METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00420/FUL
Date of Receipt: 03.07.2000
Date Valid: 18.08.2000

Name and address of applicant
Wimpey Homes Holdings
629 Eccles New Road
Salford
Manchester
M5 2BD

Name and address of agent

Address or location of development
Land Bounded By Honeyhall Road, Lichfield Road And Torrington Drive Halewood Knowsley Merseyside

Nature and particulars of application
ERECTION OF 79 NO. TWO STOREY TERRACED DWELLINGS AND CONSTRUCTION OF NEW VEHICULAR/PEDESTRIAN ACCESS

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

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

   Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out only in accordance with the amended plan referenced 02D.

   Reason: For the avoidance of doubt and to accord with the terms of the application as amended and with reference to Policy H17 of the Knowsley Unitary Development Plan.

3. No part of the development hereby permitted shall be commenced until details and samples of the proposed external facing materials to be used on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

   Reason: In the interests of visual amenity.

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

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

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

   c. an outline specification for ground preparation;

   d. all proposed boundary treatments, with supporting elevations and construction details;

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

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

The scheme shall be wholly implemented in its finally approved form within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and with reference to Policy H6 of the Knowsley Unitary Development Plan.

5. Notwithstanding the provisions of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) there shall be no extension, enlargement (or external alteration) to any building forming part of the development hereby permitted, or a garage, car port or other building or enclosure erected within the curtilage of the site, without a further specific planning permission having been sought and obtained beforehand.

Reason: To safeguard the character of this residential development and with reference to Policy H6 of the Knowsley Unitary Development Plan.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; The Coal Authority. and the Council's Transportation and Engineering Services Division.

[redacted]

Director Of Planning And Development

Date:12.10.2000

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.

Notes:

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

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

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

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