



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/02351/FUL

Name and address of applicant

Dogs Trust Trustee Limited
Dogs Trust
17 Wakley Street
London
EC1V 7RQ

Name and address of agent

Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Date of Receipt: 15 August 2023

Date Valid: 10 October 2023

Address/Location Of Development:

Dogs Trust
Whiston Lane
Huyton
Knowsley
L36 6HP

Description of Development:

**REDEVELOPMENT (AND PART RETENTION) OF EXISTING DOG'S TRUST
REHOMING CENTRE TO DELIVER NEW FACILITIES INCLUDING NEW
REHOMING BUILDING, VETS AND PUPPY SUITE, AN INTAKE AND BOOKING
BUILDING AND TRAINING BARN, WORKS TO VEHICULAR AND PEDESTRIAN
ACCESSES, LANDSCAPING AND LAYOUT INCLUDING OUTDOOR FURNITURE
AND ASSOCIATED WORKS.**

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. A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

- i. a survey of the extent, scale and nature of contamination.
- ii. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

E. Materials Management Plan

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

F. Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with the National Planning Policy Framework (2023), Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

4. Notwithstanding the approved document Desk Study Report & Coal Mining Risk Assessment (AG3533-23-AQ88) prepared by Applied Geology, Issue 1 dated September 2023, no part of the development hereby permitted shall commence until:

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity has been submitted to and agreed in writing by the Local Planning Authority; and

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full, prior to first occupation of the development, in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To prevent any risk to the public and general pollution of the environment in accordance with the National Planning Policy Framework (2023), Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

5. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the ground is suitable for the proposed development in the interests of safety and to comply with the National Planning Policy Framework (2023) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

6. Prior to commencement of development, full details of excavations and earthworks to be carried out within 10m of the railway boundary with Network Rail land and shall ensure that there is no detrimental impact upon the support zone of National Rail land and infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include the level of detail identified in Network Rail's email dated 3 November 2023 attached as an informative to this decision.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard rail infrastructure and to ensure compliance with the National Planning Policy Framework (2023) and Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

7. Notwithstanding the submitted details, no part of the development hereby permitted shall commence until details of the existing and proposed site levels and the adjacent land have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include sections across the site. The development shall only be implemented in accordance with the agreed details.

Reason: To ensure a satisfactory development in the interests of amenity and to comply with the National Planning Policy Framework (2023) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

8. No part of the development, including any works of demolition hereby permitted shall commence until a Demolition / Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of construction effects. The Plan shall include but not be limited to the following:

a) Methods for the mitigation of noise and vibration from demolition and building works, including any piling works, and also for the operation of any temporary power generation or pumping plant which will operate overnight.

b) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.

c) Methods for dust control and suppression.

d) Details of methods for pest control to be taken during both the demolition and construction phases.

e) Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles (for each phase as necessary); and the methods of loading and unloading of plant and materials.

f) Management of deliveries including prevention of waiting / layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a trained Banksman (RoSPA or equivalent).

g) Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.

h) An implementation programme of works including phasing if applicable.

i) The parking of vehicles of site operatives / staff and visitors.

- j) Adequate provision for addressing any abnormal wear and tear to the highway.
- k) Proposed hours of construction which unless otherwise agreed with the Local Planning Authority shall be limited to 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays.
- l) The details of the design, siting and maintenance of any security hoardings.
- m) There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.
- n) No scrub clearance, hedgerow removal, vegetation management or ground clearance 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 scrub, hedgerows 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.
- o) A scheme identifying Reasonable Avoidance Measures (RAMs) for hedgehog and amphibians:

Hedgehog

- A pre-commencement check for hedgehog.
- All trenches and excavations should have a means of escape (e.g., a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure mammals do not use them.

Amphibians

- 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, to remove any hazard to amphibians.

p) Invasive Species - Rhododendron within Site Boundary

A method statement, prepared by a competent person, which includes the following information:

- A plan showing the extent of the plants.
- The methods that will be used to prevent the plant/s spreading further, including demarcation.
- The methods of control that will be used, including details of post-control monitoring; and
- How the plants will be disposed of after treatment / removal.

q) The development shall have regard to the requirements of Network Rail as detailed in their email dated 3 November 2023 attached to this decision.

The above details shall be compiled in a coherent and integrated document and should be made accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. The approved measures shall be implemented prior to the demolition and construction of the development. The development shall thereafter be carried out in accordance with the measures described within the approved Plan.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers / areas; adjacent Priority Woodland habitat and in the interest of highway safety and to comply with the National Planning Policy Framework (2023), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. Prior to the commencement of the development hereby permitted, a Site Waste Management Plan or similar mechanism detailing the minimisation of waste production shall be submitted to and approved in writing by the Local Planning Authority. The plan should also include details of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal.

The approved details shall be implemented in full.

The following information should be included within the audit (or similar mechanism) as stated in the Planning Practice Guidance:

- the anticipated nature and volumes of waste that the development will generate.
- where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development.
- the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

Reason: To reduce and manage waste generated from the development in accordance with the National Planning Policy Framework (2023), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy WM9 of the Merseyside and Halton Joint Waste Local Plan (2013).

10. Notwithstanding the submitted Flood Risk Assessment and Drainage Strategy Rev. 1 dated June 2023 prepared by Nolan Associates:

A) Prior to the commencement of development, a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), shall be submitted to and approved in writing by the Local Planning Authority.

The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below (Informatives). The maximum rate of discharge, off-site, shall not exceed 3.83l/s and be in line with the drainage strategy prepared by KP, Ref: 100 P1 Dated 22 June 2023. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

For the avoidance of doubt, the surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the elements set out below (informative). The developer should also have regard to their obligation to ensure that the proposed drainage scheme complies with the requirements of Network Rail as set out below (informatives).

The agreed scheme shall be implemented in full prior to first occupation of the development and maintained thereafter.

B) Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.
- A schedule for on-going inspections relating to performance and condition.
- Details for planned maintenance and a mechanism for remedial and urgent repair works.
- Means of access for inspection and maintenance purposes.

The approved plan shall be implemented in accordance with the approved details and the timeframes contained within it.

Reason: To ensure a satisfactory drainage system is provided to serve the development and to ensure the effectiveness of flood risk in accordance with the National Planning Policy Framework (2023), House of Commons Written Statement 161 for Sustainable Drainage Systems (2014), Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

11. Notwithstanding the submitted "Waste Management" statement received 15 August 2023 prior to the first occupation of any part of the development hereby permitted, precise scheme details of dedicated refuse and recycling enclosures / facilities shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details and maintained as such thereafter.

Reason: To secure a suitable provision of waste storage and suitable enclosures to support the development and to ensure suitable waste management practices and adequate waste storage / facilitation of waste collection in order to comply with the National Planning Policy Framework (2023), Policies CS2, CS5, CS19 and CS26 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy WM9 of the Joint Waste Local Plan (2013).

12. Notwithstanding the submitted drawings, except for any site clearance works no development hereby permitted shall commence until a scheme for the design and layout of highway improvement works has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the works shall include but not be limited to:

i) the introduction of a footway to the north of the site access to meet the existing footway provision; and

ii) provision of a pedestrian crossing point over Whiston Lane to the south of the proposed site access.

The approved scheme shall be implemented prior to the development first being brought into use and retained thereafter.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with the National Planning Policy Framework (2023), Saved Policy T7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Core Strategy, adopted January 2016.

13. Notwithstanding the draft Workplace Travel Plan prepared by David Tucker Associates referenced TM/SC/25081-02 Travel Plan dated 26 July 2023, no part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of how measures to promote and encourage alternative modes of transport to the single-occupancy car would be communicated to employees. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:

- a) Production and distribution of an information pack for employees detailing travel.
- b) Options and information on all modes of transport.
- c) Information on existing transport policies, services and facilities, travel behaviour and attitudes.
- d) Access for all modes of transport.
- e) Advice on appropriate measures and actions to reduce car dependency and encourage sustainable travel.

The approved Travel Plan shall be issued to employees on initial occupation of the development.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to the National Planning Policy Framework (2023), Saved Policy T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS7 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD (2010).

14. Notwithstanding the approved details no part of the development hereby permitted shall take place until a scheme identifying areas of parking (including disabled spaces), servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the areas identified have been hard surfaced, drained within the site and permanently marked out or demarcated in accordance with the agreed details. These areas shall be retained as such thereafter

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with the National Planning Policy Framework (2023), Saved Policy T7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Core Strategy, adopted January 2016, the Ensuring a Choice of Travel SPD (2010) and Design Quality in New Development SPD (2016).

15. Notwithstanding the details indicated on Drawing (90) 9000 Rev L received 5 March 2024, the development hereby permitted shall not be brought into use until precise scheme details of the proposed cycle storage indicated on the plan has been submitted to and agreed in writing by the Local Planning Authority.

The scheme shall be implemented in accordance with the agreed details before any part of the development has been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: In the interests of ensuring the provision and availability of adequate cycle storage and promoting sustainable travel opportunities and to comply with the National Planning Policy Framework (2023), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Ensuring a Choice of Travel SPD (2010).

16. Prior to the first occupation of the development hereby permitted precise scheme details of the Electric Vehicle Charging points indicated on approved Site Plan (Proposed) drawing referenced (90) 9000 Rev. M received 5 May 2024, shall be submitted to and agreed in writing by the Local Planning Authority.

The scheme shall ensure that it provides for weatherproof electric vehicle charging points readily accessible from a dedicated parking space. All EV charging points shall be clearly marked as such.

The agreed scheme shall be carried out in full retained for use thereafter.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with the National Planning Policy Framework (2023) and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

17. Notwithstanding the submitted details and any description of materials forming part of the submission, prior to the first occupation of any part of the development, the following details shall be submitted to and agreed in writing by the Local Planning Authority:

a) Hard Landscaping:

A full specification and samples, where appropriate, of materials to be used for the construction of hard surfacing throughout the site.

b) Soft Landscaping:

A detailed landscaping scheme, the details of which shall relate to all land surfaces not built upon and shall include, but not limited to:

- i. Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.
- ii. The exact location and species of all existing trees and other planting to be retained.
- iii. All proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sqm of all new planting.
- iv. An outline specification for ground preparation.
- v. The proposed arrangements and specifications for initial establishment.
- vi. Maintenance and longer-term maintenance of all planted and / or turfed areas.
- vii. The scheme shall take into account the observations of Network Rail in their email dated 3 November 2023 as below (informatives).

c) Landscaping, Enhancements and Biodiversity Net Gain

The submitted ecological mitigation scheme shall deliver an enhancement in biodiversity units to the receptor site equal to or greater than the loss of biodiversity units on the development site, such that there is no net loss of biodiversity units as a result of the development.

The approved details shall be wholly implemented in their finally approved form 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. The development shall be fully constructed in accordance with the approved scheme in accordance with timescales contained therein.

Reason: In the interests of visual amenity and biodiversity and to comply with the National Planning Policy Framework (2023), Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Trees and Development SPD (2016) and Design Quality in New Development SPD (2016).

18. Prior to the commencement of the development hereby approved, a detailed Landscape and Habitat Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Habitat Management Plan shall address the following:

- Description and evaluation of the features to be managed.
- Ecological trends and constraints on site which may influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- Personnel responsible for implementation of the plan.
- Confirmation of funding and ownership and
- Details of a programme of monitoring and remedial measures triggered by monitoring.

The agreed details shall be implemented in full and maintained thereafter if required.

Reason: To ensure the protection of trees and habitat during the construction works and to ensure there are no impacts on local ecology, having regard to the National Planning Policy Framework (2023), Policies CS2, CS8 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Trees and Development SPD (2016).

19. The development shall be carried out strictly in accordance with the Tree Hazard Evaluation Survey prepared by Brewood Landscapes Limited dated August 2022 and Tree Survey Report (Pre-Development) prepared by Dunnkirk Consultancy Limited referenced DT/5837/Huyton dated 6 August 2023

Reason: In order to protect trees that contribute positively to the visual amenity of the area and to comply with the National Planning Policy Framework (2023), Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Trees and Development SPD (2016).

20. Prior to commencement of any part of the development hereby permitted, at least five working days written notice shall be given to the Local Planning Authority of the intention to commence development.

The protective fencing referred to in the approved Tree Survey Report (Pre-Development) prepared by Dunnkirk Consultancy Ltd referenced DT/5837/Huyton dated 6 August 2023 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 ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing is in place prior to works commencing. in the interests of visual amenity and to comply with the National Planning Policy Framework (2023), Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Trees and Development SPD (2026).

21. Notwithstanding the details of the boundary treatments as indicated on the submitted drawings, prior to any above ground works, precise scheme details of all walls (including existing to be retained and retaining walls / structures), fences, gates or other means of enclosure to be erected / retained within the development shall have been submitted to and approved in writing by the Local Planning Authority.

Any boundary treatments forming part of the scheme shall take into account the requirements and recommendations of Network Rail as detailed in their email dated 3 November 2023 and included as an informative to the permission hereby approved.

The development shall be carried out only in accordance with the approved details and maintained as such thereafter.

Reason: In the interests of visual amenity and railway safety, to comply with the National Planning Policy Framework (2023), Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, and saved Policy DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Design Quality in New Development SPD (2016).

22. Notwithstanding the submitted details contained with the External Lighting Design Report (Kendalls) dated 24 April 2023, prior to the first installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority.

The details of the scheme shall include, but not be limited to:

- Positioning details.
- A detailed description and precise scheme and manufacturer's specifications / details of the type of lighting.
- Isolux plot and details of luminosity.
- Steps taken to minimise excessive light spill.
- Demonstrate no overspill of light onto Network Rail land to ensure the ongoing safety of the operational railway.
- Demonstrate that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met.
- Make reference to the 'Bats and Artificial Lighting at Night' guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.
- Should the development be brought forward in phases, the scheme shall include a lighting strategy for each particular phase.

The lighting shall be installed in accordance with the details as approved and shall be maintained as such thereafter.

Reason: To ensure that light pollution is minimised and that any lighting does not adversely impact on visual and local amenity; protected species; the safe operation of rail infrastructure and to comply with the National Planning Policy Framework (2023), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policy ENV3 in the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Design Quality in New Development SPD (2016).

23. Notwithstanding any details or description of materials in the application, no above ground construction works shall be commenced until samples and / or full specification of materials to be used externally on the buildings, 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. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to ensure that the development complies with the National Planning Policy Framework (2023), the National Design Guide (2021), Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

24. Notwithstanding any detail indicated on the approved Ground Floor Plan (Rehoming Building) Dwg. No. (06) 1000 Revision G received 2 May 2024 prior to the commencement of any part of works associated with this building, precise scheme detail of the proposed external platform lift shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details and retained as such thereafter.

Reason: In the interests of accessibility and visual amenity and to comply with the National Planning Policy Framework (2023), the National Design Guide (2021), Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

25. Prior to the installation, precise scheme details of the proposed Photovoltaic Panels and Air Source Heat Pump(s) shall be submitted to and approved in writing by the Local Planning Authority.

These details shall be in accordance with the recommendations of the approved Sustainability Statement and Energy Audit prepared by KGA (UK) Ltd referenced 6008-KGA-00-XX-RP-M-0001 dated April 2023.

The measures as approved shall be carried prior to the first occupation of the building to which the measures relate and retained as such thereafter.

Reason: In the interest of securing a sustainable development, in the interests of visual amenity and to comply with the National Planning Policy Framework (2023) and Policies CS2 and CS22 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

26. The development hereby permitted shall be carried out in accordance with:

a) The submitted Social Value Strategy referenced PP-12342641v1JTX dated 23 August 2023; or

b) Any subsequent updated Strategy that shall have first been submitted to and approved in writing by the Local Planning Authority prior to first occupation of any part of the development.

Monitoring of the Social Value Strategy outputs shall be reported to the Local Planning Authority prior to the first occupation of any part of the development hereby permitted.

Reason: To ensure that the development contributes towards developing skills and in work competitiveness in the Borough and to comply with the National Planning Policy Framework (2023) Policies CS2 and CS4 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

27. 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: In the interests of the amenity of neighbouring sites and to comply with the National Planning Policy Framework (2023), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

28. The Training Barn building hereby approved shall not be occupied until the first-floor windows within the southwest elevation which serve the office space / staircase have been glazed with obscure glass to a level equivalent to Pilkington Level 3 or above or an alternative arrangement has been made in accordance with details that have first been submitted to and agreed by the Local Planning Authority. The agreed details shall thereafter be maintained and retained in accordance with these details.

Reason: To prevent overlooking and loss of privacy to neighbouring property and to comply with the National Planning Policy Framework (2023) and Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (January 2016).

29. The development hereby permitted shall not be occupied until details of bird and bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been submitted to and agreed in writing by the Local Planning Authority.

Evidence of implementation (i.e. photographs) shall be submitted to the Local Planning Authority before first occupation of any part of the proposed development to enable discharge of the condition and the approved boxes retained thereafter.

Reason: In the interests of biodiversity conservation and to comply with the National Planning Policy Framework (2023) and Policy CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

30. Notwithstanding the details on the approved layout plan, prior to the first occupation of development hereby permitted a revised site layout plan that removes the 2 no. parking spaces to the north of the proposed access shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: In the interests of visual amenity and to ensure that the development complies with the National Planning Policy Framework (2023), Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/08/2023	SK101	P2	SITE ENTRANCE VISIBILITY AND TRACKING
14/09/2023	PDA - E.RB - XX - DR - A - (05) 1101	Rev A	EXISTING RECEPTION BUILDING PROPOSED ELEVATIONS (SHEET 2 OF 2)
14/09/2023	PDA - E.RB - XX-SK - A - (05) 1100	Rev A	EXISTING RECEPTION BUILDING PROPOSED ELEVATIONS (SHEET 1 OF 2)
14/09/2023	PDA - EX - XX - DR - A - (05) 9001	Rev C	SITE LOCATION PLAN
14/09/2023	PDA - E.RB - XX-SK - A - (05) 1100	Rev A	EXISTING RECEPTION BUILDING PROPOSED ELEVATIONS (SHEET 1 OF 2)
10/10/2023	PDA - EX - 00 - DR - A - (90) 9200	Rev A	SITE DEMOLITION PLAN
10/10/2023	PDA - E.RB - 00 - DR - A - (05) 1000	Rev C	EXISTING RECEPTION BUILDING PROPOSED GROUND FLOOR GA
10/10/2023	PDA - E.RB - 01 - DR - A - (05) 1001	Rev C	EXISTING RECEPTION BUILDING - PROPOSED FIRST FLOOR GA
14/03/2024	PDA - SI - XX - DR - A - (90) 1002	-	PHASING PLAN
02/05/2024	PDA - INT- XX - PL- A - (05) 1101	Rev D	ELEVATIONS (SHEET 2 OF 2) INTAKE BUILDING
02/05/2024	PDA - MS - 00 - PL- A - (05) 1000	Rev E	GROUND FLOOR GA (MAINTENANCE STORE)
02/05/2024	PDA - MS - XX - PL- A - (05) 1100	Rev C	ELEVATIONS (MAINTENANCE STORE)
02/05/2024	PDA - REH - XX - PL- A - (05) 1100	Rev E	ELEVATIONS (SHEET 2 OF 2) (REHOMING BUILDING)
02/05/2024	PDA - TB - 00 - PL- A - (05) 1000	Rev F	GROUND FLOOR GA (TRAINING BARN)
02/05/2024	PDA - TBA - 00 - PL- A - (05) 1000	Rev E	GROUND FLOOR GA (TBA BUILDING)
02/05/2024	PDA - TBA - XX - PL- A - (05) 1100	Rev C	ELEVATIONS (TBA BUILDING)
02/05/2024	PDA - TB - XX - PL- A - (05) 1100	Rev F	ELEVATIONS (TRAINING BARN)
02/05/2024	PDA - INT- XX - PL- A - (05) 1100	Rev C	ELEVATIONS (SHEET 1 OF 2) (INTAKE BUILDING)
02/05/2024	PDA - EX - 00 - PL - A - (90) 9000	Rev M	SITE PLAN (PROPOSED)
02/05/2024	PDA - TB - 01 -	Rev A	FIRST FLOOR GA (TRAINING

	PL - A - (05) 1001		BARN)
02/05/2024	PDA - INT- 00 - PL- A - (05) 1000	Rev E	GROUND FLOOR GA (INTAKE BUILDING)
02/05/2024	PDA - REH - 00 - PL- A - (05) 1000	Rev G	GROUND FLOOR GA (REHOMING BUILDING)
02/05/2024	PDA - REH - XX - PL- A - (05) 1100	Rev E	ELEVATIONS (SHEET 1 OF 2) (REHOMING BUILDING)
02/05/2024	PDA - BO - XX - PL - A - (05) 1100	Rev C	ELEVATIONS (BOOKED BUILDING)
02/05/2024	PDA - BO - 00 - PL -A - (05) 1000	Rev F	GROUND FLOOR GA (BOOKED BUILDING)
16/05/2024	ADL386_RPZ	Rev A	ROOT PROTECTION ZONE PLAN
24/05/2024	-	-	PROPOSED DEVELOPMENT AND TREE PROTECTION PLAN
24/05/2024	-	-	TREES TO BE REMOVED EXPANDED PLAN
15/08/2023	-	Rev .B	ECOLOGICAL APPRAISAL (AUGUST 2023)
15/08/2023	P23-111-R01	v1	NOISE IMPACT ASSESSMENT
15/08/2023	6008-KGA-00-XX-RP-M-0001-April 2023	-	SUSTAINABILITY STATEMENT AND ENERGY AUDIT
15/08/2023	-	-	TREE HAZARD EVALUATION SURVEY (AUGUST 2022)
15/08/2023	PA17541-00	-	PRELIMINARY UXO RISK ASSESSMENT
15/08/2023	-	-	WASTE MANAGEMENT
14/09/2023	AG3533-23-AQ88	(Issue 1)	DESK STUDY REPORT & COAL MINING RISK ASSESSMENT (SEPT 2023)
14/09/2023	-	-	SOCIAL VALUE STRATEGY
14/09/2023	DT/5837/Huyton	-	TREE SURVEY REPORT (PRE-DEVELOPMENT)(DUNNKIRK CONSULTANCY LTD)
10/10/2023	-	-	AREA SCHEDULE (FLOOR AREA)
30/11/2023	TM/SC/25081-01a (30 November 2023)	-	TRANSPORT STATEMENT
28/05/2024	-	-	BIODIVERSITY NET GAIN ASSESSMENT METRIC CALC
28/05/2024	-	Rev B	BIODIVERSITY NET GAIN REPORT (MAY 2024)
29/05/2024	-	Issue 1	REPORT ON GROUND INVESTIGATION - APPLIED GEOLOGY APRIL 2024

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:-

The Joint Merseyside and Halton Waste Local Plan 2013

WM8 - Waste Prevention and Resource Management

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Adding Social Value to Development, Employment and Skills SPD (2018)

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

Developer Contributions SPD (2016)

SUPPLEMENTARY PLANNING DOCUMENTS

National Planning Policy Framework

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

T5 - Location of Major Traffic Generating New Development

T7 - New Development and Walking & Cycling Routes

T8 - Transport Assessments

T9 - Travel Plans

T10 - Access for the Less Mobile

T11 - Taxi Facilities

G3 - Agricultural Land

G5 - Existing Major Developed Sites in the Green Belt

G6 - Conversion or Change of Use of Existing Buildings in the Green Belt

OS7 - Educational Uses and Sites

DQ2 - Security in the Built Environment

DQ3 - Gateway Sites and Corridors

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV4 - Hazardous Substances

ENV5 - Contaminated Land

ENV6 - Landfill Gas

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS4 - Economy and Employment

CS5 - Green Belt

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

CS21 - Greenspaces and Trees

CS22 - Sustainable and Low Carbon Development

CS24 - Managing Flood Risk

CS26 - Waste Management

CS27 - Planning and Paying for New Infrastructure

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 (Maxine Wishart on 0151 443 2319)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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.

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

1. Coal Authority

The comments of the Coal Authority in their attached letter dated 23 November 2023 as attached to this decision.

 - 1 - Ground Investigations

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
 - 2 - Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.
2. Surface Water Drainage Strategy

In relation to Condition 10 the detailed surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the following elements:

(i) Evidence and justification that in selecting drainage features for post-development situation the surface water drainage discharge hierarchy has been followed. Any drainage strategy proposal should clearly demonstrate how the movement down the hierarchy has been considered and that the selection of the most appropriate set of SuDS techniques has taken into account the site geological, topographical and surrounding area characteristics. To assess the feasibility of infiltration techniques as part of the proposed drainage strategy, evidence must be provided to show that a suitable number of soakaway tests have been completed across the whole site within different geology and to a suitable depth (i.e. a similar depth to the proposed infiltration devices). The tests should be completed according to the BRE 365 method and their results should be submitted with the full application. In this application so far, it appears that these tests have not been undertaken.

(ii) A SuDS aims to minimise the impacts from a proposed development on water quantity and quality and maximise amenity and biodiversity. In designing an appropriate set of SuDS techniques for a development site, the LLFA will therefore be expecting above ground, green SuDS to be prioritised to promote water quality, amenity and biodiversity. This becomes more crucial for this development given the recent flooding incidents in Whiston Lane. Given the existence of the railway at the north of the site, these features shall be expected to be placed towards southern boundary of the site.

(iii) Should the surface water from the proposed site is to connect to the culverted main river on Whiston Lane, provision of evidence that the site has an existing discharge point and an environmental permit from the EA for such a connection for post development situation will be required.

(iv) The applicant must provide the full details of survey undertaken on the existing pipe system on the site. The current CCTV survey provided does not show the grade of pipes at some location and neither explain why the survey at some point has been abandoned. The applicant is also required to undertake another survey after the maintenance/repair/replacement undertaken on the pipe sections which are to be remained on site after development.

(v) A drawing showing the proposed impermeable and permeable areas, suitably annotated. In all drainage-related drawings, the site and railway boundary should be highlighted.

(vi) The concept of rainwater harvesting is advocated.

(vii) The applicant will require to provide the approval from the UU, EA and Railway.

(viii) The impact of climate change should be considered as 40% not 30%.

(ix) The proposed drainage pipe design should be based on 1 in 30 years plus 40% climate change with no flooding on site. In terms of the 1 in 100 years plus 40% climate change scenario, the design should be able to demonstrate that which parts of the sites will be flooded, the extent and depth of flood water should be determined. Under the 1 in 100 plus 40% CC rainfall scenarios, the applicant should be to demonstrate that the flood water will not leave the site.

(x) Model Information (Micro Drainage or similar approved) to include a plan showing pipework model numbering and network details. Results showing all the modelling criteria and summary network results for critical 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% CC storm events showing maximum water level, flow and velocity and details of any surface flooding anticipated are required.

(xi) Drainage Plan showing drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details, considering the railway requirements.

(xii) Plan showing overland exceedance routes and flood depth in the event of a failure of the drainage system. The failure of the proposed system should include for blockage of pipes, blockage of outlet structures and risk of impediments across planned flood routing paths. This could be supported by a designer's risk assessment that identifies key points of failure of the system and what means/mitigations have been adopted to limit risk of failure. This will also

inform the maintenance plan with regards to corrective actions needed should a failure occur.

(xiii) Plan showing overland exceedance routes and flood depth, and extreme event exceedance management in the event of a storm event in excess of the 1 in 100 + 40%CC storm event to demonstrate the safety of people and assets. It would be expected to consider a 1 in 200 years rainfall event plus 40% climate change as the exceedance event.

(xiv) Demonstrating that adequate water quality of the off-site surface water flows in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved during all phases of the development.

(xv) Summary Drainage Report setting out the Drainage Strategy and results of the calculations demonstrating compliance with the above.

(xvi) A timetable for implementation of the drainage works including an assessment of any phasing of the development.

3. Cadent Gas Ltd
The comments of Cadent Gas Ltd in their email (and attachment) dated 7 November 2023 as attached to this decision.
4. Environment Agency
The comments of the Environment Agency in their letter dated 6 December 2023 as attached to this decision.
5. United Utilities
The comments of United Utilities in their email and letter dated 13 March 2024 as attached to this decision.
6. Protected Species
The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease, and advice must be sought from a licensed specialist.
7. Construction Environmental Management Plan
Key sources of CEMP guidance/standards are:

http://www.bre.co.uk/filelibrary/rpts/sustainable_construction_simpleways_to_make_it_happen.pdf

NHBC Foundation Research Documents - range of documents on sustainable Construction
<http://www.nhbcfoundation.org/researchpublications>

CIRIA - Environmental Good Practice Site Guide (3rd Edition) (C692)
<http://www.ciria.org/ItemDetail?iProductCode=C692&Category=BOOK>

8. Waste Audit (Waste Local Plan Policy WM8 - Waste Prevention and Resource Management)

The following information could be included within the waste audit (or similar mechanism) as stated in the Planning Practice Guidance:

- the anticipated nature and volumes of waste that the development will generate;
- where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
- the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, - storage, recovery and recycling facilities; and
- any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

Guidance and templates are available at:

<http://www.meas.org.uk/1090>

<https://www.gov.uk/guidance/waste>

<http://www.wrap.org.uk/>

http://ec.europa.eu/growth/tools-databases/newsroom/cf/itemdetail.cfm?item_id=8983

9. Network Rail

The comments of Network Rail in their email dated 3 November 2023 as attached to this decision.

10. Merseyside Fire and Rescue Authority

The comments of Merseyside Fire and Rescue Authority in their letter dated 7 November 2023 attached to this decision.

11. Advertisements / Signage

The planning permission hereby granted does not cover approval for any advertisement(s) indicated on the submitted plan(s) which may require a separate Express Consent to Display Advertisements. Please contact the Council's Development Management Section (Tel: 0151 443 2381) for further advice).

12. Relocation of Street Lighting column

Street lighting apparatus may be affected by this proposal. The relocation of existing lighting columns would need to be funded by the developer.

Any relocation of existing street lighting columns will need to be undertaken / agreed by the Street Lighting and Signing PFI Contract Service Provider. The applicant is advised contact SiteDevelopment@knowsley.gov.uk or eddie.daley2@knowsley.gov.uk

13. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority



Executive Director - Regeneration and Economic Development

Date: 9 September 2024

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.

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,

Plant Protection Team

T: 0800 688 588

plantprotection@cadentgas.com
cadentgas.com

Overview map of worksite

1

2

3

4

5

6

7

Canine Rescue Centre

Pond

Drain

Boro Const Bdy

LAWNS

63mm PE Open Cut

8.0

9.0

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	Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service
Date Requested: 07/11/2023 Job Reference: 31449642 Site Location: 345787 391199 Requested by: Mr Sukvinder Singh Your Scheme/Reference: 23/02351/FUL (SS) View extent: 100m, 100m Scale: 1:1538 (When plotted at A4)	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

1

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 25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 07/11/2023
Job Reference: 31449642
Site Location: 345787 391199
Requested by: Mr Sukvinder Singh

Your Scheme/Reference:
23/02351/FUL (SS)

View extent: 100m, 100m

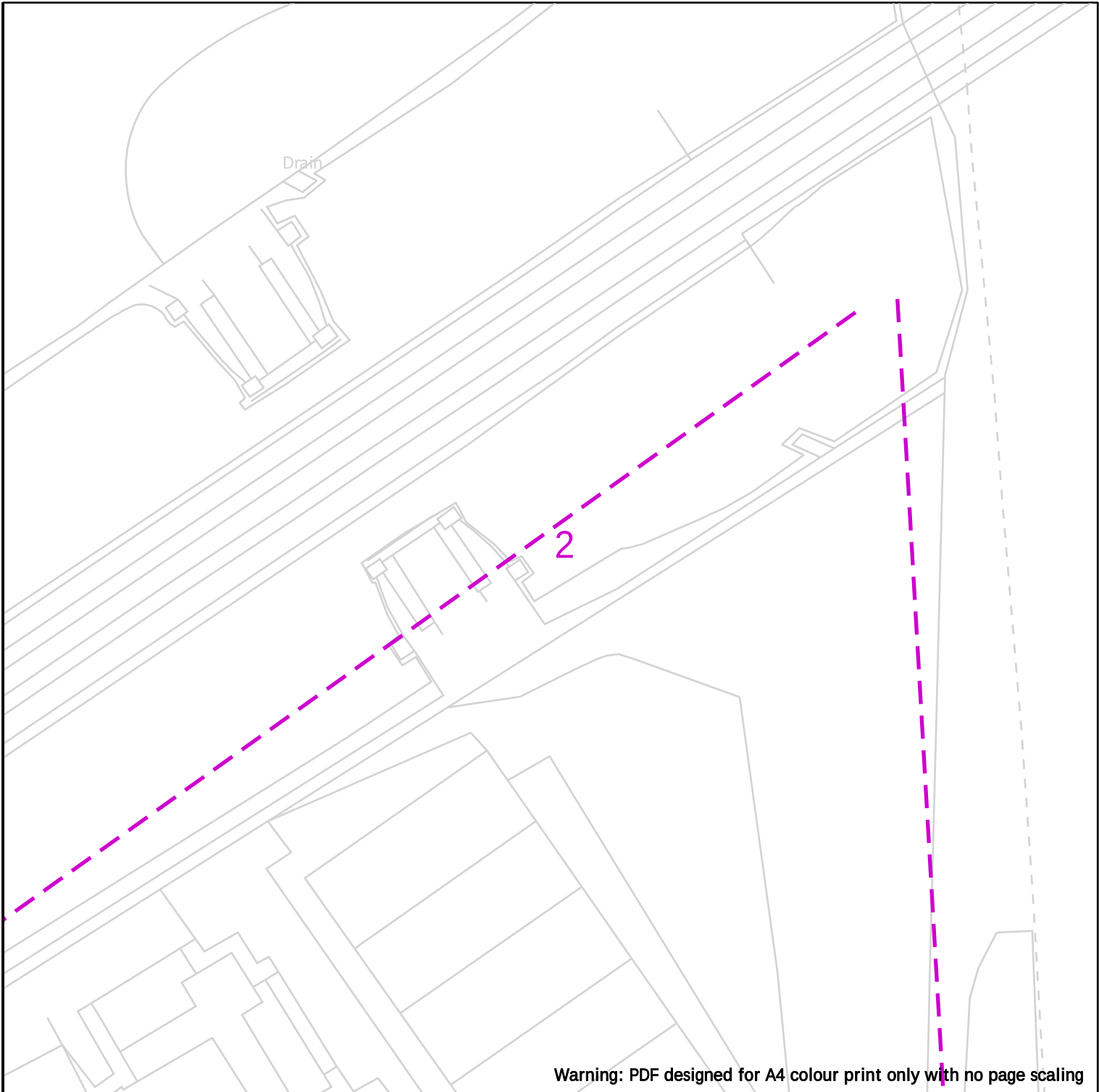
IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

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Scale: 1:500 (When plotted at A4)



Warning: PDF designed for A4 colour print only with no page scaling

 25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 07/11/2023
Job Reference: 31449642
Site Location: 345787 391199
Requested by: Mr Sukvinder Singh

Your Scheme/Reference:
23/02351/FUL (SS)

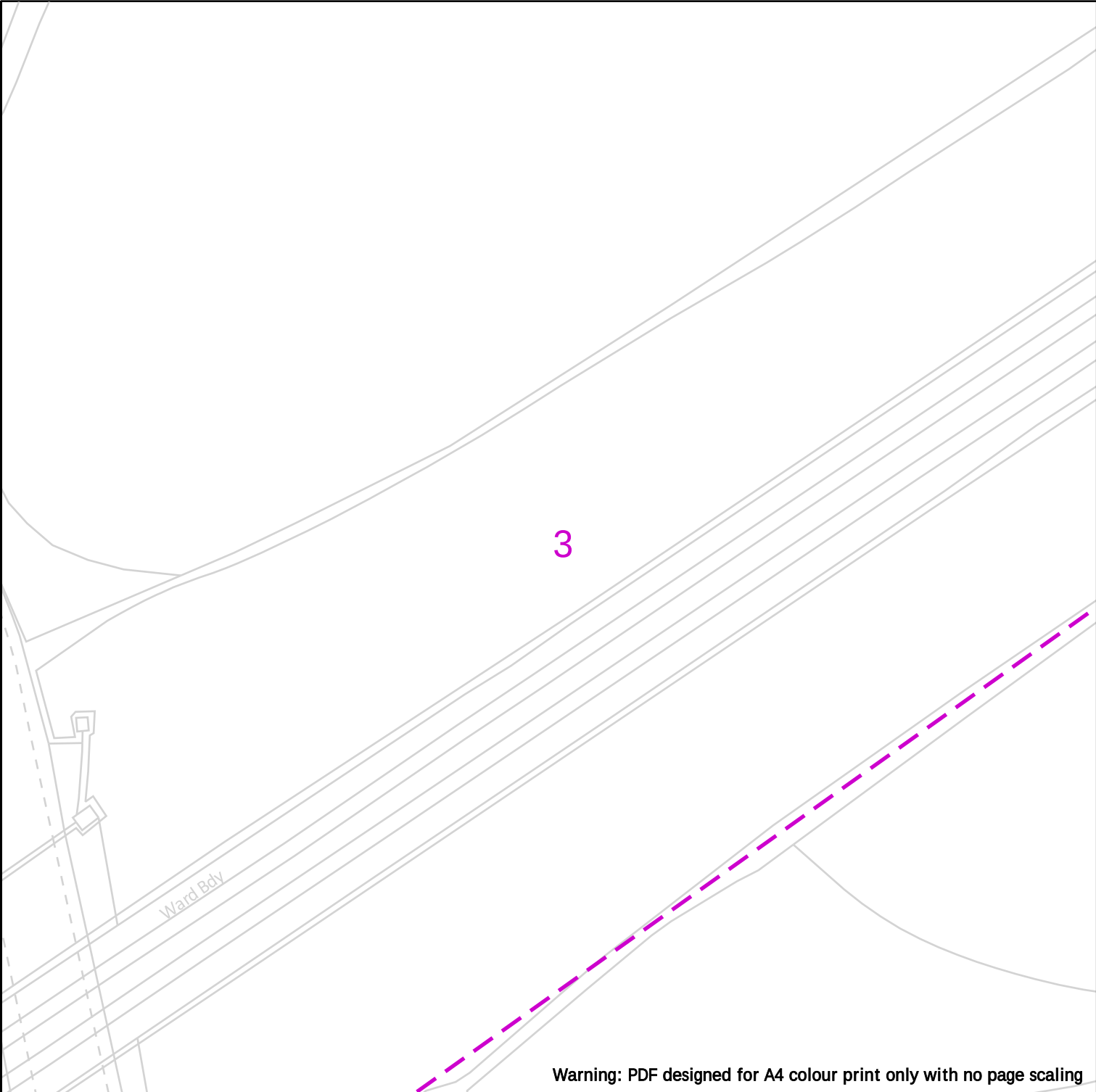
View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999



Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 07/11/2023
Job Reference: 31449642
Site Location: 345787 391199
Requested by: Mr Sukvinder Singh

Your Scheme/Reference:
23/02351/FUL (SS)

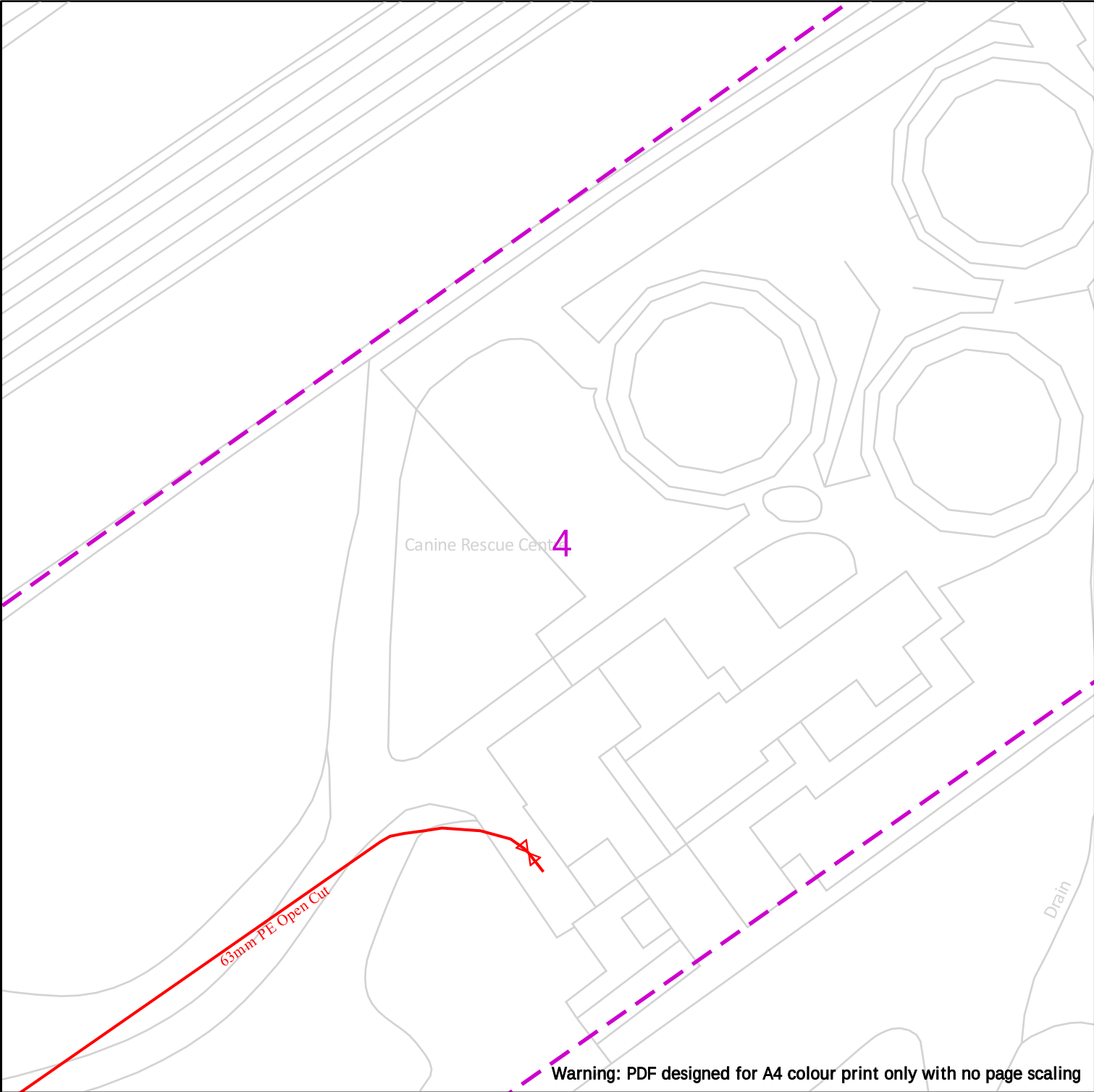
View extent: 100m, 100m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)





Cadent
Your Gas Network

Date Requested: 07/11/2023
Job Reference: 31449642
Site Location: 345787 391199
Requested by: Mr Sukvinder Singh

Your Scheme/Reference:
23/02351/FUL (SS)

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



25m

Dig Sites	Area:	Line:

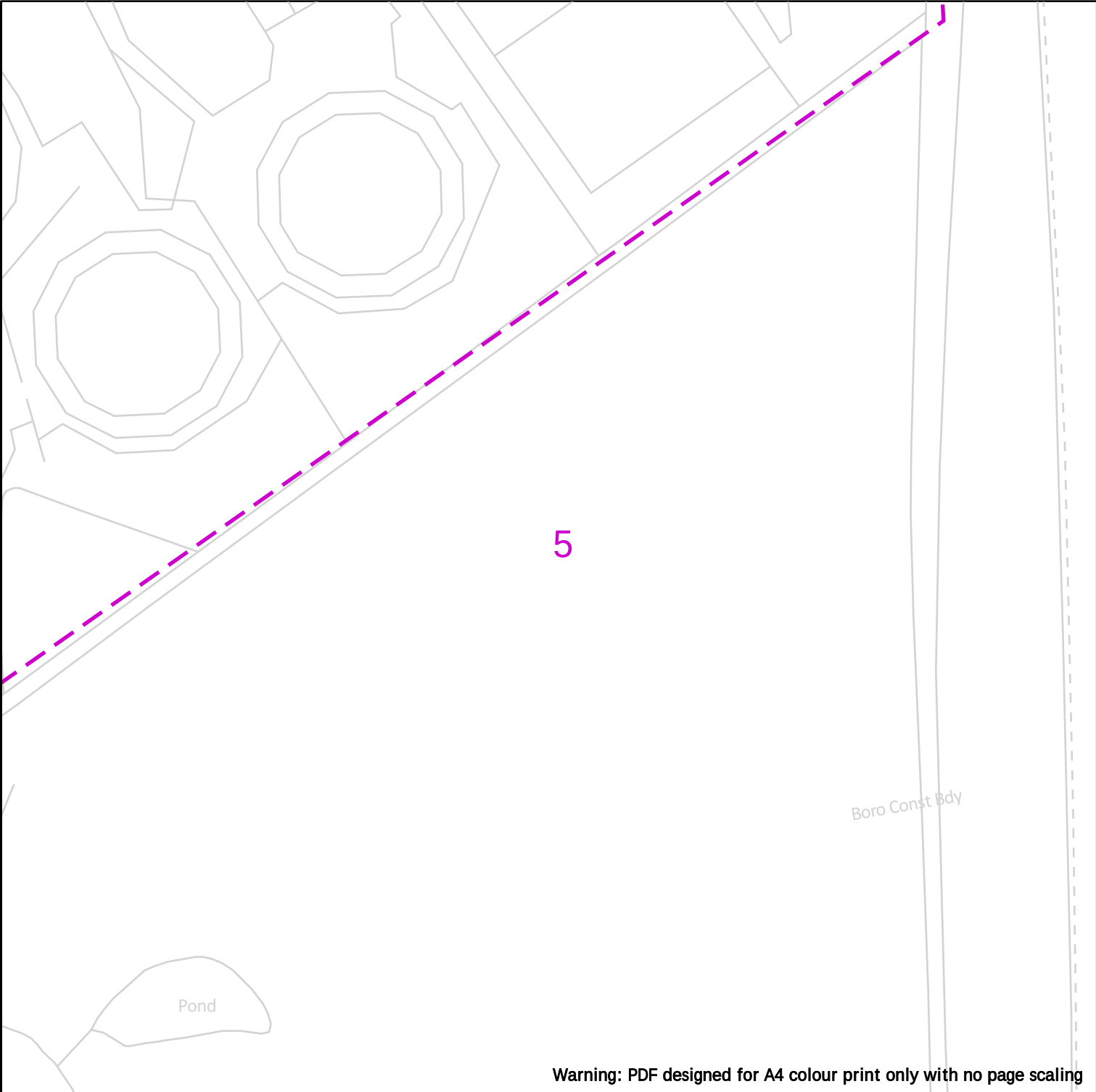
	LP Mains		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
	IP Mains		Syphon		Out of Standard Service
	LHP Mains				

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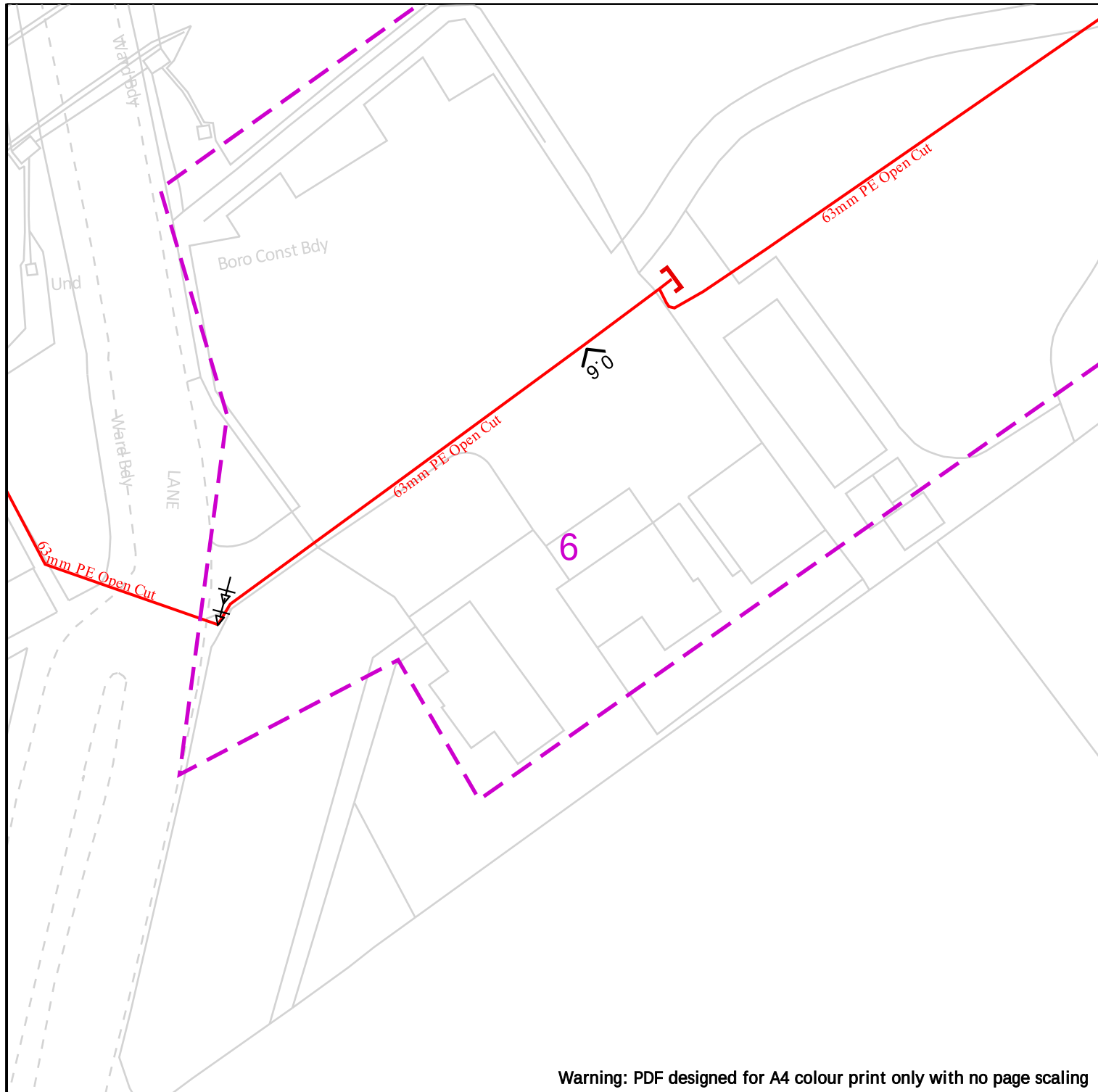
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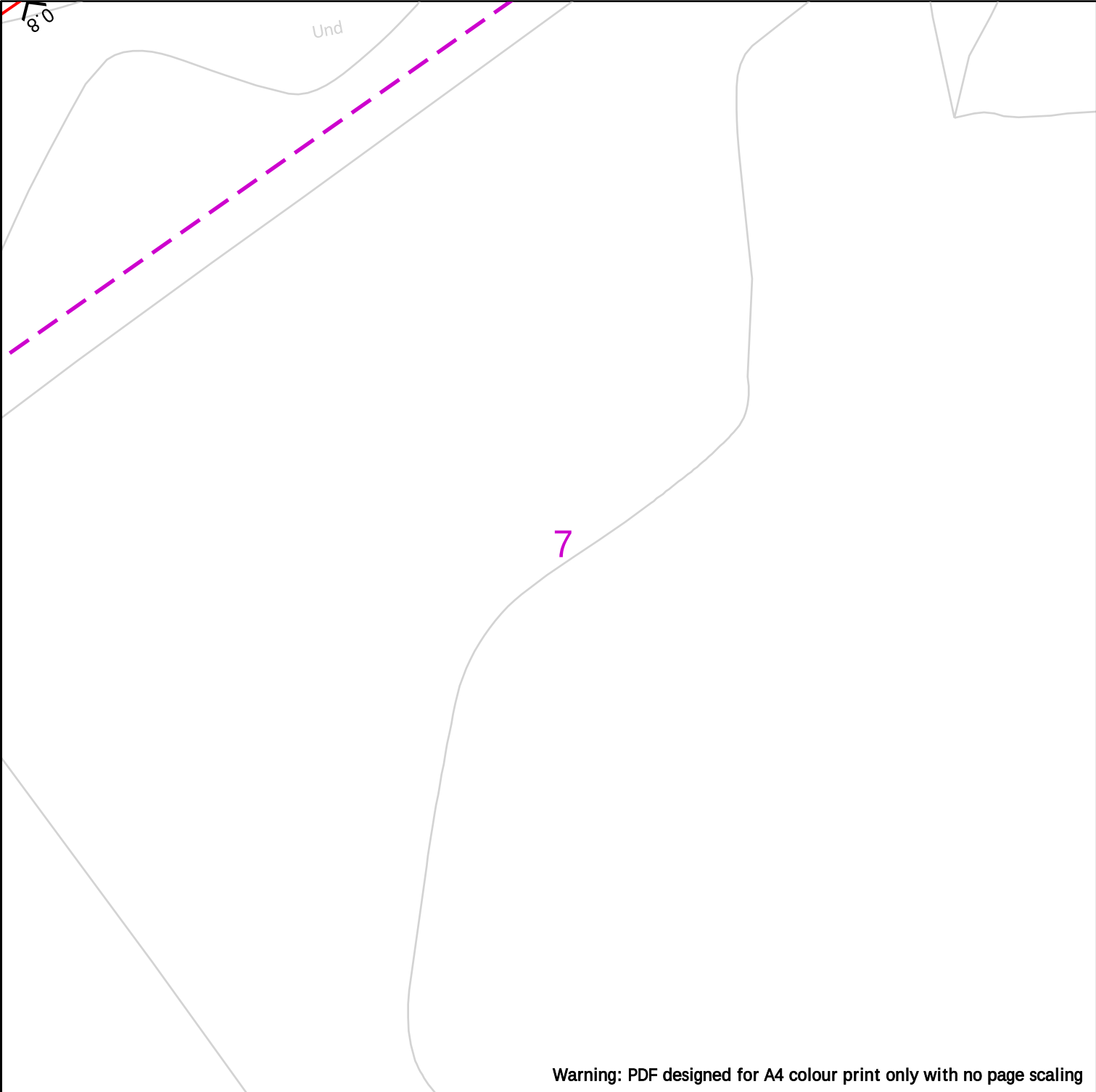


Warning: PDF designed for A4 colour print only with no page scaling

	 Dig Sites Area:  Line: 																							
	<table><tr><td></td><td>LP Mains</td><td></td><td>Valve</td><td></td><td>Diameter Change</td></tr><tr><td></td><td>MP Mains</td><td></td><td>Depth of cover</td><td></td><td>Material Change</td></tr><tr><td></td><td>IP Mains</td><td></td><td>Syphon</td><td></td><td>Out of Standard Service</td></tr><tr><td></td><td>LHP Mains</td><td></td><td></td><td></td><td></td></tr></table>		LP Mains		Valve		Diameter Change		MP Mains		Depth of cover		Material Change		IP Mains		Syphon		Out of Standard Service		LHP Mains			
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Cadent
Your Gas Network

Dig Sites

Area:  Line: 

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Knowsley Metropolitan Borough Council
Development Control
PO Box 26
Huyton
Liverpool
L36 9FB

Our ref: SO/2023/123676/01-L01
Your ref: 23/02351/FUL
Date: 06 December 2023

Dear Maxine Wishart,

REDEVELOPMENT (AND PART RETENTION) OF EXISTING DOG'S TRUST REHOMING CENTRE TO DELIVER NEW FACILITIES INCLUDING NEW REHOMING BUILDING, VETS AND PUPPY SUITE, AN INTAKE AND BOOKING BUILDING AND TRAINING BARN, WORKS TO VEHICULAR AND PEDESTRIAN ACCESSES, LANDSCAPING AND LAYOUT INCLUDING OUTDOOR FURNITURE AND ASSOCIATED WORKS.

DOGS TRUST WHISTON LANE HUYTON KNOWSLEY L36 6HP.

Thank you for consulting us on the above application, on 2nd November 2023.

Environment Agency position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal).
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal).
- on or within 16 metres of a sea defence.
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert.
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Miss India Blythin
Planning Advisor

india.blythin@environment-agency.gov.uk

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email: dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Alison Harrison
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 23/02351/FUL Our ref: 00471750/1097571/AH/LC Date: 7th November 2023

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 23/02351/FUL
PROPOSAL: REDEVELOPMENT (AND PART RETENTION) OF EXISTING DOG'S
TRUST REHOMING CENTRE TO DELIVER NEW FACILITIES INCLUDING NEW
REHOMING BUILDING VETS AND PUPPY SUITE AN INTAKE AND BOOKING
BUILDING AND TRAINING BARN WORKS TO VEHICULAR AND PEDESTRIAN
ACCESSES LANDSCAPING AND LAYOUT INCLUDING OUTDOOR FURNITURE AND
ASSOCIATED WORKS
ADDRESS: Dogs Trust Whiston Lane Huyton Knowsley L36 6HP

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 Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- * In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.
- * Water supplies for firefighting purposes (Appendix B) 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.
- * **Shopping, offices, recreation and tourism**

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:
<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

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

Yours faithfully

A handwritten signature in black ink that reads "Alison Harrison". The script is cursive and fluid, with the first name "Alison" and the last name "Harrison" clearly distinguishable.

Alison Harrison

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

Appendix B - Guidelines on flow requirements for firefighting

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

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.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.

One to two hectares 35 litres per second.

Two to three hectares 50 litres per second.

Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

OFFICIAL

23/02351/FUL | REDEVELOPMENT (AND PART RETENTION) OF EXISTING DOG'S TRUST REHOMING CENTRE TO DELIVER NEW FACILITIES INCLUDING NEW REHOMING BUILDING, VETS AND PUPPY SUITE, AN INTAKE AND BOOKING BUILDING AND TRAINING BARN, WORKS TO VEHICULAR AND PEDESTRIAN ACCESSES, LANDSCAPING AND LAYOUT INCLUDING OUTDOOR FURNITURE AND ASSOCIATED WORKS. | Dogs Trust Whiston Lane Huyton Knowsley L36 6HP

Network Rail is submitting some initial comments on the above proposal. Network Rail reserves the right to amend, update, withdraw or even object to proposals if fresh information comes to light.

Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) – the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

Measurements to railway tracks and railway boundary

When designing proposals, the developer and council are advised, that any measurements must be taken from the operational railway / Network Rail boundary and not from the railway tracks themselves. From the existing railway tracks to the Network Rail boundary, the land will include critical infrastructure (e.g. cables, signals, overhead lines, communication equipment etc) and boundary treatments (including support zones, vegetation) which might be adversely impacted by outside party proposals unless the necessary asset protection measures are undertaken. No proposal should increase Network Rail's liability. To ensure the safe operation and integrity of the railway, Network Rail issues advice on planning applications and requests conditions to protect the railway and its boundary.

Obligations

Properties adjoining or in the vicinity of the railway are frequently the subject of obligations, rights, exceptions and reservations for the benefit of Network Rail's land and railway. The applicant must review the title to their property to see whether any such obligations etc exist and ensure that there is no non-compliance or breaches of them or any interference with or obstruction of Network Rail's rights and reservations. If the proposed development would not

comply with or would breach any of the terms of the conveyance, the developer must revise his proposals.

RAMS

The developer is to submit directly to Network Rail asset protection, a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway under Construction (Design and Management) Regulations, and this is in addition to any planning consent. Network Rail would need to be re-assured the works on site follow safe methods of working and have also taken into consideration any potential impact on Network Rail land and the existing operational railway infrastructure. Builder to ensure that no dust or debris is allowed to contaminate Network Rail land as the outside party would be liable for any clean-up costs. Review and agreement of the RAMS will be undertaken between Network Rail and the applicant/developer.

Fencing

The applicant will provide at their own expense (if not already in place):

- . A suitable trespass proof steel palisade fence of a minimum height of 1.8m adjacent to the boundary with the railway/railway land.
- . The fence must be wholly constructed and maintained within the applicant's land ownership footprint.
- . All foundations must be wholly constructed and maintained within the applicant's land ownership footprint without over-sailing or encroaching onto Network Rail's boundary.
- . The fence is **REQUIRED** be set back at least 1m from the railway boundary to ensure that Network Rail can maintain and renew its boundary treatments.
- . Existing Network Rail fencing, and boundary treatments, must not be damaged or removed in any way.
- . Network Rail will not allow any maintenance works for proposal fencing or proposal boundary treatments to take place on its land.
- . Proposal fencing must not be placed on the boundary with the railway.
- . Any fencing over 1.8m in height will require agreement from Network Rail with details of foundations and wind loading calculations submitted for review.
- . The fence should be maintained by the developer and that no responsibility is passed to Network Rail.

Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by Network Rail prior to implementation.

Encroachment

The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail land and its infrastructure or undermine or damage or adversely affect any railway land and structures.

- . There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land or under the Network Rail boundary.
- . All buildings and structures on site including all foundations / fencing foundations must be constructed wholly within the applicant's land ownership footprint.
- . Buildings, windows and structures must not over-sail Network Rail air-space/boundary.
- . Any future maintenance must be conducted solely within the applicant's land ownership.
- . Rainwater goods must not discharge towards or over the railway boundary
- . Should the applicant require access to Network Rail land to facilitate their proposal they would need to approach the Network Rail Asset Protection Team at least 20 weeks before any works are due to commence on site. The applicant would be liable for all costs incurred in facilitating the proposal and an asset protection agreement may be necessary to undertake works. Network Rail reserves the right to refuse any works by an outside party that may adversely impact its land and infrastructure.
- . Any unauthorised access to Network Rail air-space or land will be deemed an act of trespass.

Lighting

To ensure the ongoing safety of the operational railway the applicant's lighting design must demonstrate no overspill of light onto Network Rail land.

Scaffolding

Scaffolding which is to be constructed within 10 metres of the Network Rail / railway boundary must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffolding must be installed. The applicant / applicant's contractor must consider if they can undertake the works and associated scaffolding / access for working at height within the footprint of their land ownership boundary. The applicant is reminded that when pole(s) are erected for construction or maintenance works, they must have a minimum 3m failsafe zone between the maximum height of the pole(s) and the railway boundary.

This is to ensure that the safety of the railway is preserved, and that scaffolding does not:

- . Fall into the path of on-coming trains
- . Fall onto and damage critical and safety related lineside equipment and infrastructure
- . Fall onto overhead lines bringing them down, resulting in serious safety issues (this is applicable if the proposal is above the railway and where the line is electrified).

Vibro-Impact Machinery

If vibro-compaction machinery / piling machinery or piling and ground treatment works are to be undertaken as part of the development, details of the use of such machinery and a method statement must be submitted to the Network Rail for agreement.

- . All works shall only be carried out in accordance with the method statement and the works will be reviewed by Network Rail. The Network Rail Asset Protection Engineer will need to review such works in order to determine the type of soil (e.g. sand, rock) that the works are being carried out upon and also to determine the level of vibration that will occur as a result of the piling.
- . The impact upon the railway is dependent upon the distance from the railway boundary of the piling equipment, the type of soil the development is being constructed upon and the level of vibration. Each proposal is therefore different and thence the need for Network Rail to review the piling details / method statement.

Maximum allowable levels of vibration - CFA piling is preferred as this tends to give rise to less vibration. Excessive vibration caused by piling can damage railway structures and cause movement to the railway track as a result of the consolidation of track ballast. The developer must

Access to Railway

All roads, paths or ways providing access to any part of the railway undertaker's land both temporary and permanent, must remain open and unblocked (24/7, 365 – around the clock) both during construction works and as a permanent arrangement.

- . The proposal must not encroach onto any Network Rail access road, paths or ways of access to any part of Network Rail land. This also includes emergency vehicles ability to access and exit Network Rail land.
- . The proposal construction works must not prevent Network Rail from accessing its land.

Demolition

The demolition works on site must be carried out so that they do not endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures and land. The demolition of the existing building(s), due to its close proximity to the Network Rail boundary, must be carried out in accordance with an agreed method statement. Review of the method statement will be undertaken by the Network Rail Asset Protection Engineer before the development and any demolition works on site can commence. Network Rail would like to add that the applicant is strongly recommended to employ companies to demolish buildings / structures belonging to the National Federation of Demolition Contractors. This will ensure that all demolition works are carried out to professional standards and the company itself will also include liability insurance as part of its service.

Drainage proposals and Network Rail land

The applicant must ensure that the proposal drainage does not increase Network Rail's liability, or cause flooding pollution or soil slippage, vegetation or boundary issues on railway land. Therefore, the proposed drainage on site will include the following:

- . All surface waters and foul waters must drain away from the direction of the railway boundary.
- . Soakaways for the proposal must be placed at least 30m from the railway boundary.
- . Any drainage proposals for less than 30m from the railway boundary must ensure that surface and foul waters are carried from site in closed sealed pipe systems.
- . Suitable drainage or other works must be provided and maintained by the developer to prevent surface water flows or run-off onto Network Rail's land and infrastructure.
- . Proper provision must be made to accept and continue drainage discharging from Network Rail's property.
- . Drainage works must not impact upon culverts, including culverts/brooks etc that drain under the railway. The applicant will not be permitted to direct surface or foul waters into culverts which run under the railway – any discharge of surface water under the railway via a culvert will require review and agreement from Network Rail who reserve the right to refuse use of any culverts.
- . The developer must ensure that there is no surface or sub-surface flow of water towards the operational railway.
- . Rainwater goods must not discharge in the direction of the railway or onto or over the railway boundary.
- . Consideration of the impacts upon railway drainage of Astro-Turf/plastic lawn replacements, both during construction and any future inclusion of said Astro-turf by residents going forward.

NB: Soakaways can materially affect the strength of soil leading to stability issues. A large mass of water wetting the environment can soften the ground, and a build-up of water can lead to issues with the stability of Network Rail retaining walls/structures and the railway boundary. Network Rail does not accept the installation of soakaways behind any retaining structures as this significantly increases the risk of failure and subsequent risk to the travelling public.

If the developer and the council insists upon a sustainable drainage and flooding system then the issue and responsibility of flooding, water saturation and stability issues should not be passed onto Network Rail. We recognise that councils are looking to proposals that are sustainable, however, we would remind the council that flooding, drainage, surface and foul water management risk as well as stability issues should not be passed '*elsewhere*', i.e. on to Network Rail land.

The drainage proposals are to be agreed with Network Rail and surface water drainage on the site should be removed by a closed sealed pipe system.

The HSE identifies railways as a Major Hazard Industry. An earthwork failure within a high-hazard area has the potential to result in a catastrophic accident with multiple fatalities or long-lasting environmental issues. It should be noted that where the actions of an adjacent landowner have caused a landslide on the railway the loss adjusters are likely to advise recovery of Network Rail costs from the 3rd party, which would include costs of remediation and recovery of costs to train operators. Many railway earthworks were constructed in the Victorian period and are susceptible to failure by water saturation. Water saturation leads to an increase in pore

water pressure within the earthwork material. Please also note that railways, and former railway land adjacent to it, is considered as contaminated land due to historic use of railways, which can affect the suitability of infiltration drainage.

Protection of existing railway drainage assets within a clearance area

There are likely to be existing railway drainage assets in the vicinity of the proposed works. Please proceed with caution. No connection of drainage shall be made to these assets without Network Rail's prior consent to detailed proposals. Any works within 5m of the assets will require prior consent. There must be no interfering with existing drainage assets/systems without Network Rail's written permission. The developer is asked to ascertain with Network Rail the existence of any existing railway drainage assets or systems in the vicinity of the development area before work starts on site.

The Council must ensure that suitable arrangements are in place for the maintenance and renewal of all new/amended drainage for the life time of the development, to mitigate risk of flooding to any adjoining land.

Excavation and Earthworks and Network Rail land:

The applicant will agree all excavation and earthworks within 10m of the railway boundary with Network Rail. Network Rail will need to review and agree the works to determine if they impact upon the support zone of our land and infrastructure as well as determining relative levels in relation to the railway. Network Rail would need to agree the following:

- . Alterations to ground levels
- . De-watering works
- . Ground stabilisation works
- . Works to retaining walls
- . Construction and temporary works
- . Maintenance of retaining walls
- . Ground investigation works must not be undertaken unless agreed with Network Rail.
- . Confirmation of retaining wall works (either Network Rail and/or the applicant). Prior to the commencement of works on site the applicant must confirm with Network Rail if there are any retaining walls/structures and the applicant must interface with Network Rail to ensure that no retaining structures are impacted on a permanent basis by their proposal.
- . Alterations in loading within 15m of the railway boundary must be agreed with Network Rail.
- . For works next to a cutting or at the toe of an embankment the developer / applicant would be required to undertake a slope stability review.

Network Rail would need to re view and agree the methods of construction works on site to ensure that there is no impact upon critical railway infrastructure. No excavation works are to commence without agreement from Network Rail. The council are advised that the impact of

outside party excavation and earthworks can be different depending on the geography and soil in the area. The council and developer are also advised that support zones for railway infrastructure may extend beyond the railway boundary and into the proposal area. Therefore, consultation with Network Rail is requested. Any right of support must be maintained by the developer.

Boundary treatments

Any structures on the applicant's land which runs seamlessly into a section of Network Rail infrastructure will require Network Rail agreement/comments and interface/supervision to ensure that there is no impact to or increase in risk to Network Rail assets.

Gap between the railway boundary & outside party works

Network Rail **REQUIRES** that the developer includes a minimum 3 metres gap (5m to a railway viaduct) between the buildings and structures on site and the railway boundary. Less than 3m from the railway boundary (5m from a viaduct) to the edge of structures could result in construction and future maintenance works being undertaken on Network Rail land, and close to the railway boundary potentially impacting support zones or lineside cabling. All the works undertaken to facilitate the design and layout of the proposal should be undertaken wholly within the applicant's land ownership footprint including all foundation works. Network Rail requires a minimum 3m easement (5m easement to a viaduct) between structures on site and the railway boundary to ensure that we can maintain and renew our boundary treatments. No part of the structure should over-sail the railway boundary or discharge rainwater goods onto or toward the railway boundary.

Noise

The council and the developer (along with their chosen acoustic contractor) are recommended to engage in discussions to determine the most appropriate measures to mitigate noise and vibration from the existing operational railway to ensure that there will be no future issues for residents once they take up occupation of the dwellings.

The NPPF states, "182. *Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use), in its vicinity, the applicant (or 'agent of change')* should be required to provide suitable mitigation before the development has been completed."

Network Rail is aware that residents of developments adjacent to or in close proximity to, or near to the existing operational railway have in the past discovered issues upon occupation of dwellings with noise and vibration. It is therefore a matter for the developer and the council via mitigation measures and conditions to ensure that any existing noise and vibration, and the potential for any future noise and vibration are mitigated appropriately prior to construction.

To note are:

- . The current level of railway usage may be subject to change at any time without prior notification including increased frequency of trains, night-time train running, heavy freight trains, trains run at weekends /bank holidays.
- . Maintenance works to trains could be undertaken at night and may mean leaving the trains' motors running which can lead to increased levels of noise and vibration.

- . Network Rail carry out works at night on the operational railway when normal rail traffic is suspended and these works can be noisy and cause vibration.
- . Network Rail may need to conduct emergency works on the existing operational railway line which may not be notified to residents in advance due to their safety critical nature and may occur at any time of the day or night, during bank holidays and at weekends.
- . Works to the existing operational railway may include the presence of plant and machinery as well as vehicles and personnel for works.
- . The proposal should not prevent Network Rail from its statutory undertaking. Network Rail is a track authority. It may authorise the use of the track by train operating companies or independent railway operators and may be compelled to give such authorisation. Its ability to respond to any enquiries regarding intended future use is therefore limited.
- . The scope and duration of any Noise and Vibration Assessments may only reflect the levels of railway usage at the time of the survey.
- . Any assessments required as part of CDM (Construction Design Management) or local planning authority planning applications validations process are between the developer and their appointed contractor.
- . Network Rail cannot advise third parties on specific noise and vibration mitigation measures. Such measures will need to be agreed between the developer, their approved acoustic contractor and the local planning authority.
- . Design and layout of proposals should take into consideration and mitigate against existing usage of the operational railway and any future increase in usage of the said existing operational railway.
- . Noise and Vibration Assessments should take into account any railway depots, freight depots, light maintenance depots in the area. If a Noise and Vibration Assessment does not take into account any depots in the area then the applicant will be requested to reconsider the findings of the report.
- . Railway land which is owned by Network Rail but which may be deemed to be 'disused' or 'mothballed', may be brought back into use. Any proposals for residential development should include mitigation measures agreed between the developer, their acoustic contractor and the LPA to mitigate against future impacts of noise and vibration, based on the premise that the railway line may be brought back into use.
- . Works may be carried out to electrify railway lines and this could create noise and vibration for the time works are in progress. Electrification works can also result in loss of lineside vegetation to facilitate the erection of stanchions and equipment.

Trees

Proposals for the site should take into account the recommendations of, '[BS 5837:2012 Trees in Relation to Design, Demolition and Construction](#)', which needs to be applied to prevent long term damage to the health of trees on Network Rail land so that they do not become a risk to members of the public in the future.

No trees shall be planted next to the boundary with the railway land and the operational railway, except for evergreen shrubs which shall be planted a minimum distance from the Network Rail boundary that is equal to their expected mature growth height. The vegetation planting must be in line with the attached matrix which has been agreed with the Tree Council. This is to prevent long term issues with leaf fall impacting the operational railway.

Parking / Hard Standing Area

As the proposal calls for the following adjacent to the boundary with the operational railway, running parallel to the operational railway or where the existing operational railway is below the height of the proposal site:

- . hard standing areas
- . turning circles
- . roads, public highways to facilitate access and egress from developments

Network Rail requests the installation of suitable high kerbs or crash barriers (e.g. Armco Safety Barriers).

This is to prevent vehicle incursion from the proposal area impacting upon the safe operation of the railway.

BAPA (Basic Asset Protection Agreement)

As the proposal includes works which could impact the existing operational railway and in order to facilitate the above, a **BAPA** (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent.

The applicant / developer should liaise directly with Asset Protection to set up the BAPA (form attached).

AssetProtectionLNWNorth@networkrail.co.uk

No works are to commence until with agreed Network Rail. Early engagement with Network Rail is strongly recommended.

From

Diane Clarke

Town Planning Technician NW&C

AssocRTPI

Network Rail

Email: TownPlanningNWC@networkrail.co.uk

Asset Protection Initial Enquiry Questionnaire

- This form covers all types of works; please complete the sections relevant to you
- If you are unsure of the answer to any question, please leave blank except for mandatory fields
- For any tender enquiries, please ask the proposer of the works to complete this questionnaire

Please note: works should not commence, and no access is permitted onto Network Rail land until confirmation is received from the Network Rail Construction Manager.

Date: DD/MM/YY

Asset Protection Reference No. (if known) [Click or tap here to enter text.](#)

PROPOSER (Client) OF THE WORKS (mandatory) Company Name: Click or tap here to enter text. Contact Name: Click or tap here to enter text. Address: Click or tap here to enter text. Post Code: Click or tap here to enter text. Telephone: Click or tap here to enter text. Email: Click or tap here to enter text.	YOUR CONTACT DETAILS (if different) Company Name: Click or tap here to enter text. Contact Name: Click or tap here to enter text. Telephone: Click or tap here to enter text. Email: Click or tap here to enter text. Role within Project: Click or tap here to enter text.
LOCATION OF WORKS (mandatory) Street name & house number/name: Click or tap here to enter text. Town/Village: Click or tap here to enter text. County: Click or tap here to enter text. Post Code: Click or tap here to enter text. Grid Reference - XY Eastings / Northings: Click or tap here to enter text. <i>If unsure please use a suitable online grid reference finder</i>	
Additional location information: Click or tap here to enter text.	
Aspirational date of commencement on site: (mandatory) DD/MM/YY	
Anticipated duration: Click or tap here to enter text.	
Please give a brief description of your works: (mandatory) Click or tap here to enter text.	

ACCESS AND MINOR WORKS

Do you require access to Network Rail land?	Yes ☐	No ☐
Do your works include tree felling/pruning or vegetation management adjacent to the railway?	Yes ☐	No ☐

ARE YOU WORKING FOR A UTILITY PROVIDER OR HIGHWAYS DEPT? (Skip this section if not required)

Are you undertaking utility/road works within the public highway covered under NRSWA?	Yes ☐	No ☐
Are you undertaking utility/road works as part of a new development (not NRSWA)?	Yes ☐	No ☐
Please provide NRSWA reference number: Click or tap here to enter text.		
Do your works involve:		
electricity?	Yes ☐	No ☐
gas?	Yes ☐	No ☐
pumped water, gravity drain or sewerage?	Yes ☐	No ☐
telecoms?	Yes ☐	No ☐
Other? (e.g. oil pipeline)	Yes ☐	No ☐
Highway maintenance/improvements/potholes?	Yes ☐	No ☐
Are your works:		
within 200m of a level crossing?	Yes ☐	No ☐
on overhead lines near/crossing the railway?	Yes ☐	No ☐
on a bridge over the railway?	Yes ☐	No ☐
under a bridge carrying the railway?	Yes ☐	No ☐
<i>Please attach your traffic management plan</i>		
<i>If you need to inform Network Rail of a power outage, please contact: PowerOutage@networkrail.co.uk</i>		

PLANNING AND CONSENTS (Skip this section if not required)

Please confirm whether there are any Network Rail Wayleaves, Easements, or Licences that relate to the site? If not, and you require one, please contact the Property Services team for your area. If you are a Statutory supplier, proposing works in relation to utilities and services, please contact: Easements&wayleaves@networkrail.co.uk.	Yes ☐	No ☐
Please confirm if you have applied to a Local Authority for planning permission	Yes ☐	No ☐
Provide details of planning application – name of authority, reference number and date approval granted, if applicable: Click or tap here to enter text.		
Is there a Development Consent Order, Compulsory Purchase order (DCO/CPO) associated with these works?	Yes ☐	No ☐
Provide DCO/CPO details: Click or tap here to enter text.		
Is any part of the site on former railway land or are there any Restrictive Covenants in favour of Network Rail, Railtrack or British Railway Board in relation to this site?	Yes ☐	No ☐
<i>If you require a Network Rail buried services search, please email OPBuriedServicesEnquiries@networkrail.co.uk</i>		

BUILDING AND MAINTENANCE WORKS, USE OF CRANES & MOBILE PLANT (Skip this section if not required)

Are you using a crane or mobile plant?	Yes ☐	No ☐
If yes, please specify type e.g. MEWP, mobile crane etc: Click or tap here to enter text.		
Are you constructing a building/development adjacent or carrying out repairs/maintenance/alterations? Please specify type of foundations or ground remediation details in 'additional information' section at the end	Yes ☐	No ☐
Do your works include scaffolding or working at height? If yes, please give details in 'additional information' section at the end	Yes ☐	No ☐
Are you demolishing existing buildings?	Yes ☐	No ☐
Are your works near a railway tunnel?	Yes ☐	No ☐
If yes, please provide the tunnel name if you know it: Click or tap here to enter text.		

WORKS AFFECTING NETWORK RAIL ASSETS

Do your works involve any of the following:		
Construction of a new bridge over/under the railway	Yes ☐	No ☐
Demolition / alteration/ maintenance of a bridge structure	Yes ☐	No ☐
Bridge Inspection	Yes ☐	No ☐
Installation of a new under track crossing for new pipes / cables / ducts across the railway corridor	Yes ☐	No ☐
Renewal or laying of additional pipes / cables / ducts in an existing route	Yes ☐	No ☐
Railway overhead electrification lines	Yes ☐	No ☐
A Flood defence scheme?	Yes ☐	No ☐
Excavations on or near NR property	Yes ☐	No ☐
Drainage on or near NR property	Yes ☐	No ☐
Ground investigations on or near NR property	Yes ☐	No ☐
Erection of telecoms masts & interference analysis	Yes ☐	No ☐
Works at stations	Yes ☐	No ☐
Fencing and boundary works	Yes ☐	No ☐

MAPS, DRAWINGS & PLANS

Please attach location maps plus any general Arrangement, Elevations, Drainage, Foundation Layout, Site levels as applicable.

Please supply photos of the site if available to help us understand any specific site constraints or hazards that are present.

Please note there is a limit size of 10Mb for each email sent to Network Rail. Due to security we are unable to access most drop box facilities.

Additional Information: [Click or tap here to enter text.](#)

Thank you for taking the time to complete this questionnaire.

Please send it, with any attachments, to the appropriate Asset Protection Team for your location – see map on the [Website](#) for reference. A member of the area team will then contact you to discuss your works.

Asset Protection Team	Email Address
Scotland	AssetProtectionScotland@networkrail.co.uk
LNW -North (London North Western)	AssetProtectionLNWNorth@networkrail.co.uk
LNW – South (London North Western)	AssetProtectionLNWSouth@networkrail.co.uk
LNE EM (London North Eastern – East Midlands)	AssetProtectionLNEEM@networkrail.co.uk
Wales	AssetProtectionWales@networkrail.co.uk
Anglia	AssetProtectionAnglia@networkrail.co.uk
Western	AssetProtectionWestern@networkrail.co.uk
Kent and Sussex	AssetProtectionLondonSouthEast@networkrail.co.uk
Wessex	AssetProtectionWessex@networkrail.co.uk
High Speed	AssetProtectionHighSpeed1@networkrail.co.uk

Knowsley Council
By email

Your ref 23/02351/FUL
Our ref DC/23/3779v2
Date 13-MAR-24

Dear Planning Team

Location: Dogs Trust Whiston Lane, Huyton, Knowsley, L36 6HP.
Proposal: Redevelopment (And Part Retention) Of Existing Dog's Trust Rehoming Centre To Deliver New Facilities.

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

OBJECTION

Due to the proximity of proposed development to United Utilities assets and apparatus, our current position is that we must **OBJECT** to this scheme. To overcome this objection, the applicant must contact our Developer Services team to investigate a satisfactory resolution. Evidence of any proposed agreement or resolution of this matter, agreed between the applicant and our Developer Services team, should be submitted to the Local Planning Authority before our objection can be removed. Further information about this objection, including contact details for our Developer Services team, can be found in the sections titled '*UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE*' and '*CONTACTS*' below.

DRAINAGE

Following our review of the submitted documents, prepared by Powel Dobson Architects, and Drainage Strategy prepared by Nolan Associates we can confirm that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. The proposed outfall for surface water must be shown on the drawing and the existing sewer must be accurately located (site survey) to ensure a minimum 3m clearance is achieved from the

centre line of the sewer. The submitted drawings only indicate the approximate location of the sewer, not its confirmed position.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;***
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and***
- (v) Foul and surface water shall drain on separate systems.***

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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 promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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 a main river).

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'Contacts'.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include

a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances.

Please note United Utilities cannot provide comment on an asset that is owned by a third party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

Wastewater pipelines

A public sewer crosses the site, and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth, and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

OBJECTION PENDING REQUEST FOR INFORMATION

Following our review of the proposed site layout, we can confirm that the proposal is not acceptable to United Utilities as proposed development appear to be located above our sewer. Until such time as the applicant has resolved all concerns regarding the proximity of proposed development to our asset, our position is that we must OBJECT to the proposal.

To resolve this matter, and to avoid any unnecessary costs or delays to either the applicant or any future developer, we request the applicant submits a detailed site layout plan which overlays the proven location of the sewer and easement in relation to any proposed development (including walls, canopies, fencing, parking etc.). The proven location of pipeline should be confirmed by site survey to ensure a minimum 3m clearance is achieved from the centre line of the sewer; an extract of asset maps will not suffice. The submitted drawings only indicate the approximate location of the sewer, not its confirmed position.

Without this information we are unable to provide further comment and there is a risk that as the scheme progresses, the applicant, or any subsequent developer, may discover that their plans are not implementable in their existing form or that diversion of assets is required. Therefore, we strongly recommend this matter is resolved PRIOR TO DETERMINATION.

To discuss the proposal in relation to our wastewater asset(s) we recommend the applicant contacts our Developer Services team by email at SewerAdoptions@uuplc.co.uk

If direct communication, between the applicant and our Developer Services team, results in an acceptable solution to address our current objection, the applicant must submit any agreed details to the Council for formal consideration. It is the applicant's responsibility to ensure that the Council have all information that is relevant to their application.

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

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our **free pre-development enquiry service**, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: www.unitedutilities.com/builders-developers/

1.0 DRAINAGE DESIGN

1.1 The importance of sustainable drainage systems

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

1.2 Adoption and construction of drainage systems

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 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

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

For any works in the vicinity of water pipelines, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>

2.2 Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see Section 4.0 'Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 4.0. 'Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers 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. 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.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and

subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

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 sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>.

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed 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.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

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 at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 4.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, 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.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our charges 2024/25 | United Utilities](#) (Section 8.7) or [Our charges 2023/24 | United Utilities](#) (Section 7.7).

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when

considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>
Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

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. See Section 4.0 'Contacts' (below).

4.0 CONTACTS

For advice on your development contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): <http://www.unitedutilities.com/builders-developers.aspx>

Email:

WATER (water mains, supply and metering):	DeveloperServicesWater@uuplc.co.uk
WASTEWATER (public sewers and drainage):	SewerAdoptions@uuplc.co.uk
SLUDGE PIPELINES:	DeveloperServicesWater@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **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/>

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.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk