METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00790/FUL
Date of Receipt: 27.11.2000
Date Valid: 08.12.2000

Name and address of applicant
Knowsley Development Partnership Ltd
Calder Grange
Knottingley
W Yorks
WF11 8DA

Name and address of agent
Caddick Construction Ltd
Calder Grange
Knottingley
W Yorks
WF11 8DA

Address or location of development
Land Off Overbrook Lane Knowsley Knowsley

Nature and particulars of application
ERECTION OF 3,251SQ.M WAREHOUSE WITH ANCILLARY OFFICE ACCOMMODATION, TOGETHER WITH CONSTRUCTION OF CAR PARKING AREA

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 five 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.

2. No part of the development hereby permitted shall be commenced until details of all proposed screen walls and fencing for the site have been submitted to and approved in writing by the Local Planning Authority. The walls and fencing shall be constructed in accordance with the approved scheme prior to the first use of the building hereby permitted.

   Reason: In the interests of visual amenity, as referred to in Knowsley's Unitary Development Plan, policy Ec5.

3. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

   Reason: In the interests of visual amenity, as referred to in Knowsley's Unitary Development Plan, policy Ec5.

4. No part of the development hereby permitted shall be commenced until details and samples of all proposed external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

   Reason: In the interests of visual amenity as referred to in Knowsley's Unitary Development Plan, policy Ec5.

5. No part of the development hereby permitted shall be brought into use or occupied until the car parking, servicing/heavy goods vehicle manoeuvring areas have been laid out in accordance with the details on drawing No 0011701 Rev A. These areas shall thereafter be made available for these uses at all times that the development is in use.

   Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, as referred to in Knowsley's Unitary Development Plan, policy Ec5.

6. No part of the development hereby permitted shall be brought into use until a scheme for the regulation of surface water discharge has been completed in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.

   Reason: To reduce the increased risk of flooding.

7. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:-

   a. the exact location and species of all existing trees and other planting to be retained;

   b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sq m of all new planting;

   c. an outline specification for ground preparation;

   d. all proposed hard landscape elements and pavings, including layout, materials and colours;

   e. the proposed arrangements and specifications for initial establishment maintenance and longer term maintenance of all planted and/or turfed areas.

   The scheme shall be wholly implemented in its 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.

   Reason: In the interests of visual amenity.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, that part of the building hereby permitted for warehousing (Class B8) shall only be used for Class B8 as defined in the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that class within any statutory instrument revoking and re-enacting that Order, unless a further specific planning permission is granted by the Local Planning Authority.

   Reason: To ensure adequate in-curtilage parking provision.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; North West Water and The Environment Agency.

Director Of Planning And Development

Date:09.02.2001

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: 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.
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.

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.