergence and re-entry bat surveys are undertaken prior to determination. The applicant has provided these surveys which are

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

considered acceptable. In summary, no evidence of roosting bats was recorded and the Local Planning Authority are not required to assess the proposals against the three tests outlined in the Habitat Regulations. However, due to the transient nature of bats it is advised that a further bat survey should be undertaken if the existing dwelling has not been demolished by 1st May 2023 and should be secured via condition. The Local Planning Authority consider that an informative is more appropriate in this instance. In addition, the existing dwelling is categorised as having a moderate suitability for roosting bats and this habitat will be lost to facilitate the development. To compensate for this loss, MEAS has advised that details of bat boxes should be provided to the Local Planning Authority for agreement and should be secured via condition.

United Utilities – Raises no objections to the principle of development but advises the applicant to contact United Utilities for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus and that the applicant considers their drainage plans in accordance with the drainage hierarchy referred to in their response.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application site is privately located at the far end of a semi rural lane and benefits from a substantial garden which is open on three sides. The application site is located within Green Belt and the proposals are seeking a replacement dwelling .

The surrounding area is characterised predominantly by detached properties with the exception of the immediately neighbouring properties which are semi-detached. The materiality, scale and architectural style of existing houses located along the street scene vary in style in terms of materials and types of brick, render and timber.

The application site comprises one brick facing detached property and detached garage and was built in 1954 and comprises the erection of two later additions in the form of conservatories located at the rear and side respectively.

The site is largely screened from the roadside due to its position along the street scene and by large hedgerows and trees. The design and construction of the existing house is typical of the period in which it was constructed and is considered by the applicant to be in need of refurbishment both structurally and aesthetically as it no longer meets the needs of its owners.

The proposal relates to the demolition of a detached dwelling and detached garage and the erection of 1 no. dwelling with integral garage together with associated works at the property located at Valleyfield, North End Lane, Halewood. Vehicular access would be achieved off North End Lane. The ground floor would comprise an open plan kitchen, dining and living area to its rear elevation with the central spine providing a utility room/WC, staircase, snug and office. It will be connected by the boot room which will connect to the integral garage block including plant room and stairs leading to first floor.

To the first floor, the central spine would include 3 bedrooms. The master suite would include en-suite, dressing room and balcony to the rear elevation with a further two bedrooms sharing a jack and jill en-

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

suite. Above the garage a further two bedrooms are located with a jack and jill en-suite. It is envisaged that this element of the build will be used for occasional visitors allowing the applicant to 'close off' this aspect of the development.

RELEVANT PLANNING HISTORY

- 22/00258/ful – Demolition of existing two storey dwelling and associated detached garage and erection of replacement two storey dwelling together with associated two storey building comprising garage to ground floor and first floor residential annexe above. Application withdrawn 21st March 2022.
- 74/10590/HIST – Erection Of conservatory to side of dwelling. Granted 26th November 1987.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies and guidance relevant to the development proposal consist of the following:

Knowsley Core Strategy (2016)

- Policy CS2 - Development Principles.
- Policy CS5 – Green Belt.
- Policy CS19 - Design Quality and Accessibility in New Development.

Knowsley Replacement Unitary Development Plan (2006):

- Policy G7 – Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG) and;
- New Residential Development Supplementary Planning Document (SPD) (September 2018)

The proposed development is identified as land located within the Green Belt where development will generally be restricted subject to national and local planning policy.

Regarding the adopted Development Plan policies, the proposed application accords with Policy CS2, CS5, CS19 of the Knowsley Core Strategy (2016) and Policy G7 of the Knowsley Replacement Unitary Development Plan (2006).

These policies require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene, maintains a good standard of amenity for all existing and future occupants, avoids overlooking and overshadowing, as well as unacceptable overbearing impact and that adequate parking and garden space would remain for use by residents of the property.

EFFECT ON GREEN BELT

Paragraph 147 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 of the Framework states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances; will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other consideration.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Paragraph 149 of the Framework states local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include (amongst others) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The PPG states that assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- The duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- The degree of activity likely to be generated, such as traffic generation.¹

Policy G7 of the saved Unitary Development Plan policies sets out the Local Planning Authority's approach to replacement of existing dwellings in the Green Belt. The supporting text states that as a general guideline enlargements of over 50% will not be allowed.

The original dwelling house measures 673.2m³ excluding the additional conservatories. The studies undertaken to support the application confirm that the proposed volume of the replacement dwellings would result in a total volume of 1035.3m³ representing a total increase of 53.79%, 3.79% over the 50% threshold.

Whilst this would be marginally above the 50% threshold, it is considered on balance that the slight exceedance would not result in the building having a materially greater impact than a building 50% larger provided that the visual effects of the development on the wider landscape are acceptable.

Landscape Impact

Assessing the impact of the proposal on the openness of the Green Belt requires judgment based on the circumstances of the case. Openness is capable of having both spatial and visual aspects. The spatial analysis is dealt with earlier in the report.

In terms of the visual impacts, a Design and Access Statement has been submitted in support of the application which includes a thorough Visual Impact Assessment of the site to assess the visibility of the site from both the immediate and wider area in terms of its effects on the landscape. Further, a series of photographs have been taken from the landscape surrounding the site where views of the current property are visible and have been edited to illustrate the massing of the proposal and its impact on the wider surroundings.

The Local Planning Authority agree that the views considered within the applicant's assessment are appropriate for consideration. View 4 is considered to be of high prominence but given that the application site is located at the end of a quiet street in a rural location it is not considered that its effects could be seen from the wider area and are more localised to the public highway. The narrow gable is further away from the view point than the existing gable wall and with reduced eaves and ridge height would create a significant improvement to the amount of visibility than is what is currently experienced by the existing property. The garage wing would not be visible from this location as it is recessed from the public highway and obscured by mature tree planting.

View 2 is considered to be most relevant in terms of wider views given that it is visible from a public footpath, albeit one that has been closed for 2 years. Whilst the new dwelling would be more prominent in winter conditions it is considered that the public footpath would be generally used in the summer months which the proposed condition survey indicates would largely be obscured by vegetation and would take up a similar building footprint.

Views 1 and 3 would see negligible changes in terms of landscape impact.

¹ PPG Reference ID: 64-001-20190722

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Accordingly, it is considered that the proposed development is considered acceptable as it would generally reduce its impact on the surrounding landscape and would be less prominent with the exception of View 2. However, given the design of the proposals and that the property is more elongated and set back from the public highway it is considered that less harm would be caused by the proposed development in terms of landscape impact than what is currently in situ.

On balance the proposed development would not have a materially greater impact on the openness of the Green Belt and is not inappropriate development in the Green Belt.

DESIGN

The existing application site is brick facing and incorporates traditional features found in 1950s construction. It is of simple style in appearance but appears to be quite dominate from the street scene. The existing roofline measures 7.8m along the roof ridgeline and 8.6m at its highest point before dropping at a significant angle. The existing garage roof measures 2.5m at the eaves and 3.6m at its highest point.

The proposed integral garage would be located approximately 2.4m from the party boundary with the neighbouring dwelling with the central spine located 12.1m to the party boundary of Clearview. Due to the design of the development, it would have varying heights relating to the roofline. The garage would measure 2.7m at the eaves and 5.2m at its highest point. The central spine would measure 5.3m at the eaves and 7.5m at its highest point whilst the rear roof element would measure 2.5m at the eaves and 3.8m at its highest point.

The rear elevation would largely be consistent with the principal elevation. In addition, a balcony would serve the central spine measuring 2.9m in height and glazed handrail taking total height to 4.1m

The proposed development would be faced in red multi facing brickwork, large glazed aluminium windows and doors and timber cladding to the garage door with the addition of sky lights serving the loft space. It would have a less dominate appearance from the street scene due to the use of a central spine providing a linear lay out and alternating roof heights with the garage substantially set back by 16.1m from the street scene.

In terms of space around the dwelling, it would provide significant hardstanding for parking arrangements in addition to the garage space to accommodate the proposed number of bedrooms and substantial private amenity space to both the side and rear would remain

The area immediately surrounding the application property is characterised by a variety of housing design and mix of property types, although predominantly detached with the exception of the neighbouring property which are semi-detached. Given the varied character of the area, the proposed development is not considered to be harmful to the overall character and appearance of the area.

The proposed works will incorporate elements of contemporary and traditional style and materials and would represent a substantial improvement in terms of design quality which is currently in situ.

The development would have less of an impact upon the street scene than the existing dwelling despite the increase in size due to the orientation of the building design. Considering the overall wider context of the area, it is considered that the proposal is acceptable with regards to visual amenity and is considered acceptable in the street scene providing an acceptably sized plot whilst benefiting from adequate outdoor amenity space. Accordingly, the proposed development will not result in significant harm to the visual amenities of neighbouring properties, or the wider area given its remote location and is in accordance with policies CS2, CS5 and CS19 of the Knowsley Core Strategy.

RESIDENTIAL AMENITY

The proposed development is located in a semi rural area at the end of North End Lane. Due to its location and surroundings the only neighbours which are relevant for consideration would be the occupiers of Clearview, North End Lane.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

As stated, the proposals are largely set back from the public highway than what is currently experienced. The garage would sit 3.3m forward the principal elevation of the neighbouring rear garage at Clearview. It would provide a separation distance of 2.4m at its closest point to the property boundary and a total separation distance of 8.5m between the properties. As the garage is set back a total distance of 17.2m would be provided between the central spine and Clear View at its nearest point.

The proposals have been sympathetically designed so that the vast majority of glazed units serve the garden wing at the rear and front the garden to the side of the property. The windows located at the side elevation facing Clearview serve a hallway and glazed staircase and would not house habitable rooms with the exception of the study which would be obscured by planting arrangements. Further, due to the juxtaposition of the properties, the rear balcony would not overlook the neighbouring property.

On balance, it is considered that the proposed development will not result in significant harm to residential amenity of neighbours and instead provides an improvement in terms of residential amenity than what is currently in place. In addition, the occupiers of the proposed dwelling will benefit from outdoor amenity space of an acceptable quality and overall satisfactory living conditions.

HIGHWAYS

The development would not give rise to adverse impacts to the public highway. The Highways Authority raise no objections to the proposed development but request and informative to be attached to the decision notice.

OTHER ISSUES

No issues.

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 as identified on plan no 1305-211 REV B and 1305-210 REV C, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed schedule of materials.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Prior to the implementation of any landscaping or the removal of trees from the site a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for Trees T10 and T10 on a 1:1 basis. The scheme should include the location, size and species of replacement trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan (adopted June 2006).

- 5) Five working days written notice shall be given to the Arboricultural Officer before commencement of the works hereby granted.

Reason: For the avoidance of doubt and to comply with the application.

- 6) No tree/shrub felling, vegetation management and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy (adopted January 2016).

- 7) No above ground works shall take place until the location of at least 1 bird nesting box and 1 bat box have been submitted to and agreed in writing with the local planning authority. The bird and bat boxes shall be installed in accordance with the approved details prior to the first occupation of the dwelling and shall be retained at all times thereafter.

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

- 8) No work for the construction of this development, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08:00 – 18:00 Monday to Friday; and
08:00 – 13.00 on Saturdays;

In particular, no work should be carried out on Sundays or officially recognised public holidays without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents.

- 9) No part of the development hereby permitted shall be commenced until a Construction/Demolition Management Plan has been submitted to and agreed in

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

writing by the Local Planning Authority that details the means of mitigation of construction/demolition effects. This shall include but not limited to the following:-

- 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.
- Methods for dust control and suppression.
- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials.
- Location of site compound.
- Details of relevant pest control measures to be taken during both the construction and demolition phases.

All site works shall then proceed only in accordance with the approved management plan.

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).

10) As a precaution, Reasonable Avoidance Measures (RAMs) during the construction phase should be undertaken due to the potential for Great Crested Newts:

- o Existing vegetation on the site shall be gradually cut and removed under ecological supervision to encourage any amphibians present to move away from the effected areas.
- o 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 from seeking shelter or protection within them; and
- o 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 top soil or similar to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians/reptiles.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11.06.2022	1305-99 REV A		LOCATION PLAN
11.06.2022	1305-110 REV A		PROPOSED SITE PLAN
01.07.2022	1305-211 REV B		PROPOSED ELEVATIONS C AND D
01.07.2022	1305-112 REV B		PROPOSED FIRST FLOOR PLAN
01.07.2022	1305-111 REV B		PROPOSED GROUND FLOOR PLAN
02.09.2022	1305-210 REV C	V2	PROPOSED ELEVATIONS A AND B - GARAGE

John Fleming
14.09.2022

Alan Kilroe
16 September 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

INFORMATIVES

UNITED UTILITIES

Dear Planning Team

Location : Valleyfield North End Lane Halewood Knowsley L26 5QB

Proposal : DEMOLITION OF DWELLING AND DETACHED GARAGE AND THE ERECTION OF 1 NO. DWELLING WITH INTEGRAL GARAGE

United Utilities wish to make the following comments regarding the proposal detailed above.

DRAINAGE

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above.

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 main river).

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable

options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

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 'Sewers for Adoption and United Utilities' Asset Standards'. This is important as drainage design can be a key determining factor of site levels and layout.

The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

WATER AND WASTEWATER SERVICES

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. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below. If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

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

United Utilities may not allow building over or in close proximity to a public sewer.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Developer's 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. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

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.

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 earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their 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. See 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 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/>

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

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

Yours faithfully

The Planning, Landscape and Ecology Team

HIGHWAYS

The applicant is reminded that it is an offence to allow material carried from the site to be deposited on or cause damage to the highway, as a result of dirty wheels or badly loaded vehicles. Should this occur, the Council as Local Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and reserves the right to prosecute offenders under Sections 131, 148 and 149 of the Highways Act 1980.

MERSEYSIDE FIRE AND RESCUE

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NUMBER REF: 22/00355/FUL

PROPOSAL: DEMOLITION OF DWELLING AND DETACHED GARAGE AND THE ERECTION OF 1 NO. DWELLING WITH INTEGRAL GARAGE TOGETHER WITH OTHER ASSOCIATED WORKS.

ADDRESS: VALLEYFIELD NORTH END LANE HALEWOOD

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 appliances should comply with the requirements of Approved

Document B5 of the Building Regulations.

* 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.

☐ Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

☐ The premises should comply with Section 55 of the County of Merseyside Act 1980

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

Yours faithfully,

Rachel Holland

Authorised Fire Safety Inspecting Officer

And on behalf of Merseyside Fire and Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\balmerj\appdata\local\microsoft\windows\inetcache\content.outlook\lqhb66h5\22-00355-ful officer report v1.rtf

water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

ENVIRONMENTAL HEALTH

Contaminated Land Advisory Note

Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

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.

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.

MERSEYSIDE ENVIRONMENTAL ADVISORY SERVICE

DEMOLITION OF DWELLING AND DETACHED GARAGE AND THE ERECTION OF 1 NO. DWELLING WITH INTEGRAL GARAGE TOGETHER WITH OTHER ASSOCIATED WORKS

Valleysfield, North End Lane, Halewood, Knowsley, L26 5QB

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise the demolition of the existing dwelling and detached garage and erection of 1no. dwelling with integral garage along with associated works.
2. Having reviewed the application and supporting documentation, our advice is set out below in two parts.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

- Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
- Should the Council decide to adopt an alternative approach to MEAS Part 1 advice, I request that you let us know. MEAS may be able to provide further advice on options to manage risks in the determination of the application.
- Part Two sets out guidance to facilitate the implementation of Part One advice and informative notes.

In this case Part One comprises paragraphs 3 to 8, whilst there is no Part Two.

Part One

3. The applicant has submitted an Ecology Survey & Assessment report in support of the planning application in line with Local Plan Core Strategy policy CS8 (*We Know Services, April 2021, 21/00003*). I advise that the survey meets BS42020:2013 and is acceptable.
4. Following an external and internal inspection, the existing main dwelling was considered to provide moderate potential for roosting bats. I advise that emergence and re-entry bat surveys are therefore required **prior to determination**. Bats are protected species and Local Plan Core Strategy policy CS8 applies. Protected Species are a material consideration.
5. The survey and report are essential to determine if bats are present. If present the Local Planning Authority is required to assess the proposals against the three tests (Habitats Regulations) and determine whether an EPS licence is likely to be granted. Surveys must follow Standing Advice and best practice guidance². Any deviation from these guidelines must be fully justified. The applicant should note that timing for this survey is May to August / September inclusive.
6. Built features or vegetation on site may provide nesting opportunities for breeding birds, which are protected and Local Plan Core Strategy policy CS8 applies. The following planning condition is required:

CONDITION
No tree / shrub felling, vegetation management and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.
7. The proposed development will result in the loss of bird breeding habitat and Local Plan Core Strategy policy CS8 applies. To mitigate for this loss, details of bird nesting boxes (e.g. number, type and location on an appropriately scaled plan) that will be erected on the site should be provided to the Local Planning Authority for agreement. The following planning condition is required:

CONDITION

The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as

² Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust ISBN-13: 978-1-872745-96-1

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

well as timing of installation, has been provided for approval and implemented in accordance with those details.

8. The presence of great crested newt on the site is not considered to be reasonably likely. However, as a precaution, I advise that the undertaking of the following Reasonable Avoidance Measures (RAMs) during the construction phase is secured by a suitably worded planning condition:
- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians 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 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 from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles.

I would be pleased to discuss these issues further and to provide additional information in respect of any of the matters raised.

Peter McKeon MCIEEM
Principal Ecologist

**DEMOLITION OF DWELLING AND DETACHED GARAGE AND THE ERECTION
OF 1 NO. DWELLING WITH INTEGRAL GARAGE TOGETHER WITH OTHER
ASSOCIATED WORKS**
Valleysfield, North End Lane, Halewood, Knowsley, L26 5QB
Additional information – Bat Survey Report

9. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise the demolition of the existing dwelling and detached garage and erection of 1no. dwelling with integral garage along with associated works.
10. Having reviewed the application and supporting documentation, our advice is set out below in two parts.
- Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
 - Should the Council decide to adopt an alternative approach to MEAS Part 1 advice, I request that you let us know. MEAS may be able to provide further advice on options to manage risks in the determination of the application.
 - Part Two sets out guidance to facilitate the implementation of Part One advice and informative notes.

In this case Part One comprises paragraphs 3 to 7, while Part Two comprises paragraphs 8 and 9.

Part One

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

11. Following previous MEAS comments of 16 August 2022, the applicant has submitted a Bat Survey Report (*We Know Services, August 2022, 21/00028/B, Second Issue*) in line with Local Plan Core Strategy policy CS8. I advise that the survey is acceptable.
12. In summary, no evidence of roosting bats was recorded and the Council will not be required to assess the proposals against the three tests (Habitats Regulations).
13. Due to the transient nature of bats (and as recommended by the applicant's ecological consultant), I advise that an updated bat survey is undertaken if the existing dwelling has not been demolished by 1 May 2023. This can be secured by a suitably worded planning condition.
14. The existing dwelling was categorised as having moderate suitability for roosting bats and this habitat will be lost to facilitate development. To compensate for this loss, I advise details of bat boxes (e.g. number, type and location on an appropriately scaled plan) that will be erected on the site be provided to the Local Planning Authority for agreement. This can be secured by the following planning condition:

CONDITION
The development hereby permitted shall not be occupied until details of bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.
15. I advise that previous MEAS advice of 16 August 2022 regarding breeding birds and amphibian RAMs still applies.

Part Two

16. **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.**
17. Habitats on site and adjacent to the site may provide foraging and commuting habitat for bats. Lighting for the development may affect the use of these areas. If any external lighting is required as part of the proposed development, it should be designed so that it protects ecology and does not result in excessive light spill onto the habitats in line with NPPF (paragraph 180). It would be helpful for the applicant to refer to *Bat Conservation Trust website* <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>

I would be pleased to discuss these issues further and to provide additional information in respect of any of the matters raised.

Peter McKeon MCIEEM
Principal Ecologist

LOCAL PLANNING AUTHORITY

It is noted that MEAS has requested a condition to be placed on the application due to the transient nature of bats. Rather than a condition, the building should be inspected by a suitably qualified ecologist prior to the demolition if this has not taken place by 1st May 2023.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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