



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: 25/00344/FUL

Name and address of applicant

Breck Homes
C/o The Agent

Name and address of agent

Mosaic Town Planning
301 Tea Factory
Fleet Street
Liverpool
L1 4DQ

Date of Receipt: 2 June 2025

Date Valid: 23 June 2025

Address/Location Of Development:

**Former Boundary Pub Site
Pilch Lane
Roby
Knowsley
L14 0JG**

Description of Development:

**ERECTION OF 34 NO. AFFORDABLE RESIDENTIAL DWELLINGS AND
ASSOCIATED INFRASTRUCTURE**

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. Notwithstanding the landscaping scheme submitted prior to the first occupation of the development hereby permitted an amended landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.
The scheme shall include details of all hard surfacing and soft landscaping works and a landscape and ecological management plan.
The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. The development hereby permitted shall be carried out in accordance with the Construction Method Statement - January 2026 (received 30.01.2026), Pilch Lane - Site Welfare Plan Rev A (received 05.12.2025) , Environmental, Dust & Surface Water Management Plan Ref V1 (received 05.12.2025) & E mail from Leon Armstrong, Mosaic Town Planning dated 5th December 2025

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 National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. No dwelling shall be occupied until a scheme for the provision of covered and secure space/s for cycles has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this is not a space within the residential property. For a one bedroomed dwelling one secure and covered space shall be provided, for two and three bedroomed dwellings there shall be two secure and covered cycle spaces. The approved cycle storage shall be implemented prior to first occupation and retained thereafter for its intended use.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016

6. Prior to the commencement of any above ground works details of the proposed site access, including geometry, levels, drainage, construction specification and visibility splays, shall be submitted to and approved in writing by the Local Planning Authority.

The approved access shall be constructed in accordance with the approved details and the following phasing:

the access shall be constructed to base course level prior to the commencement of any construction above ground level; and

the access shall be completed to final surface course and made fully operational prior to the occupation of the final dwelling.

The access shall thereafter be retained and maintained as approved.

Reason: To ensure that safe and suitable access is provided for construction traffic and future residents, and to protect the safety and operation of the existing highway network. This is in accordance with Knowsley's Local Plan Core Strategy Policy CS7 and NPPF paragraph 110.

7. Prior to the commencement of any above ground works a scheme for the design and construction 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:

- i. The installation of the priority junction at the site access with Pilch Lane with dropped kerbs and tactile paving installed to both sides of the junction and to the priority junction of Mayfair Avenue with Pilch Lane to both sides.
- ii. Resurfacing of the Pilch Lane footway contiguous with/along the development site frontage to provide a continuous palette of material.
- iii. The provision of accessible kerbs to both inbound and outbound bus stops on Pilch Lane that are closest to the development
- iv. The provision of a traffic regulation order which provides junction protection in the form of No Waiting At Any Time, (double yellow lines) to the proposed site access junction to ensure that the visibility onto Pilch Lane is maintained and the junction is not obstructed with parked vehicles.
- v. Replacement/upgrade of street lighting necessary as part of the detailed design.
- vi. Drainage works necessary to facilitate the above highway works.

The approved scheme shall subsequently be implemented prior to first occupation of the development hereby permitted.

Reason: To ensure that the sufficient measures are taken such that the highway network can accommodate the development and that the traffic generated does not exacerbate unsatisfactory highway or transportation conditions. This is in accordance with Knowsley's Local Plan Core Strategy Policy CS7 and NPPF paragraph 110.

8. Development shall not commence until a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753 - dated June 2025) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Level 2), has been submitted 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 Standards for

Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

(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 agreed scheme shall be implemented prior to the first occupation of the development and retained thereafter for the lifetime of the development.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with saved Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

9. 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:
- (i) 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.
 - (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.
 - (iii) Details for planned maintenance and a mechanism for remedial and urgent repair works.
 - (iv) Means of access for inspection and maintenance purposes.
 - (v) The plan shall be implemented in accordance with the timeframes contained within it.

The plan shall be implemented and completed in accordance with the agreed timescales contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

10. Prior to the first occupation of the development hereby permitted a leaflet informing residents of the importance of European sites and responsible user code and the location of Suitable Alternative Natural Greenspace (SANG) shall be submitted to and approved in writing by the Local Planning Authority. The approved leaflet shall be included in the sales packs for all the dwellings in the application site.

Reason: To ensure compliance with the Habitat Regulation Assessment and to reduce recreational pressure on the European and nationally designated sites.

11. The bat roosting boxes and bird nesting boxes shall be implemented in accordance with drawing P06 REV E prior to the 1st occupation of the development.

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

12. Prior to the occupation of any dwelling served off a private drive a lighting scheme for private drives shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the scheme shall include drawings of the lighting and lighting columns, a site layout indicating positions of the lighting, isolux and luminosity details and manufactures specifications.

No dwelling on the site shall be occupied until the lighting has been installed in

accordance with the approved scheme.

Reason: In the interests of residential amenity, security and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

13. Prior to the commencement of any above ground works a scheme for the protection of the dwellings from noise from Pilch Lane shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the findings of an approved noise survey. All works which form part of the scheme shall be completed before any of the relevant dwellings are occupied and retained at all times thereafter.

The scheme shall ensure noise exposure within living rooms and bedrooms and gardens does not exceed the relevant standards. Where windows are required to be kept closed to meet the indoor noise levels then an alternative means of ventilation shall be provided.

Reason: To safeguard local residents from noise and disturbance, and to comply with saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

14. The reasonable avoidance measures detailed within section 4.2.5 of the preliminary ecology assessment shall be implemented in full at all times during the course of the development.

Reason : To ensure adequate protection is given to water vole which are a priority species and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy (2016).

15. Prior to their installation full details of the precise location , appearance and specification of the air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority . The air source heat pumps shall be 5db below the background noise level, and the sound pressure level needs to be below 42dB, 1m from each site boundary, with vibration mitigation measures in place. The air source heat pumps shall be installed in accordance with the approved details.

Reason : In the interests of visual and residential amenity and to ensure compliance with Knowsley Local Plan policies CS19 and CS22.

16. 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 (where 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 Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

17. The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority. The biodiversity gain plan must include :

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the permitted development coming into use.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.

18. Prior to the first occupation of the development hereby approved, a Communal and Visitor Parking Management Plan or Statement shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- The location and extent of all visitor and communal parking spaces.
- Confirmation of ownership and long-term responsibility for maintenance and management;
- Details of whether the spaces are intended to remain private or be offered for adoption;
- Any proposed restrictions or controls on use, if applicable.

The approved Parking Management Plan or Statement shall be implemented prior to first occupation and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that parking provision within the site operates effectively, is clearly managed, and does not result in indiscriminate or unsafe parking that could compromise highway safety or residential amenity, in accordance with the National Planning Policy Framework and Local Plan Policy CS7.

19. Prior to the first occupation of the development hereby permitted a scheme for the surfacing and the drainage of car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be constructed in accordance with the approved scheme prior to the first occupation of the development.

Reason : In the interests of visual amenity and highway safety and to ensure compliance with Knowsley Local Plan Policies CS7 and CS19

20. The proposed hours of construction including deliveries to and from the site shall only take place between the hours of 08.00-18.00 Monday to Friday and 08.00 - 13.00 on

Saturdays . No work should be carried out on Sundays or officially recognised public holidays without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

21. During the construction period there shall be no deliveries to/from the site before 10am and between the hours of 14.30 and 16.00 on Monday to Friday during Knowsley school term time.

Reason : To minimise any pedestrian/vehicular conflict during school dropping off and picking up times and to ensure compliance with Policy CS19 of the Knowsley Local Plan Core Strategy.

22. No part of the proposed development hereby permitted shall be commenced until details of the existing and proposed ground levels (including garden levels) have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the floor levels of any proposed dwellings/buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with policy CS19 of the Knowsley Local Plan Core Strategy.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/01/2026	P01	REV H	PROPOSED SITE LAYOUT
02/02/2026	P02	REV G	MATERIALS DISTRIBUTION PLAN
27/01/2026	P09	REV E	STREET SCENE ELEVATIONS
15/12/2025	P10	REV D	CYCLE & BIN STORES
15/12/2025	P11	REV C	TYPE P1 & P2 1B2P 50 & 1B2P 57 MASIONETTES TERRACE OF 03 (6 BLOCK)
27/01/2026	P12	REV D	TYPE P1 & P2 1B2P 50 & 1B2P 50-57 MASIONETTES TERRACE OF 4
11/08/2025	P13	REV B	TYPE C 2B3P 74 SEMI-DETACHED
11/08/2025	P14	REV B	TYPE C/CC 2B3P 74 SEMI-DETACHED
11/08/2025	P08	REV A	SITE LOCATION PLAN
15/12/2025	P03	REV E	BOUNDARY TREATMENTS PLAN
15/12/2025	P05	REV E	CAR CHARGING PLAN
15/12/2025	P06	REV E	BIRD & BAT BOX PLAN
11/08/2025	P08	REV A	SITE LOCATION PLAN
15/12/2025	P19	REV C	SLAB LEVEL PLAN
15/12/2025	P15	REV C	TYPE F 3B4P 86 SEMI-DETACHED
15/12/2025	P17	REV C	TYPE I 3B6P 106 DETACHED
05/12/2025	REV A	-	SITE WEFARE PLAN
15/12/2025	P22	-	HOUSE TYPE F TERRACE OF 3

15/12/2025	P21	-	HOUSE TYPE D - PLOTS 14 & 15
30/01/2026	-	-	CONSTRUCTION METHOD STATEMENT - JANUARY 2026
05/12/2025	V1	-	Environmental, Dust & Surface Water Management Plan
01/09/2025	-	-	SOCIAL VALUE STRATEGY

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:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

WM8 - Waste Prevention and Resource Management
CS2 - Development Principles
CS3 - Housing Supply, Delivery and Distribution
CS7 - Transport Networks
CS8 - Green Infrastructure
CS15 - Delivering Affordable Housing
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS27 - Planning and Paying for New Infrastructure

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

H5 - Development within Primarily Residential Areas
H7 - Provision. of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOS)
T8 - Transport Assessments
DQ2 - Security in the Built Environment
ENV2 - Noise and Vibration
ENV5 - Contaminated Land
National Planning Policy Framework
The Joint Merseyside and Halton Waste Local Plan 2013
WM9 - Sustainable Waste Management Design and Layout of New Development

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 (Mark Quinn on 0151 443 2223)

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.

- 1 The amended landscaping scheme pursuant to condition 3 should include the following :-

1. The tree rooting zone needs to be 25m² per tree, this can be a combination of soft surface treatment (grass or planting) areas or extend under permeable surfaced areas. It would be far better to link these into the SuDS strategy so the underground systems can both support trees and help manage surface water, please provide details.

2. The trees to be planted along Pilch Lane are now proposed to be 30-35cm girth. These indeed will give an immediate visual impact. However, this size tree will require a lot of looking after and care in the first 3 years to ensure that these trees establish well. It is considered that a 20-25cm girth tree will be a better tree to manage and get established.

3. The Landscape proposal provides the only information on the management and maintenance of the site. Management and maintenance should be put in the form of a Landscape and Ecological Management Plan (LEMP) detailing the regime for the ongoing and longer-term maintenance of all landscape furniture and hard and soft landscape works required over the 30 year span of BNG. This should include how the development is going to care for the landscape features within the site including the bird and bat boxes and the hard infrastructure. To enable the contractor carrying out the work to understand what is required on a month by month basis it would set out :

- a. What areas are in private ownership and what is under a maintenance contract?
- b. Who is to be the responsible body for managing the maintenance?
- c. Who is the contractor to carry out the works directed in the LEMP?
- d. A maintenance schedule of what is to be carried out and when . Provide details on how the site is going to be managed and which areas of the site are covered within this site management and what the scope and frequency of operations are going to be used.

It is expected this will be a live document as such will be used by the managing agent in employing the maintenance company and also by the contractor when

regularly maintaining the site.

The responsibilities of the private owner to ensure that the BNG of the site is kept should also be highlighted and advised to the owner.

4. The drawing is still missing the note that the removal of tree stakes and ties needs to be done between 3-5 years (depending on root establishment) and also tie adjustment annually prior to removal.
- 2 Prior to the commencement of the development, a joint inspection between the applicant and the Council as Local Highway Authority of the condition of the existing footways/carriageways in the vicinity of the site that fall under Knowsley's ownership/control should be carried out. The applicant is advised to contact Highways Site Development, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further.
- 3 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under s38 of the Highways Act 1980. If it is the developer's intention to offer any of the roadworks included in the proposals for adoption, a s38 agreement would be required. The applicant is advised to contact Highways Site Development, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further.
- 4 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.
- 5 The implementation of waiting restrictions or other Traffic Regulation Orders is subject to a separate statutory process. TROs cannot be guaranteed and may be subject to objection. The developer must submit an indicative plan showing extents and signage/lining requirements, fund the full cost of the TRO via Section 106, and formally request that the Highway Authority commence the TRO process. The Highway Authority will determine the timing and progression of the TRO. The applicant is advised to contact Highways Network Management Team - Network.Management@knowsley.gov.uk
- 6 Any new street lighting, traffic signals, or traffic signs required as part of works on the existing public highway or any highway proposed for adoption will be subject to commuted sums to cover long-term maintenance as part of the Council's Street Lighting and Signing PFI contract. All such infrastructure must be agreed in advance with the relevant PFI service provider and approved in writing by the Highway Authority. The applicant is advised to contact the Highways Team - HighwaysEnquiries@knowsley.gov.uk
- 7 Pursuant to condition 8 for avoidance of doubt and in order to discharge the condition, the applicant should consider the following points in the preparation of surface water drainage strategy, detailed design drawings, calculations and supporting information:
 - o Drainage design including SuDS. 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 surface water runoff to be managed close to source (Source control / property level control), only conveying downstream what cannot be managed at source. The LLFA expects an interconnected drainage design to include source control/ property level control (e.g. permeable pavement and raingardens), green/blue and open conveying systems / green corridors (e.g. green swales and ditches) and regional controls (e.g. attenuation basins). The development of drainage design should therefore be planned as early as possible before setting up the property layout in close collaboration with the

landscape and biodiversity teams.

- o Evidence and justification (e.g. infiltration tests and groundwater levels) shall be required to demonstrate that in choosing drainage features for post development, the surface water drainage discharge hierarchy has appropriately been followed.

- o The maximum discharge rate from the development site would be expected to be reduced to greenfield runoff rate wherever possible. As a minimum, brownfield sites should reduce the discharge by 50%, from the existing site runoff OR from the original un-surcharged pipefull capacity of the existing system, whichever is the lowest, depending on sufficient capacity in the recipient feature(s). The maximum discharge rate is determined by the LLFA in collaboration with the UU where the surface water discharges to the UU systems.

- o An assessment of the off-site surface water flood risk which may affect the site before and after development will be required.

- o Should any part of the exiting drainage network is supposed to be utilized in post development situation, a full CCTV survey of the sections will be required to ensure they can adequately function in post development.

- o Meet United Utilities design requirements from response in June 2025. Should the surface water discharge connects to the UU assets, the UU agreement on connection point and discharge rate will be required.

- o Detailed Drainage Scheme Plan showing the layout of the proposed drainage network, post development impermeable/permeable area, the location of storage within the proposed development and how these relate to the submitted calculations, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients diameters and dimensions will be required. The methods of flow control must be detailed as should non-conventional elements such as pond and permeable paving.

- o Sufficient information on the correct number of treatment stages in the surface water management train will also be required, for further information see the CIRIA SuDS Manual (C753).

- o The mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

- o Evidence that exceedance flows and runoff in excess of design criteria shall be considered - calculations and plans shall be provided to show where above ground flooding might occur o Drainage design including SuDS. 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 surface water runoff to be managed close to source (Source control / property level control), only conveying downstream what cannot be managed at source. The

LLFA expects an interconnected drainage design to include source control/ property level control (e.g. permeable pavement and raingardens), green/blue and open conveying systems / green corridors (e.g. green swales and ditches) and regional controls (e.g. attenuation basins). The development of drainage design should therefore be planned as early as possible before setting up the property layout in close collaboration with the landscape and biodiversity teams.

- o Evidence and justification (e.g. infiltration tests and groundwater levels) shall be required to demonstrate that in choosing drainage features for post development, the surface water drainage discharge hierarchy has appropriately been followed.

- o The maximum discharge rate from the development site would be expected to be reduced to greenfield runoff rate wherever possible. As a minimum, brownfield sites should reduce the discharge by 50%, from the existing site runoff OR from the original un-surcharged pipefull capacity of the existing system, whichever is the lowest, depending on sufficient capacity in the recipient feature(s). The maximum discharge rate is determined by the LLFA in collaboration with the UU where the surface water discharges to the UU systems.

- o An assessment of the off-site surface water flood risk which may affect the site before and after development will be required.

- o Should any part of the exiting drainage network is supposed to be utilized in post development situation, a full CCTV survey of the sections will be required to ensure they can adequately function in post development.

- o Meet United Utilities design requirements from response in June 2025. Should the surface water discharge connects to the UU assets, the UU agreement on connection point and discharge rate will be required.

- o Detailed Drainage Scheme Plan showing the layout of the proposed drainage network, post development impermeable/permeable area, the location of storage within the proposed development and how these relate to the submitted calculations, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients diameters and dimensions will be required. The methods of flow control must be detailed as should non-conventional elements such as pond and permeable paving.

- o Sufficient information on the correct number of treatment stages in the surface water management train will also be required, for further information see the CIRIA SuDS Manual (C753).

- o The mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

- o Evidence that exceedance flows and runoff in excess of design criteria shall be considered - calculations and plans shall be provided to show where above ground flooding might occur o Drainage design including SuDS. 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 surface water runoff to be managed close to source (Source control / property level control), only conveying downstream what cannot be managed at source. The

LLFA expects an interconnected drainage design to include source control/ property level control (e.g. permeable pavement and raingardens), green/blue and open conveying systems / green corridors (e.g. green swales and ditches) and regional controls (e.g. attenuation basins). The development of drainage design should therefore be planned as early as possible before setting up the property layout in close collaboration with the landscape and biodiversity teams.

- o Evidence and justification (e.g. infiltration tests and groundwater levels) shall be required to demonstrate that in choosing drainage features for post development, the surface water drainage discharge hierarchy has appropriately been followed.

- o The maximum discharge rate from the development site would be expected to be reduced to greenfield runoff rate wherever possible. As a minimum, brownfield sites should reduce the discharge by 50%, from the existing site runoff OR from the original un-surcharged pipefull capacity of the existing system, whichever is the lowest, depending on sufficient capacity in the recipient feature(s). The maximum discharge rate is determined by the LLFA in collaboration with the UU where the surface water discharges to the UU systems.

- o An assessment of the off-site surface water flood risk which may affect the site before and after development will be required.

- o Should any part of the exiting drainage network is supposed to be utilized in post development situation, a full CCTV survey of the sections will be required to ensure they can adequately function in post development.

- o Meet United Utilities design requirements from response in June 2025. Should the surface water discharge connects to the UU assets, the UU agreement on connection point and discharge rate will be required.

- o Detailed Drainage Scheme Plan showing the layout of the proposed drainage network, post development impermeable/permeable area, the location of storage within the proposed development and how these relate to the submitted calculations, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients diameters and dimensions will be required. The methods of flow control must be detailed as should non-conventional elements such as pond and permeable paving.

- o Sufficient information on the correct number of treatment stages in the surface water management train will also be required, for further information see the CIRIA SuDS Manual (C753).

- o The mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

o Evidence that exceedance flows and runoff in excess of design criteria shall be considered -

calculations and plans shall be provided to show where above ground flooding might occur and where this would pool and flow. This must demonstrate that the people and assets will be safe during an event in excess of design criteria (i.e. 1 in 100 plus 40% CC rainfall event).

o An assessment of groundwater levels and its fluctuations will be required.

- 8 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.
- 9 See consultation response attached from Merseyside Fire and Rescue



Executive Director - PLACE

Date: 17 February 2026

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.