

<u>APPLICATION NO:</u>	26/00059/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	Holy Family Catholic Primary School, Hall Lane, Cronton		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY EXTENSION TO ACCOMMODATE ADDITIONAL NURSERY AGED CHILDREN, ACCESSIBLE RAMPS AND STEPS, 3 CANOPIES, HIGH AND LOW LEVEL FENCING, HARDSTANDING FOR PLAYGROUND AND SOFT LANDSCAPING		

Site Description

The application relates to the Holy Family RC Primary School site on Hall Lane, Cronton. To the southwest of the school is the Holy Famy Social Club, with the presbytery and church to the southwest of the club. Between the club building and school site is the car park which has shared use between the school and the club. To the south of the school building is a large, grassed area within school grounds.

Backing onto the school site are residential properties fronting Woburn Drive to the northwest, and residential properties backing the noted grassed area to the south west which front Hampton Drive, and to the south east fronting Sandbec Gardens. On the opposite side of Hall Lane to the school are residential properties, and an access road to open space including a sports pitch which extends behind some Hall lanes houses. Although there is the school, social club and church, nonetheless the area is primarily residential in character.

Proposal

The proposal is to remove existing steps and ramp and canopy at the northwestern end of the school building and to erect an extension to the existing school nursery.

The extension would be approximately 11m wide with a maximum depth of approximately 11.3m reducing to approximately 9m. The extension would be flat roofed and single storey, and slightly higher than the existing nursery building extension for building connection purposes. Adjacent the southwestern elevation of the extension a combined ramp and steps structure would be erected. The ramp/steps structure would rise to 0.8m, and there would be handrails along both the ramp edging and the steps edging. The structure would be approximately 18m wide across the side of the extension and approximately 3.8m deep, there would be a central access point, with the steps leading from one side up, and the ramp leading up from the other.

A canopy is proposed over the proposed ramp/steps and adjacent hard surfacing with a width across the southwestern elevation of approximately 14.6m and a depth of approximately 8m. A further canopy is proposed on the opposite side of the nursery extension, the northeastern elevation, over the nursery hard surfaced play area. This canopy would have a width across the extension elevation of approximately 14.6m and a depth of approximately 3.6m. There would be a very

small canopy over a small inlet at the back of the nursery on the northeastern elevation a little further south than the proposed nursery play area canopy of approximately 2.6m wide and approximately 2.05m deep.

The installation of the 2 no. canopies, at the front and back of the school and new hard play, allows the separation of play for age groups to meet DfE guidelines. Low level fencing of approximately 1.1m height and higher fencing of 2m in height would be installed to separate play areas, including for differing age groups of the nursery.

The 1.1m high railings would run from the higher school boundary fencing down to the nursery part of the school building, forming two areas of play for the 2-3 year olds and the 3-4 year olds. A relatively short length of 2m high railings would run from the building for a length of approximately 1.9m and two lengths of 2.4m high mesh fencing installed coming out from the building 1.5m and across from the end of this fencing across to meet the 2m high railings to be installed to 'box off' the entrance to the nursery on this Hall Lane facing elevation. Running from the rear of the nursery extension to the northwest boundary of the site would be two lengths of 1.1m high railings to provide separation and form a habitation play area. Further lengths of 1.1m railings would be installed to provide separation for a hard and soft reception play area to the south of the ramp/steps extending to the northeastern school boundary. The 1.1m and 2m high railings would not require planning permission themselves under the terms of the Town and Country Planning General Permitted (England) Order 2015 as amended, as it would not exceed 2m in height and would not be adjacent a highway used by vehicular traffic (the 1.1m high railings would for a length of 2m into the school site from Hall Lane but would be behind 2m high).

There would be internal upgrades within the nursery as extended to the sanitary facilities.

The proposed nursery as extended would house the correct resources and area requirements for a 27 place 3 to 4 years old nursery, and a 19 place 2 to 3 year old nursery, totalling 46 spaces; the current nursery can take up to 20 places for 3-4 year olds. The nursery would operate 08.00 – 18.00 Monday to Friday, similar to the school, and the nursery would employ an additional 3 school staff.

Consultations

Highway Authority - No objections in principle, request CEMP condition.

Environmental Sustainability - No objections, request Landscape and Ecological Management Plan submission and note that bio-diversity net gain is a statutory pre-commencement condition, and a biodiversity gain plan is required to discharge that. No works are required with regards bats.

Cronton Parish Council - No comments received

Merseyside Fire and Rescue Authority - No objections, give informatives.

Representations

This application has been publicised by letters sent to 48 neighbours. No representations have been received.

Planning History

20/00359/FUL - REMOVAL OF EXISTING BOUNDARY FENCING AND ERECTION OF NEW 2.4-METRE-HIGH STEEL MESH AND POST FENCE TO THE NORTHERN, EASTERN AND SOUTHERN BOUNDARIES OF THE PLAYING FIELD. Grated: 24.08.2020.

18/00420/FUL - ERECTION OF SINGLE STOREY EXTENSION. Granted: 22.10.2018.

17/00650/KMBC1 - CONSTRUCTION OF A PRAM STORE. Granted: 08.12.2017.

13/00279/FUL - CONSTRUCTION OF A LINK CORRIDOR EXTENSION TO THE SIDE OF THE SCHOOL TO PROVIDE ACCESS FROM THE MAIN SCHOOL BUILDING TO THE NURSERY BUILDING TOGETHER WITH ACCESS RAMP. Granted: 10.07.2013.

12/00198/FUL - EXTENSION TO EXISTING MAIN SCHOOL BUILDING TO FORM LIBRARY TOGETHER WITH ASSOCIATED ACCESS RAMP. Granted: 07.06.2012.

09/00532/FUL - ERECTION OF EXTENSION TO FRONT ELEVATION TO PROVIDE ADDITIONAL CLASSROOM AND STAFF ROOM. INFILL EXTENSION TO EXISTING COURTYARD TO PROVIDE LINK CORRIDOR AND SMALL GROUP ROOMS. Granted: 21.12.2009.

08/00451/FUL - ERECTION OF AN EXTENSION TO NORTH FACING ELEVATION TO FORM A NEW NURSERY TOGETHER WITH ERECTION OF A CANOPY TO FORM A COVERED HARD SURFACE PLAY AREA & ASSOCIATED EXTERNAL WORKS. Granted: 02.10.2008.

07/00981/FUL - ERECTION OF SINGLE STOREY EXTENSION TO FORM NEW CLASSROOM ADJACENT TO THE EXISTING KITCHEN AND HALL. Granted: 02.01.2008.

06/00520/FUL - INSTALLATION OF 1NO. DOUBLE MOBILE CLASSROOM UNIT. Granted: 09.08.2006.

05/00041/FUL - ERECTION OF 2.4M HIGH EXCALIBUR SECURITY FENCING. Granted: 23.02.2005.

04/00524/KMBC1 - ERECTION OF NEW NURSERY / PARENT AND CHILD CENTRE WITH EXTERNAL PLAY AREA. Granted: 23.06.2004.

02/01081/KMBC1 - ERECTION OF EXTENSION TO FORM NEW NEIGHBOURHOOD NURSERY/PARENT & CHILD CENTRE AND EXTERNAL PLAY AREA. Granted: 06.08.2003.

02/00767/FUL - ERECTION OF SINGLE STOREY EXTENSIONS TO FORM 1 NO. NEW CLASSROOM AT REAR AND 2 NO. CLASSROOM EXTENSIONS TO FRONT. Granted: 25.10.2002.

02/00517/KMBC1 - INSTALLATION OF 1 CCTV CAMERA ON 10M HIGH COLUMN. Granted: 26.07.2002.

99/00638/APP - ERECTION OF SINGLE STOREY EXTENSION TO SIDE OF SCHOOL. Granted: 26.11.1999.

96/00280/APP - ERECTION OF 2.4m HIGH STEEL PALISADE SECURITY FENCING. Granted: 08.07.1996.

95/00634/APP - ERECTION OF SINGLE STOREY BUILDING. Granted: 15.12.1995.

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

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

H5 - Development within Primarily Residential Areas
ENV2 - Noise and Vibration
DQ4 – Trees and Development

Article 35 Statement

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.

Assessment

The proposal relates to an extension to a nursery within an existing primary school and external works relating to the nursery play areas and is acceptable in principle.

Design and Visual Amenity Considerations

The proposed extension would tie in with the existing nursery and would be of similar design and matching materials. The extension would be of modest size and single storey and would not be detrimental to the visual amenities of neighbouring properties or the area in general. The canopies would allow outdoor play during inclement weather and provide shielding from the sun and would be situated on the northeast and southwest sides of the school building at the nursery end, and there is an existing canopy which would be removed to allow the nursery extension and would not be detrimental to visual amenity taking the school siting context into account and would not be close to neighbouring properties. The proposed ramp and steps would be a relatively low height with hand rails attached on the southwest side of the school and would serve its purpose without impacting on the visual amenities of neighbouring properties or the area in general. The proposed fencing would be within the school grounds, could be erected without planning permission and would not be detrimental to visual amenity. The play areas are expected within school grounds and are acceptable and would not be detrimental to visual amenity. Landscaping is proposed, and BNG needs to be attained, which would improve the appearance of the school grounds.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Highways Considerations

The proposed development would be contained wholly within the established school site and no alterations to the existing vehicular access arrangements or the wider highway network are proposed.

The key consideration with regards highways considerations is the extent to which the intensification/increase of nursery provision may affect traffic demand, parking behaviour and local highway conditions, particularly at peak school arrival and departure times.

The extension would facilitate an increase in nursery provision, with the submitted information confirming accommodation for up to 46 nursery-aged children (including the existing up from the existing 20 spaces for 3-4 years old).

The proposal represents a modest intensification of an existing educational use and would not involve any changes to the site access or the surrounding highway network. Whilst the development would result in an increase in pupil numbers and associated vehicle movements, the scale of the increase is not considered to result in a significant impact on highway operation or safety.

This represents a modest increase in activity associated with the existing use, rather than the creation of new traffic-generating development. Whilst nursery uses tend to generate a relatively higher proportion of escorted trips at peak times, the scale of the increase would be limited.

All development would be contained within the existing school boundary and would not materially affect internal vehicular routes or servicing arrangements. There is no indication that refuse collection, emergency access or general servicing would be compromised. The scheme is therefore acceptable in terms of internal vehicle circulation and operational layout.

For schools (outside defined centres), the Ensuring a Choice of Travel SPD indicates a maximum provision of:

- Up to 2 car parking spaces per classroom.

This would notionally require an uplift in spaces of 2 spaces. The SPD makes clear that these standards are not minimum requirements, they should be applied flexibly, and account must be taken of existing provision and site-specific circumstances

Existing parking equates to 76 spaces in the car park to the south east of the school, shared with the social club. The scale of notional increase is limited, and it is not considered that the impact on the highways would be significant and the car park could accommodate any additional parking required as a result of development.

The SPD places emphasis on promoting sustainable modes of travel and reducing reliance on private vehicles. As such covered and secure cycle storage can be provided, secured through condition.

The SPD requires the submission and implementation of Travel Plans for school developments, with measures to manage travel demand and promote sustainable modes.

In this case:

- No Travel Plan has been submitted.
- No review of an existing Travel Plan has been provided

Whilst the proposal does not warrant refusal on highways grounds, it is clear that:

- The development represents an increase of nursery provision.
- This would increase drop-off and pick-up activity.
- School-related traffic is a known source of localised congestion and community concern
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It would therefore be in the applicant's and school's best interests to review and update the existing School Travel Plan to reflect the increased capacity and to actively manage travel demand. However the Highways Engineer has not stated that such a Travel Plan is required and should be secured by condition. The proposed development is relatively modest in scale in the context of the school site and it is considered that such is not required, although an informative advising the school would be appropriate.

The site is located within a constrained residential area where on-street parking is already sensitive, particularly during school peak periods. Therefore although the development would be relatively modest it would be prudent to require a CEMP to mitigate against construction and delivery impacts on the highway and neighbouring properties and could be secured by condition.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Residential Amenity Considerations

The proposed extension of relatively modest scale would not be detrimental to the residential amenities of the area, particularly given the context of the much larger existing school building. The nursery extension would be in excess of 25m from the rear elevation of the houses that front Woburn Drive, and there is vegetation along the

boundary with those rear gardens in part which would offer additional mitigation. Whilst the proposal would bring the nursery closer to the rear of properties fronting Woburn Drive by approximately 12m and 9m, the 12m deep part of the extension would have toilet facilities and a small meeting room along the northwest side of that part of the nursery offering a shielding barrier, whilst the 9m deep part of the extension would have a solid wall along the northeast elevation. The extension would extend where the current extension is, which has glazing and an entrance door giving access to the canopy area. The proposed extension would have the glazing and entrance door on the Hall Lane elevation, plus an entrance door and windows to the W.C area and food prep area on the opposite side to Hall Lane on the southwest elevation. The nursery play areas would be on the Hall Lane elevation of the extended nursery, whilst currently the nursery covered external play area is on the northwest side of the nursery, where the proposed extension would be. Given the existing school and nursery on the site; the W.C facilities, small meeting room and solid wall across the northwest side of the nursery extension proposed offering shielding from the nursery children's area; that the extension would be where the current nursery covered play area is; that there would be in excess of 25m from the nursery extension and the rear of the Woburn Drive houses; that there is some shielding planting across the northwest boundary of the school site; the Monday to Friday operating hours (similar to the school's taking account breakfast and afterschool clubs); it is considered that the proposal would not impact on the residential amenities of neighbouring properties or the locality to any significant degree.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

BNG and Ecology

The applicant has submitted a Biodiversity Net Gain assessment, metric calculation and landscape plan which is acceptable and will achieve the required 10% net gain target. A 11.71% net gain in area units would be achieved on site with all trading rules met. The onsite BNG within the landscape plan is not considered to be significant enhancement.

The BNG Officer advises that a Landscape and Ecological Management Plan should be submitted that corresponds with the habitat enhancements detailed within the BNG assessment, which could be secured through condition. The Officer notes that Biodiversity net gain is a required pre-commencement planning condition and a Biodiversity net gain needs to be submitted for approval prior to the development commencing.

An Inspection & Assessment in relation to Bats & Breeding Birds report (Tyrere Ecological Consultants Ltd) was submitted and the building on site is determined to pertain to a bat roost suitability of 'None', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023). No further surveys are recommended. Council ecological advice is that the report is acceptable and no further works with bats is required.

A small decaying willow (2.6m high) to the south of the existing canopy is proposed to be felled. The tree is in very poor health and is on the south side of the school building offering little amenity value. The loss of the tree is acceptable. All other trees are to be retained and would be protected by appropriate fencing. The tree is decaying and also offers no amenity value. As such the removal is both for safety and to facilitate the ramp/steps structure. It is considered that there is no benefit to requiring a replacement for a dying tree that offers no amenity value and considering

that there will be an uplift in biodiversity within the site (grassland etc planting, bat and bird boxes etc).

Conclusion

The proposal is for a nursery extension to an existing nursery within a primary school. The extended nursery would provide additional nursery places for the locality, required due to housing developments in the surrounding area and the government funding hours for nursery aged children. The proposal would not have significant impacts on the highway network or parking, given the context of the existing school and the available car parking. The design of the proposed works is acceptable and in character with the existing school building. The application complies with national and local planning policies and is recommended for condition.

Recommendation

That planning permission be granted subject to the following conditions: -

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

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

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

Reason: For the avoidance of doubt.

- 3) No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Environment Management Plan has been put in place for the site manager and contractors to follow. This shall include the following:

- b) Suitable methods for dust control and suppression, to be used when appropriate.
- c) Control of transfer of mud out of the site such as wheel washing, and to be used at all times.
- d) Appropriate areas for the storage of plant and materials which do not impact adversely on residential amenity.
- e) Suitable location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements to ensure no adverse impacts on the highway or residential amenities. Construction staff must not park on the road as the area is a constrained residential area where on-street parking is an existing issue.
- f) Adequate provision for addressing any abnormal wear and tear to the highway.
- j) Hours of demolition and construction to be 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays.

- 4) No more than a total of 46 children of ages 2-4 years old shall be accommodated within the existing nursery provision and the proposed nursery extension at any time.

Reason: For the avoidance of doubt and in the interests of residential amenity and highway safety.

- 5) Prior to the commencement of development, a Landscape and Ecological Management Plan shall be submitted to and agreed in writing with the Local Planning Authority. The submitted Plan shall correspond with the habitat enhancements detailed within the submitted BNG assessment and the planting details required pursuant to Condition 11 of this planning permission.

Reason: In the interests of biodiversity and visual amenity.

- 6) The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority and take into account the Landscape and Ecology Management Plan required pursuant to Condition 5 of this planning permission, and the landscape details required pursuant to Condition 11 of this planning permission. The biodiversity gain plan must include:
 - (a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat.
 - (b) The pre-development biodiversity value of the onsite habitat.
 - (c) The post-development biodiversity value of the onsite habitat.
 - (d) Any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development.
 - (e) Any biodiversity credits purchased for the development.
 - (f) Any such other matters as the Secretary of State may by regulations specify.

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

Reason: To accord with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and in the interests of biodiversity.

- 7) The tree protection identified in the approved Arboricultural Method Statement must be in place prior to the commencement of development and shall be retained in accordance with the Method Statement at all times whilst construction works are ongoing.

Reason: In the interests of tree protection and visual amenity.

- 8) Prior to any above ground works a scheme for the provision of bat and bird boxes within the school site, which shall include number, type and location on an appropriately scaled plan as well as timing of installation, shall be submitted to and agreed in writing by the Local Planning Authority, and the works implemented in accordance with the agreed timing of installation. Evidence of implementation (i.e. photographs) shall be provided to the Local Planning Authority to verify implementation of the agreed bat and bird boxes.

Reason: In the interests of biodiversity.

- 9) 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.

Reason: To protect the ground and water environment and in the interests of protection of end users of the site, local residents and the general public.

- 10) No topsoil is to be imported or used on 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/used onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To ensure than any topsoil used within the site is safe and would not cause harm to the ground and water environment, or to end users of the site, local residents and the general public.

- 11) Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to the details for the proposed neutral grassland, trees and lawn indicated on the Proposed Landscape Plan and any other planting to take place and shall include: planting plans, specifications and schedules, planting size, species and numbers/densities, and a scheme for the timing / phasing of work.

For the avoidance of doubt the establishment and maintenance of the soft landscaping details hereby required shall be incorporated into the Landscape and Ecology Plan required pursuant to Condition 5 of this planning permission.

The approved landscaping works shall be implemented and completed prior to the first use of the nursery extension hereby permitted or the first available planting season if the development hereby permitted is completed within the planting season (planting season is October - March).

Any trees, shrubs or grasses planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 30 years of planting shall be replaced within the next planting season by trees, shrubs or grasses of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location in the interests of visual amenity.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/03/2026	7757-HFC-CUN-XX-XX-DR-A-1000	REV P06	LOCATION PLAN
05/03/2026	7757-HFC-CUN-ZZ-XX-DR-A-6000	REV P01	PROPOSED EXTERNAL WALLS
13/02/2026	TRE/HFCCPSB/REV A	-	ARBORICULTURAL METHOD STATEMENT
13/02/2026	7757-HFC-CUN-ZZ-00-DR-A-3011	REV P05	DEMOLITION FLOOR PLAN
13/02/2026	7757-HFC-CUN-ZZ-00-DR-A-2010	REV P08	PROPOSED FLOOR PLAN
13/02/2026	7757-HFC-CUN-ZZ-01-DR-A-2050	REV P03	PROPOSED ROOF PLAN
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-1200	REV P05	PROPOSED SITE PLAN
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-1202	REV P06	PROPOSED LANDSCAPE PLAN
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-2120	REV P05	PROPOSED ELEVATIONS
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-2200	REV P02	PROPOSED SECTIONS
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-3200	REV P04	PROPOSED DEMOLITION ELEVATIONS
13/03/2026	7757-HFC-CUN-ZZ-01-DR-A-6161	REV P01	PROPOSED ROOF PLAN EXTERNAL MATERIALS
13/03/2026	7757-HFC-CUN-ZZ-XX-DR-A-6110	REV P03	PROPOSED EXTERNAL CANOPIES
13/03/2026	7757-HFC-CUN-ZZ-00-DR-A-6160	REV P01	PROPOSED GROUND FLOOR EXTERNAL MATERIALS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 12/06/2026

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

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Informatives

- 2 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 3 Highways Act 1980

It is an offence to deposit materials on, or otherwise obstruct, the public highway without lawful authority. This includes:

- Mud, debris or construction materials
- Obstruction caused by vehicles or plant
- Damage to the highway surface or apparatus

The developer must ensure that the public highway is kept clean, safe and unobstructed at all times during construction.

- 4 It is in the school's best interests to review and update the existing School Travel Plan to reflect the increased capacity and to actively manage travel demand.

This should include:

- Updated modal split data.
- Measures to reduce reliance on private vehicles.
- Management of arrival/departure patterns.
- Ongoing monitoring and review

A proactive approach would help minimise impacts on the surrounding network and reduce the likelihood of ongoing issues for both the school and local residents.

- 5 Merseyside Fire and Rescue Service.

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 6 Bird Breeding

No tree felling, scrub clearance or vegetation management 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 trees, scrub 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.