

<u>APPLICATION NO:</u>	22/00644/PDC	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	2 St Johns House, Greenfield Walk, Huyton		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR CHANGE OF USE FROM AN OFFICE (USE CLASS E) TO FORM 2 NO. RESIDENTIAL DWELLINGS (USE CLASS C3)		

DEVELOPMENT PLAN ALLOCATION

Primarily Residential Area

Site Description

The application relates to a single storey building and associated hardstanding, including a parking area, located on the south-eastern side of Greenfield Walk which is a no-through road. The building was built as a Doctor's Surgery, but its last use was that of offices. The site is enclosed by 2.4 m high palisade fencing to the front and side elevation with the remaining boundaries enclosed by high brick walls.

The site is surrounded by other residential properties. The nearest properties are located approximately 7 m away at Nos. 4 and 6 Greenfield Walk. These properties face the side of the building. The site shares its rear boundary with properties Nos. 40 – 46 Sandiway and is defined by a brick wall. The south-western boundary backs onto Nos. 34 and 36 Sandiway which again is defined by a brick wall. Other residential properties are located on the opposite the side of Greenfield Walk.

The applicant states that the building is vacant.

Proposal

The application relates to a determination as to whether prior approval is required for the change of use of the building from office (Class E) to two dwellinghouses (Class C3) under Schedule 2. Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)).

The building is single storey. Each of the dwellings would have one double bedroom; bathroom; kitchen and living/dining room and entrance hallway, with one unit incorporating a front entrance porch.

Externally the building would remain as it exists, it is not intended to extend or increase the footprint of the building or to insert any additional fenestration. The application as submitted is accompanied by a layout plan that indicates associated parking, amenity space and landscaping together with secure cycle stores, electric vehicle charging points and bin storage enclosures. Class MA does not make provision for any building works and they are not to be considered or given any weight under the prior approval process.

Consultations

Highway Authority - No objection Subject to conditions.

Environmental Health - No objections in principle subject to conditions relating to importation of soil and contaminated land advisory and the submission of a Construction Management Plan and the control of hours of construction.

LLFA/Drainage - No comments received.

Merseyside Fire Brigade - No objection. make observations in relation to access for fire appliances; Section 55 of the County of Merseyside Act 1980; and water supplies for fire-fighting purposes.

Building Control -

Representations

This application has been publicised by letters sent to 17 neighbours. It has also been advertised by Site Notice

There have been 6 letters of objection, 0 letters of support and 1 letter of representation (although the representation does make objection to the proposal).

2 of the letters of objection were received from the same person on different dates.

The representations are summarised as follows: -

a) Visual Amenity

- Palisade fencing and roller shutters not appropriate for residential property.
- There has been a great improvement to the area in recent years object to the current change of use for 2 St Johns House if it was not to be similarly improved to be in keeping with the current surroundings.

b) Residential Amenity

- Strong close-knit community in place.
- Unfair to have more flats in small close that no-one wants.
- Suggest building should remain as a bungalow instead of flooding area [with flats].
- Each flat would be small. Is it acceptable to the planning office for a request for change of use not to consider how the property is to be inhabited? How many occupants will be allowed?

c) Highway Safety

- Access to car park of existing flats is an existing concern that being a blind corner and users will hit something.
- Impacts. particularly on young child. as police and other vehicles mistake driveway as a way out of the road [no through road].

d) Increased Traffic

- Increased traffic alongside existing issue of traffic into the Walk.

e) Impacts on Wellbeing

- Existing issues with anxiety and the proposal would give cause for more concern and anxiety.

f) Loss of Light

- If built up higher will block light of existing residents.
- Loss of light to front of existing dwellings where residents sit as no sun to the rear garden.

g) Overlooking / Loss of Privacy

- Loss of privacy and overlooking of surrounding properties.
- Direct view into windows on application site from existing property.

h) Impact on Outlook

- Building close to resident's front door and already takes up so much space. Do not want it any bigger than already is.
- Proposal will box neighbour in as too close.

i) Pollution

- Due to increased traffic.

j) Noise

- Proposal would increase existing general disturbance from noise, music and activities associated with existing flats.

k) Lack of Information of Website/ Application

- Lack of description of any changes to be made to the site in support of the change of use.
- No description of how property would be divided into 2 flats would there be single entrance.

l) Waste Facilitation/Collection

- Existing issue with bins in the street and concern this would be increased with more flats/houses.

m) Impact of Construction

- Construction vehicles would be danger to pet cat.

n) Responsibility of Maintenance of Wall

- Existing brick wall, facing application property is badly spalled not maintained. Do not wish wall to degrade further and wish to determine whose responsibility it is to maintain.

o) Procedural Matter

- In principle support the concept of the use, of what is otherwise likely to be a long-term empty office premises, but not carte blanche waiver to become a residential without accompanying modifications to reflect future use.

In relation to the above concerns raised by local residents, some of the matters raised while of importance and relevance to the writers, should not be considered in the determination of this application because, in this instance, they are not relevant ('material') planning considerations as Class MA permits commercial, business and services uses to dwellinghouses subject to limitations and consideration of specified issues only as outlined in this report. The matters that are not material to this application are:

- Visual amenity.
- Additional dwellings / residents impacting on close-knit community.
- How property will be inhabited and number of residents allowed.
- Impact on mental health and wellbeing of existing residents.
- Loss of light - the building would not be extended/ altered and impacts on existing residents would not be different to that which exists.
- Overlooking and loss of privacy (as above).
- Impact on outlook (as above).
- Increase in noise / disturbance perceived resulting from development.
- Provision of waste bins.
- Maintenance of a party wall which is a civil matter.
- Procedural matters.

In regard to comments from local residents that information was not available in regard to the description of changes or how property would be divided, full details including proposed plans and a Supporting Statement have been made available on the Council's website and residents given the opportunity to view plans in person.

Planning History

APP. NO:	K/APP/9591
PROPOSAL:	ERECTION OF BUILDING FOR USE AS DOCTORS SURGERY AND ASSOCIATED CAR PARK
DECISION:	Granted
DECISION DATE:	7 August 1986
APP. NO:	K/APP/13962
PROPOSAL:	ERECTION OF 2.4-METRE-HIGH STEEL PALISADE FENCING TOGETHER WITH GATES TO CAR PARK AND ERECTION OF ANTI VANDAL ROLLERS TO CORNERS OF SITE
DECISION:	Granted
DECISION DATE:	27 March 1992
APP. NO:	13/00454/COU
PROPOSAL:	CHANGE OF USE FROM SURGERY (USE CLASS D1) TO OFFICES (USE CLASS B1)
DECISION:	Granted
DECISION DATE:	9 October 2013

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS7 - Transport Networks
- CS17 - Housing Sizes and Design Standards
- CS24 - Managing Flood Risk

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

- H5 - Development within Primarily Residential Areas
- T7 - New Development and Walking & Cycling Routes
- ENV2 - Noise and Vibration
- ENV5 - Contaminated Land

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ASSESSMENT

Before determining whether or not prior approval from the Council will be required,

the Council must first determine whether the proposed works comply with the permitted development criteria of Class MA.

Development enabled by Class MA of the GPDO is subject to various limitations and conditions. Where development proposed does not comply with the limitations specified in Schedule 2, Part 3, paragraph MA.1, it is not permitted development. Provided that development complies with these limitations, the relevant conditions under Schedule 2, Part 3, paragraph MA.2 (conditions) must also be complied with.

Permitted Development -

MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

MA1. –

(1) Development is not permitted by Class MA –

(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

Comment–The application is supported by photographs dated in July 2022 that indicate the premises to be vacant. Officers are satisfied the building was vacant for a more that 3 months prior to the application.

(b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

Comment – The last use was granted planning permission in 2013 (Ref: 13/00454/COU) for Offices which fell into the Use Class B1 (business), included in sub- paragraph (2). The premises was in use for a continuous period of 2 years prior to the submission of the application.

There are no conditions of that permission which restrict the use within Use Class B1.

(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

Comment – The premises the subject of this application covers a floor space of approximately 102 sq m and does not exceed the above threshold.

(d) if land covered by, or within the curtilage of, the building—

- (i) is or forms part of a site of special scientific interest;*
- (ii) is or forms part of a listed building or land within its curtilage;*
- (iii) is or forms part of a scheduled monument or land within its curtilage;*
- (iv) is or forms part of a safety hazard area; or*
- (v) is or forms part of a military explosives storage area;*

Comment – The site does not fall within any of the designated areas detailed above.

- (e) *if the building is within—*
- (i) an area of outstanding natural beauty;*
 - (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;*
 - (iii) the Broads;*
 - (iv) a National Park; or*
 - (v) a World Heritage Site;*

Comment– The building is not located within any of the areas identified in (e) above.

- (f) *if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or*

Comment - The site is not occupied under an agricultural tenancy.

- (g) *before 1 August 2022, if—*
- (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and*
 - (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.*

Comment - The application was submitted after 1 August 2022.

(2) *The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—*

- (a) *the following classes of the Schedule as it had effect before 1st September 2020—*
- (i) Class A1 (shops);*
 - (ii) Class A2 (financial and professional services);*
 - (iii) Class A3 (food and drink);*
 - (iv) Class B1 (business);*
 - (v) Class D1(a) (non-residential institutions – medical or health services);*
 - (vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);*
 - (vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;*
- (b) *on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.*

Comment – The last use of the premises was as Offices which now falls within Class E.

Conditions

MA.2.—

- (1) *Development under Class MA is permitted subject to the following conditions.*
- (2) *Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—*
- (a) transport impacts of the development, particularly to ensure safe site access;*
 - (b) contamination risks in relation to the building;*
 - (c) flooding risks in relation to the building;*
 - (d) impacts of noise from commercial premises on the intended occupiers of the development;*

Comment – Consideration of whether prior approval of the authority will be required as to (a) - (d) above is considered in the Officer appraisal section below.

(e) where—

- (i) the building is located in a conservation area, and*
- (ii) the development involves a change of use of the whole or part of the ground floor,*

the impact of that change of use on the character or sustainability of the conservation area;

Comment – The site is not within a conservation area.

- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;*
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;*

Comment – Consideration of whether prior approval of the authority will be required as to (f) - (g) above is considered in the Officer appraisal section below.

h) where the development involves the loss of services provided by—

- (i) a registered nursery, or*
- (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006.*

the impact on the local provision of the type of services lost; and

Comment – The proposal does not involve the loss of services noted above.

above.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

Comment – The interpretation of Class MA states:

“MA.3. Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will—

(a) contain two or more dwellinghouses; and

(b) satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.”

The building would contain 2 units over one storey and would not meet the height condition stated at 9A (3) of the DMPO:

(a) the building is 18 m or more in height; or

(b) the building contains 7 storeys or more.

(3) An application for prior approval for development under Class MA may not be made before 1 August 2021.

Comment – The application was made after 1 August 2021.

(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph...

(5) Development must be completed within a period of 3 years starting with the prior approval date.

(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Comment – (3) relates to application procedure, (5) and (6) to be conditions of any prior approval granted.

Space standards

The GPDO 2015 (as amended) states in paragraph 3. (9A) (Permitted development) that “Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

(a) where the gross floor area is less than 37 square metres in size; or

(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.”

The Nationally Described Space Standards (NDSS) requires that a minimum gross internal floor space for a 1 bed, 2 person, 1 storey dwelling should achieve 50 m² gross internal floor area with 1.5 m² of built in storage. The application submission

demonstrates that the dwellings would meet the standard for gross floor area required and provide sufficient built in storage having regard to the built-in area in excess of 0.72m² in the double bedroom of Unit 01 counting towards the built-in storage requirement.

The application submissions indicates that each unit would have one bedroom providing 2 bed spaces. The (NDSS) requires that in order to provide two bedspaces, a double (or twin bedroom) should have a floorspace of at least 11.5 m² and one double (or twin bedroom) should be at least 2.75m wide. In this case, the proposed bedrooms would comply with the above minimum measurements.

OFFICER APPRAISAL

The application as submitted is accompanied by a layout plan that indicates associated parking, amenity space and landscaping together with secure cycle stores, electric vehicle charging points and bin storage enclosures. No external alterations are proposed to the external elevations of the building.

Class MA does not make provision for alterations or extensions to building and any building works cannot be considered or given any weight under the prior approval process for Class MA as it does not cover such operations. However, this should not prevent consideration of the principle of the change of use under Class MA. If prior approval is granted, then it would be incumbent on the application to submit a subsequent application for planning permission for those works.

Class MA only allows the Local Planning Authority to assess the application in respect of flooding, highways and transport issues, land contamination and noise from existing commercial premises on the future occupiers of the development and provision of adequate natural daylight in all habitable rooms of the development.

The proposal complies with the limitations of MA.1 and is therefore permitted development which requires the assessment of prior approval matters as below:

Transport impacts of the development, particularly to ensure safe site access

The application site is located within a sustainable location with access to local amenities and public transport which are within walking distance.

There is existing hardstanding previously used for car parking for 6 vehicles. The layout plan demonstrates that adequate off-street parking provision to serve the dwellings can be achieved on the site. Vehicle access from Greenfield Walk would be retained. The proposed layout indicates secure cycle stands which would need to form part of a separate planning application as this is development outside of the limitations of this application.

Local residents have raised concern in relation to perceived impacts of the proposal concerning increased traffic; highway and pedestrian safety; danger of construction traffic and pollution due to increased traffic. The Council's Highways Engineers have no objection to the proposal in principle subject to visibility splays being provided on each side of the access and this can be secured be condition.

Conditions can only be imposed that relate to the development itself, as such requiring details of the visibility splay would be within the limitations of the prior approval process. Subject to the condition, the proposed change of use is therefore

considered acceptable in considering the transport impacts of the development.

Contamination risks in relation to the building

For the change of use of the building there would be no ground works. As such, it is unlikely that there will be any impact in terms of contamination risks.

The Council's Environmental Health Officer has however, commented that the application proposes to have some landscaped areas and possibly garden areas and if the applicant was to bring in soil, they would want to ensure it is clean and suitable for use. Environmental Health suggest a contaminated land advisory note is added as an informative, to ensure that if any ground works are carried out and they encounter contamination, it is reported to the LPA. As previously discussed, external site works are not subject to consideration in this application and may require a further planning application.

Flooding risks in relation to the building

The application site comprises a building surrounded by hardstanding. The site is identified on the Environment Agency Flood Map for Planning as being within flood zone 1, an area with low probability of flooding and a Flood Risk Assessment not required.

The site currently comprises the building surrounded by hardstanding. It is not considered that the change of use would result in a difference to the physical condition of the site which would alter the existing situation in terms of flood risk.

Impacts of Noise from Commercial Premises on Intended Occupiers

The application site is located within a Primarily Residential Area. The site is surrounded by other residential dwellings. The nearest commercial premises are located to the northeast on Manor Farm Road. The commercial premises comprise a shopping parade approximately 75 metres away and Ashton Medical Centre at a distance of approximately 85 metres to the east. Neither of these uses are likely to give rise to concern relating to noise that would have a detrimental impact on the future occupiers of the building.

The Council's Environmental Health Officers do not raise any concerns regarding noise.

Provision of Adequate Natural Daylight

A condition of MA is that adequate natural daylight in all habitable rooms of the dwellinghouses is provided. The interpretation of Part 3 states that: *"habitable rooms" means any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms...* Having regard to the definition of a "habitable rooms" consideration in this instance should only be had to provision of natural light to living areas and bedrooms.

Unit 01

The proposed layout plan indicates that the living / dining room would have a window facing the car parking area. The bedroom would be served by windows facing the

street approximately 2.45 m from the boundary palisade fence and street frontage.

Unit 02

The living / dining room would have a window facing the parking area and another to the side. The bedroom would be served by a window located approximately 1.9 metre from an existing high brick wall along the rear boundary.

Paragraph 119 of the NPPF requires effective use of land in meeting need for homes and other uses but the environment and living conditions must be safeguarded. Paragraph 130 (f) requires that development creates places with a high standard of amenity for existing and future users and requires that local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards (para 125).

The NPPF gives no definition of 'adequate', and only natural light is to be considered as opposed to direct sunlight or daylight. Reference to 'adequate' suggests merely satisfactory or acceptable in quality. The determination of the adequacy of natural light is therefore a subjective matter.

In that regard, despite the proximity of windows to existing boundaries, particularly the bedroom window of Unit 02, which would result in poor outlook, there would be natural light provided to that window. It is therefore considered that both units would have adequate natural daylight to bedroom and living room areas.

Conclusion

The proposal meets the requirements of Class MA of the Town and Country Planning General Permitted Development Order 2015.

The application can only be assessed against the criteria set out in this report and as illustrated above there are no objections on these grounds subject to conditions. Accordingly, it is recommended that prior approval is required and granted subject to conditions and informatives.

Recommendation

Prior approval is required and granted subject to the following conditions:

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

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended) and with paragraph MA.2 (5) of Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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. Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: In accordance with Paragraph MA.2 (6) of Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. No part of the development shall be brought into use until visibility splays of 2 metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway/verge into the site and the width measured outward from the edges of the access. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility and to comply with the National Planning Policy Framework, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/10/2022	-	-	SUPPORTING STATEMENT OCTOBER 2022
17/10/2022	139_SP_001	-	LOCATION PLAN AND BLOCK PLAN
17/10/2022	139_SP_005	REV A	SITE PLAN AND GROUND FLOOR PLAN (EXISTING)
17/10/2022	139_SP_006	-	SITE PLAN AND ROOF PLAN (EXISTING)
17/10/2022	139_SP_007	-	EXISTING FRONT AND REAR ELEVATIONS
17/10/2022	139_SP_008	-	EXISTING SIDE ELEVATIONS
17/10/2022	139_SP_010	REV D	PROPOSED FLOOR PLAN AND SITE PLAN
17/10/2022	139_SP_011	REV B	PROPOSED ROOF PLAN
17/10/2022	139_SP_012	REV A	PROPOSED FRONT AND REAR ELEVATIONS
17/10/2022	139_SP_013	-	PROPOSED SIDE ELEVATIONS

Signed Case Officer: M Wishart

Signed Authorising Officer: Alan Kilroe

Date: 9 December 2022

Informatives

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

- 1 *Application for Planning Permission*
This decision does not confer approval under the prior approval process for any associated external works or building operations associated with the change of use shown on the submitted plans. A separate application for planning permission for any external development associated with the change of use will be required,
- 2 *Coal Mining Standing Advice*
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.

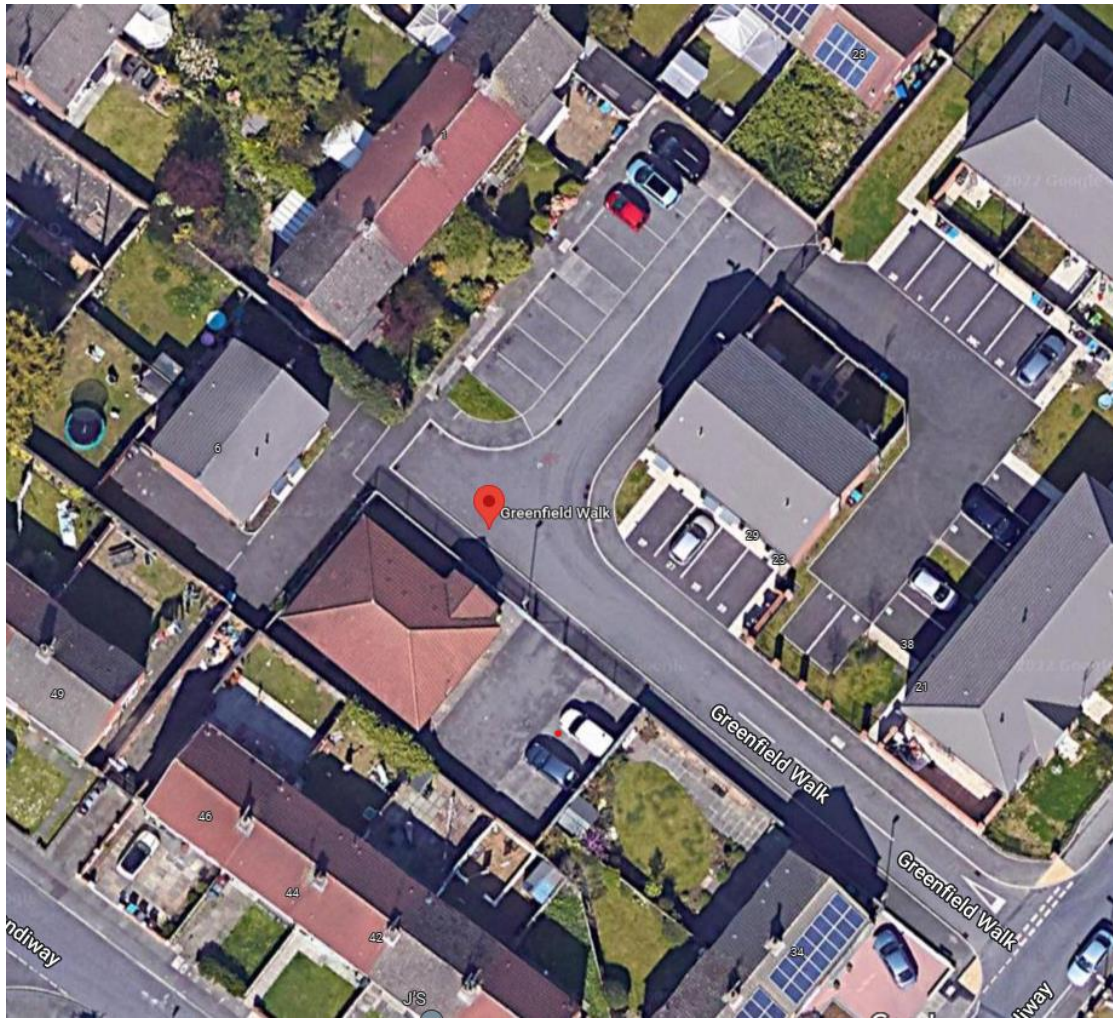
Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority
- 3 *Merseyside Fire and Rescue Authority*
The comments of Merseyside Fire and Rescue Authority in their letter dated 26 October 2022 (as attached).
- 4 *Contaminated Land - Advisory Note*
Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.
- 5 *Street Naming and Numbering*
The developer will be required to contact: street.naming.numbering@knowsley.gov.uk to arrange for addresses to be allocated to the development.

Please note there is a fee for this process and details can be found on the Council's website by following the link below:

<https://www.knowsley.gov.uk/residents/building-and-planning/register-street-name-or-house-number/street-naming-and-numbering-charges>

Appendix 1 – Site Photographs



Google Maps





Side Elevation Facing Car Park





Front Elevation Facing Greenfield Walk





Front and Side Elevation (Facing 4-6 Greenfield Walk)



Office Room 01 as Existing /Proposed Bedroom of Unit 02 Taken from Supporting Statement