



Knowsley Council

Town and Country Planning (General Permitted Development) (England) (Order)
2015 (as amended)

REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF DETERMINATION IN RESPECT OF DEMOLITION

Application No: 24/00081/DEMCON

Name and address of applicant

Daniel Thwaites
C/O Agent - Brandon House
King Street
Knutsford
WA16 6DX

Name and address of agent

Walsingham Planning Ltd
Brandon House
King Street
Knutsford
WA16 6DX

Your application to Knowsley Metropolitan Borough Council dated 16 February 2024 to determine whether prior approval was required in respect of your proposed demolition of:-

The Clock Face
54 Derby Street
Prescot
Knowsley
L34 3LL

has been duly considered and you are HEREBY NOTIFIED that the method of the proposed demolition and restoration of the site of which details were set out in your application does require the Council's prior approval and is granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/02/2024	1519 500	-	SITE LOCATION PLAN
16/02/2024	1519 501	-	EXISTING SITE PLAN
16/02/2024	1519 502	-	PROPOSED DEMOLITION PLAN
16/02/2024	1519 503	-	PROPOSED PLAN
16/02/2024	-	ISSUE 1.0	PRELIMINARY ECOLOGICAL APPRAISAL - NOVEMBER 2022 (TYRER CONSULTANTS LTD)
16/02/2024	-	ISSUE 1.1	DUSK SURVEY RESULTS - SEPTEMBER 2023 (TYRER CONSULTANTS LTD)

16/02/2024	-	-	REPORT OUTLINING STRUCTURAL REMEDIAL WORKS (JBL - 1 JUNE 2022)
16/02/2024	154986-JBL-XX-ZZ-900 01	-	ADDENDUM TO REPORT OUTLINING STRUCTURAL REMEDIAL WORKS (JBL - 6 OCTOBER 2023)
16/02/2024	-	-	PHOTOGRAPHS OF BUILDING (TAKEN 12 FEBRUARY 2024)
16/02/2024	HB/KN114/23	-	COVER LETTER (WALSINGHAM PLANNING - 16 FEBRUARY 2024)
27/02/2024	-	-	SITE NOTICE STATEMENT (DATED 20 FEBRUARY 2024)
18/03/2024	-	-	CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (MARCH 2024)
18/03/2024	154986-JBL-XX-ZZ-LT-S-901	-	DEMOLITION METHOD STATEMENT (JBL - 18 JANUARY 2024 - UPDATED 18 MARCH 2024)

Informatives

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

- 1 The building to which this planning permission relates is attached to a building which is included on the statutory list of buildings of special architectural or historic interest. A separate Listed Building Consent may be required for the proposed works of disconnecting the structure from the Grade II listed stable block and works for making good and repair. Please contact the Councils Development Management Section (Tel : 0151 443 2381) for further advice.
- 2 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.

If tree or vegetation clearance work must be undertaken during the nesting season, a pre-works survey should be conducted by a competent person.

- 3 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

Informative Note valid from 1st January 2023 until 31st December 2024

- 4 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

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

Standing Advice valid from 1st January 2023 until 31st December 2024

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 19 March 2024