



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

This application is subject to a Section 106 Agreement and needs to be read in conjunction with that Agreement.

PLANNING PERMISSION

Application No: 25/00001/FUL

Name and address of applicant

Mr Brian Richardson
Springfield Stables
Garnetts Lane
Tarbock Green
Prescott
Merseyside
L35 1QN

Name and address of agent

MPD Built Environment Consultants Ltd
133 Mill Lane
Newton - Le - Willows
WA12 8BT

Date of Receipt: 1 January 2025

Date Valid: 10 February 2025

Address/Location Of Development:

Springfield Cottage Stable
Garnetts Lane
Tarbock Green
Knowsley
L35 1QW

Description of Development:

PARTIAL DEMOLITION OF EXISTING BARN AND ERECTION OF 1NO 3 BED DWELLING

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. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of demolition and construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:
- Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
 - Methods for dust control and suppression.
 - Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - Methods for the control of pests if apparent on-site.
 - The areas for the storage of plant and materials.
 - A programme of works.
 - Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - Scheme for recycling/disposal of waste resulting from demolition and construction works
 - Adequate provision for addressing any abnormal wear and tear to the highway.
 - Proposed hours of demolition and construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the 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.

4. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the dwelling hereby permitted 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 comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

5. No building shall be occupied until it has been provided with an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space. Additionally communal electric vehicle recharging points shall be provided at a rate of 1 per every 2 communal parking bays, in accordance with details to be submitted and approved by the Local Planning Authority.

All chargepoints shall be:

- A minimum of 7KW.

- b. At Least Mode 3 or equivalent,
 - c. Untethered.
 - d. Located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.
- unless otherwise agreed in writing by the Local Planning Authority.

All EV charging points shall be clearly marked as such.

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

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

The details shall relate to all land surfaces not built upon and shall include details of hard surfaced areas and materials.

The approved details shall be implemented and completed prior to the occupation of the dwelling.

Reason: To ensure that the hard surfaced areas are appropriately surfaced having regard to the site location and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

7. No part of the development shall be brought into use until visibility splays of 2.0 metres by 25 metres, have been provided at the proposed site access at Garnetts Lane. The splays shall be provided clear of obstructions to visibility to a maximum height of 0.6 metres above footway / verge level. Once established, the visibility splays at the site access shall be maintained clear of any obstruction and shall be retained at all times maintained for the duration of the works.

Reason: To ensure adequate visibility at the junction and site access is made and maintained, and to comply with Policies CS2 and CS19 of the Core Strategy adopted January 2016.

8. The parking provision shown on the approved plans shall be provided prior to first occupation of the dwelling. The parking provision shall be maintained for such purposes at all times.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016

9. Prior to the first occupation of the dwelling hereby permitted cycle parking / storage shall be provided in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority and in accordance with the Council's current standards. For the avoidance of doubt the cycle parking provision shall be covered and secure. The agreed scheme as implemented shall be retained for cycle parking purposes shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

10. Prior to commencement of demolition and development the implementation and submission of a report on a programme of historic research shall be secured. The scope of the research should be submitted to and agreed in writing by the Local Planning Authority prior to the research taking place. The historic research report shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of archaeological and local historical records and to comply with Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and NPPF para. 207.

11. Prior to the installation of any external lighting a lighting scheme shall be submitted to and agreed in writing by the Local Planning Authority. Such scheme shall be designed so that it protects ecology and does not result in excessive light spill onto the habitats and shall refer to Bats and Artificial Lighting guidance produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.

Reason: In the interests of ecology and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

12. Prior to the first occupation of the dwelling hereby permitted bat bricks / boxes and bird boxes shall be installed on/within the site in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority. The agreed bricks / boxes shall be retained on site at all times. The scheme shall include locations, height from ground level, visual details of the bricks / boxes and materials.

Reason: In the interests of biodiversity and habitat provision and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

13. In accordance with the submitted details the dwelling hereby permitted shall be built and occupied in accordance with the Self Build and Custom Housebuilding Act 2015 (As Amended).

Reason: To account for BNG exemption and for the avoidance of doubt.

14. Within 1 month of first occupation of the dwelling hereby permitted the existing static caravan on site shall be removed from the site and written confirmation that it has been removed shall be submitted to the Local Planning Authority.

Reason: To account for the dwelling hereby permitted being completed and occupied and to comply with Policy CS5 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/02/2025	-	-	EXISTING AND PROPOSED SITE PLAN
02/09/2025	-	-	EMAIL CONFIRMING 28.01.2025 DRAWING IS LOCATION PLAN
02/09/2025	-	-	EMAIL CONFIRMING 10.02.2025 DRAWING IS EXISTING AND

			PROPOSED SITE PLAN
02/05/2025	-	-	CONFIRMATION THAT APPLICANT HAS BEEN LIVING IN STATIC CARAVAN ON SITE FOR 11 YEARS AND THAT IT WILL BE REMOVED UPON OCCUPATION OF PROPOSED DWELLING
28/01/2025	-	-	LOCATION PLAN, EXISTING SITE PLAN, PROPOSED SITE PLAN - LOCATION PLAN ONLY
01/01/2025	J00975-001	-	PROPOSED FLOOR PLAN, PROPOSED ELEVATIONS AND PROPOSED SECTIONS

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:-

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 (Lee Osborne on 0151 443 2395)

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.

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

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

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

2. see attached letter from United Utilities
3. See attached letter from Merseyside Fire and Rescue Service
4. Reasonable avoidance measures (RAMS) should be taken to ensure that amphibians are not unduly affected during construction. RAMS for amphibians should include:
 - Existing vegetation on the site should 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.
 - Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.
5. Reasonable avoidance measures (RAMS) to protect any hedgehogs on site should be undertaken during demolition and construction works. Hedgehog RAMS should include:
 - A pre-commencement checks 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 hedgehog gaining access.
 - Appropriate storage of materials to ensure that mammals do not use them.
6. Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds. Should works take place within the breeding / nesting season an ecologist should be on-call to advise should nests, eggs, and / or young birds be present within the site.

7. The applicant, their advisers and contractors should be aware that if any European Protected Species are found, then as a legal requirement, work must cease, and advice must be sought from an ecologist.
8. The applicant is reminded that it is an offence to allow material carried from the site to be deposited on or cause damage to the highway, as a result of dirty wheels or badly loaded vehicles. Should this occur, the Council as Local Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute offenders under Sections 131, 148 and 149 of the Highways Act 1980.

A viable unobstructed route from waste (and/or cycle) storage point, normally rear garden, to kerbside/collection point is required. This should be a level and hard surface with sufficient manoeuvring width around corners, through doorways/openings, past parked cars etc.

Executive Director - Regeneration and Economic Development

Date: 4 September 2025

DRAFT

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.