



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 25/00415/REM

Name and address of applicant

Barratt Homes Manchester
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
M20 2YY

Name and address of agent

Lichfields
Ship Canal House
98 King Street
Manchester
M2 4WU

Date of Receipt: 4 July 2025

Date Valid: 8 July 2025

Address/Location Of Development

Plot 1 - Land To North Of Railway Line Bounded By Lower Road, Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood

Description of Development - APPROVAL OF RESERVED MATTERS, NAMELY LAYOUT, SCALE, APPEARANCE AND LANDSCAPING PURSUANT TO HYBRID PLANNING PERMISSION 19/00521/HYB (AS AMENDED) FOR RESIDENTIAL DEVELOPMENT (117 UNITS), INTERNAL ACCESS ROADS, PUBLIC OPEN SPACE, ONE NO. SUBSTATION AND OTHER ASSOCIATED WORKS

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Reserved Matters Approval 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. No part of the development hereby permitted shall be commenced until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. The CEMP shall set out details of measures to manage the impacts of construction on the highway network,

neighbouring amenity, public safety and environmental impacts, and shall include, as a minimum:

- a. Measures to control noise and vibration arising from construction activities, including any piling works and from the operation of plant, temporary power generation or pumping plant that will operate overnight;
- b. Measures for dust suppression and control;
- c. Measures to prevent the transfer of mud and debris onto the adopted highway, including details of wheel-washing facilities where necessary;
- d. The layout of the site compound, including areas for the storage of plant and materials, loading and unloading, and turning of construction vehicles (including details for each construction phase where applicable);
- e. Arrangements for the management of construction traffic, including delivery routing, timing of deliveries, prevention of waiting or layover on the public highway, and any temporary traffic management measures;
- f. Construction phasing and programme of works;
- g. Construction staff parking arrangements;
- h. Measures to address any abnormal wear and tear to the adopted highway resulting from construction works associated with the development hereby permitted.
- i. No construction vehicle shall reverse onto or from the adopted highway unless under the control of a suitably trained banksman.
- j. Details of relevant pest control measures to be taken during both the construction and demolition phases;
- k. No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.
- l. Scheme for recycling / disposal of waste resulting from the construction works.

The approved CEMP shall be implemented in full for the duration of the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is constructed in a safe and controlled manner, to protect the safety and operation of the highway network, to safeguard the amenity of nearby residents and to ensure adequate pollution control measures are implemented.

3. Prior to first occupation, a Parking Management and Maintenance Strategy for all unadopted parking court areas shall be submitted to and approved in writing by the Local Planning Authority.

The strategy shall include:

- Allocation and control of parking spaces;
- Maintenance of surfaces, markings and lighting;
- Management of EV charging infrastructure outside dwelling curtilages (to include those within parking courts);
- Long-term upkeep arrangements.

The approved strategy shall be implemented, as approved, for the lifetime of the development.

Reason: To ensure safe and effective operation of parking areas and prevent adverse impacts on the highway network.

4. Notwithstanding the approved plans, prior to the occupation of any dwellings hereby permitted, full details of cycle parking to each dwelling plot with no garage shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of each apartment building hereby permitted, the cycle parking for the apartments to which the cycle parking relates shall be provided in accordance with plan reference HA671-BAH-XX-XX-DR-UD-203350 Rev 000.

Reason: In the interests of sustainable transport provision and to encourage travel to/from the site by sustainable modes.

5. Prior to the commencement of the development hereby permitted, details of the means of ensuring that any part of the development falling within the easements of the existing public sewers that are laid within the site boundary are protected from damage as a result of the development, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include details of any diversion of the gravity sewer and outline the potential impacts on the sewers from construction activities and the impacts post-completion of the development and identify mitigation measures to protect and prevent any damage to the public sewers both during construction and post-completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details and retained thereafter.

Reason: In the interest of public health and to ensure protection of wastewater services.

6. No dwelling shall be occupied until details of the lighting to the unadopted roads, private communal areas for use by the public including shared private drives and footpaths, cycleways and shared routes have been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to a detailed description of the type of lighting and positioning details of the proposed luminance. The scheme shall subsequently be implemented in accordance with the agreed details prior to the dwelling(s) to which it relates first being occupied and shall be retained thereafter.

Reason: To ensure the development is safe and convenient for future users and in the interests of residential amenity.

7. Prior to the erection of any fencing around the primary substation hereby permitted, and notwithstanding any approved plans, details of any proposed boundary treatment around the primary substation shall be submitted to and approved in writing by the Local Planning Authority. This fencing shall then only be constructed in accordance with the approved details.

Reason: In the interests of visual amenity.

8. No part of the development shall be brought into use until visibility splays of 2.3 x 43metres, have been provided at the proposed (site access) junction with the adjacent occupied parcel. The splays shall be provided clear of obstructions to visibility to a maximum height of 0.6 metres above footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

All boundary treatments /landscaping within pedestrian intervisibility splays shall be restricted to no more than 0.6m in height and shall also be kept clear of obstructions.

Reason: To ensure adequate visibility at the junction or site access is made and maintained in the interests of highway safety.

9. Prior to the occupation of the dwellings the recommendations as per the noise report by Hepworth acoustics, Report No. MEMO P22-268-M02v1 shall be fully implemented and retained in perpetuity. Evidence that the mitigation has been implemented shall be submitted to the Local Planning Authority prior to occupation of the dwellings requiring mitigation.

Reason: To protect the amenity of future occupiers.

10. Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019 methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To protect the amenity of future/existing occupiers.

11. Prior to any above ground works, samples of the materials to be used in the external construction of the dwellings/apartment buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The dwellings and apartment buildings shall then be constructed in accordance with the approved materials.

Reason: In the interests of visual amenity.

12. Car parking provision shown within the curtilage of each dwelling/apartment building shall be provided prior to first occupation of the dwelling/apartment building to which it relates. The parking shall not be used for any other purpose other than the parking of vehicles.

Reason: In the interest of highway and pedestrian safety.

13. A. Prior to the commencement of any above ground works, full details of the existing and proposed ground levels (including levels for all vehicular manoeuvring, pedestrian/cyclist and parking areas) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to first occupation or within a previously approved timetable for implementation.

B. All soft landscape works shall be carried out in accordance with the approved details outlined in Schedule 1 by virtue of condition 1, with the key being clarified in an email received from Steve Rowe on the 2nd of July 2026 (Litchfields). The plans are listed below for clarity:

Landscape Proposal (South RM2) Sheet 1 of 5 drawing no. 6412.30 REV K
Landscape Proposal (South RM2) Sheet 2 of 5 drawing no. 6412.31 REV K
Landscape Proposal (South RM2) Sheet 3 of 5 drawing no. 6412.32 REV K
Landscape Proposal (South RM2) Sheet 4 of 5 drawing no. 6412.33 REV K
Landscape Proposal (South RM2) Sheet 5 of 5 drawing no. 6412.34 REV K
Landscape Proposal (South RM2) drawing no. 6412.35 REV H

The works shall be carried out before any part of the development hereby approved is occupied or in accordance with a programme to be submitted to and agreed in writing with the Local Planning Authority prior to first occupation. The approved landscaping shall be retained thereafter. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of visual amenity and to ensure the impact of the development on adjacent properties and the locality/proposed street scene is acceptable and in the interests of highway and pedestrian safety and the amenity of all users of the proposed highway network.

14. Notwithstanding the approved plans, details of the brick to be used for the boundary treatment shall be submitted to and approved in writing by the local planning authority prior to the erection of any boundary treatments. The development shall be carried out in full accordance with the agreed details and retained thereafter.

Reason: To ensure a satisfactory development and in the interests of visual amenity.

15. The development shall be carried out in accordance with the Refuse Strategy Plan reference HA671-BAH-XX-XX-DR-UD-203500 REV 007 prior to first occupation of each dwelling/apartment to which the refuse strategy relates.

Reason: To ensure a sustainable waste strategy is implemented within the development.

16. Prior to the commencement of development on this reserved matters land parcel, a quantitative and qualitative hydrogeological risk assessment and mitigation strategy relating to this reserved matters land parcel with respect to groundwater protection, flooding and groundwater recharge to the sandstone aquifer, shall be submitted to the local planning authority and approved in writing. The contamination risk assessment should be based on a Geological and Hydrological Conceptual Site Model, using the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development, including during construction, the direction of groundwater flows, and provide details of measures required to mitigate any risks to the Groundwater Source Protection Zone and public water supply during the development. The development shall be implemented in accordance with the approved details.

Reason: To prevent pollution of groundwater and ensure there is no contamination to public water supply or underground flooding to this or adjoining sites.

17. A. Within 8 months of the date of this planning permission decision notice, and notwithstanding the approved plans, a detailed SUDs based drainage scheme, including details to address the surface water flood risk in the open space area

adjacent to Finch Wood and having regard to adjoining ground compaction of the road to the north of the application site, using the principles of the SUDS Manual (C753 June 2025) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA Level 2) shall be submitted to and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drawings, summary calculations and results of all investigations detailing the surface water drainage works. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or in accordance with a timetable for implementation that has been submitted to and approved in writing by the Local Planning Authority within 8 months of the date of this decision notice.

B. Prior to the first occupation of the development hereby permitted, 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. A schedule for on-going inspections relating to performance and condition;
- iii. Details for planned maintenance and a mechanism for remedial and urgent repair works; and
- iv. Means of access for inspection and maintenance purposes;

The Management and Maintenance Plan shall be implemented in accordance with the approved details and within the timeframes contained within it.

Reason: To secure a sustainable drainage scheme, to ensure the development does not result in flooding off site or within the site area and to ensure effectiveness of the flood risk measures during the lifetime of the development.

Please refer to the drainage informative for more detail on the requirements to discharge this condition.

18. The roads and footways shall be constructed up to the boundary of the site to facilitate access/connection to neighbouring land parcels prior to first occupation of any plots adjacent to the connecting road or footway. Once constructed, the roads and footways shall be retained thereafter.

Reason: To facilitate comprehensive development.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/05/2026	BEPP 00CG; BFHE 00CF	Drawing 01	Epping (Ground floor layout) and Fareham (first floor layout)
15/05/2026	BEPP 00CG; BFHE 00CF	Drawing 02	Epping and Fareham Elevations
15/05/2026	-	-	Coleford, Hornsea, Loughton Apartments Elevation 1 and Rear

			Elevation
15/05/2026	-	-	Coleford, Hornsea, Loughton Apartments - Front Elevation 2 and Side Elevation
15/05/2026	-	-	Coleford, Hornsea and Loughton Apartments - Ground, First and Second Floor Plans
04/07/2025	HXXXX-BAH-XX-XX-DR-XXX-201001	-	Location Plan
04/07/2025	EBC00987-300	REV P1	
28/05/2026	6412.32	REV K	Landscape Proposal (South RM2) Sheet 3 of 5
28/05/2026	6412.31	REV K	Landscape Proposal (South RM2) Sheet 2 of 5
28/05/2026	6412.33	REV K	Landscape Proposal (South RM2) Sheet 4 of 5
28/05/2026	6412.34	REV K	Landscape Proposal (South RM2) Sheet 5 of 5

04/07/2025	House Type Portfolio	Issued 27.06.26	Ellerton End - Plans and Elevations
28/05/2026	6412.35	REV H	Landscape Proposal (South RM2) Masterplan
28/05/2026	HA671-BAH-XX-XX-DR-UD-021100	REV 001	Vehicle Charging Points
15/05/2026	HA671-BAH-XX-XX-DR-UD-203350	REV 000	Bin and Cycle Store Details
28/05/2026	6412.30	REV K	Landscape Proposal (South RM2) Sheet 1 of 5
19/06/2026	EBC00987-302	REV P3	Proposed Elevations for 33kV Switch room - Note the approved boundary treatment plans are only those indicated on the Boundary Treatment Plan (reference HA671-BAH-XX-XX-DR-UD-203250 REV 008) and palisade fencing boundary treatments are not hereby approved.
04/07/2025	House Type Portfolio	Issued 27.06.26	Ellerton Mid - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.06.26	Ellerton Render End - Plans and Elevations

28/05/2026	HA671-BAH-XX-XX-DR-UD-203500	REV 007	Refuse Strategy Plan
28/05/2026	HA671-BAH-XX-XX-SU-UT-350100	REV P04	Rising Main Survey
28/05/2026	HA671-BAH-XX-XX-DR-UD-225002	REV 007	Parking Strategy Plan with Dimensions
28/05/2026	HA671-BAH-XX-XX-DR-UD-225001	REV 007	Parking Strategy Plan
28/05/2026	HA671-BAH-XX-XX-DR-UD-203400	REV 007	Affordable Housing Plan
28/05/2026	HA671-BAH-XX-XX-DR-UD-203349	REV 001	Boundary Treatment Details
04/07/2025	House Type Portfolio	Issued 27.6.26	Ripon Detached - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Collaton Detached
04/07/2025	House Type Portfolio	Issued 27.6.26	Kingsville End (Render) Mid - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Windermere Detached - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Alderney Detached - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Alderney Mid - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Radleigh Detached - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Radleigh Detached - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Type 51 End - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Type 51 Mid - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Type 52 End - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Type 52 Mid - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Type 52 End (Render) - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Type 55 End Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.6.26	Type 55 End (Render) Plans and Elevations

28/05/2026	HA671-BAH-XX-XX-DR-UD-203200	REV 007	Hard Landscaping Plan - Road Hierarchy
28/05/2026	HA671-BAH-XX-XX-DR-UD-203002	REV 009	Planning Layout
09/06/2026	HA671-BAH-XX-XX-DR-UD-203250	REV 008	Boundary Treatment Plans
25/06/2026	MEMO P22-268-M02	V1	Hepworth Acoustics Noise Mitigation Scheme MEMO
23/12/2025	MEMO P22-268-M02	V6A	Noise Mitigation Scheme MEMO
04/07/2025	House Type Portfolio	Issued 27.06.26	Moresby Detached Render - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.06.26	Kingsville End - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.06.26	Kingsville End Render - Plans and Elevations
28/05/2026	HA671-BAH-XX-XX-DR-UD-203349	REV 001	Boundary Treatment Details
17/06/2026	HA671-BAH-XX-XX-DR-UD-203150	REV 008	Material Layout
28/05/2026	HA671-BAH-XX-XX-DR-UD-203005	REV 009	Coloured Planning Layout
28/05/2026	HA671-BAH-XX-XX-DR-UD-203004	REV 003	Planning Layout - Vehicle Turning
28/05/2026	HA671-BAH-XX-XX-DR-UD-203003	REV 003	Planning Layout - Visibility Splay
28/05/2026	HA671-BAH-XX-XX-DR-CE-300002	REV P04	Preliminary Drainage Strategy - full site
28/05/2026	HA671-BAH-XX-XX-DR-CE-300001	REV P05	Preliminary Drainage Strategy
04/07/2025	House Type Portfolio	Issued 27.06.26	Moresby End - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.06.26	Ellerton Render Mid - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.06.26	Maidstone End - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.06.26	Maidstone Mid - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.06.26	Moresby Detached - Plans and Elevations
04/07/2025	House Type Portfolio	Issued 27.06.26	Moresby Detached - Plans and Elevations

04/07/2025	House Type Portfolio	Issued 27.06.26	Moresby End Render - Plans and Elevations
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REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters 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:-

East of Halewood SPD (2020)

Ensuring a Choice of Travel SPD (2010)

Developer Contributions SPD (2016)

Trees and Development SPD (2016)

Design Quality in New Development SPD (2016)

National Planning Policy Framework

CS7 - Transport Networks

CS8 - Green Infrastructure

SUE1 - Sustainable Urban Extensions and Safeguarded Land

SUE2 - Sustainable Urban Extensions - Development Principles

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

T9 - Travel Plans

T5 - Location of Major Traffic Generating New Development

T7 - New Development and Walking & Cycling Routes

T8 - Transport Assessments

T10 - Access for the Less Mobile

DQ2 - Security in the Built Environment

DQ3 - Gateway Sites and Corridors

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV4 - Hazardous Substances

ENV5 - Contaminated Land

KNOWSLEY LOCAL PLAN: CORE STRATEGY

SD1 - Sustainable Development

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS3 - Housing Supply, Delivery and Distribution

CS19 - Design Quality and Accessibility in New Development

SUE2b - Sustainable Urban Extensions - East of Halewood

CS15 - Delivering Affordable Housing

CS17 - Housing Sizes and Design Standards

CS20 - Managing the Borough's Historic Environment

CS21 - Greenspaces and Trees

CS22 - Sustainable and Low Carbon Development

CS24 - Managing Flood Risk

CS26 - Waste Management

CS27 - Planning and Paying for New Infrastructure

The Joint Merseyside and Halton Waste Local Plan 2013

WM8 - Waste Prevention and Resource Management

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Amended New Residential Development SPD (2018)

This informative is only intended as a summary of the reason(s) for the granting of Reserved Matters. Should you require any further details relating to the decision please contact the relevant case officer (Clare Appleyard on 0151 443 2848)

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.

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions, and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised, and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

Informatives

1. Commuted sums will be applicable to S38/S278 highway agreements as determined by S38/S278 Engineer.
2. Advance Payments Code: The Council operates the Advance Payments Code in accordance with Sections 219 - 225 of the Highways Act 1980. This Code applies wherever a new building is to be erected which will have a frontage onto a new section of road which is to be offered for adoption (or where the Council determines that these areas are potentially adoptable), unless a Road Adoption Agreement under Section 38 of the Act has been concluded, or the street has been declared a private road. Failure to deposit or secure

monies with the Local Highway Authority prior to the commencement of building work in accordance with the Code is an offence, which could lead to the suspension of construction and may lead to prosecution and a fine.

3. Highways Section 278 Agreement

The applicant is advised that this planning permission does not grant approval for works within the public highway.

Any works required within the public highway to facilitate the development are likely to require an agreement under Section 278 of the Highways Act 1980 and must be carried out with the prior approval of the Highway Authority. Email:

SiteDevelopment@knowsley.gov.uk to discuss the matter further.

Highways Section 38 Agreement

The applicant is advised that this planning permission does not grant approval for works within the public highway, nor does it secure the adoption of any proposed highways.

Where it is the applicant's intention for new estate roads to be offered for adoption by the Highway Authority, a Section 38 Agreement under the Highways Act 1980 will be required. Detailed highway engineering drawings and specifications must be submitted to and approved by the Highway Authority as part of that process. Email: SiteDevelopment@knowsley.gov.uk to discuss the matter further.

Highways Pre-Development Inspection

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 should be carried out. The applicant is advised to contact Highways Site Development. Email:

SiteDevelopment@knowsley.gov.uk to discuss the matter further.

Street Lighting and Traffic Signage (PFI and Commuted Sums)

The applicant is advised that street lighting and traffic signage within Knowsley are maintained under a Private Finance Initiative (PFI) contract. All such infrastructure intended for adoption within the public highway must be designed in accordance with the Council's requirements and approved in consultation with the Council's PFI contractor, Enerveo.

Where new roads or highway works are to be offered for adoption by the Highway Authority, the provision of street lighting and traffic signage is likely to require the payment of commuted sums to cover future maintenance liabilities under the PFI arrangement, and such infrastructure will be incorporated into the PFI contract.

For any roads or areas that are not proposed for adoption, the provision, maintenance and management of street lighting and signage will remain the responsibility of the developer or a private management company and will not be covered by the Council's PFI arrangements.

Early engagement with the Highway Authority and Enerveo is strongly recommended to confirm the applicable requirements and avoid delays. Email:

SiteDevelopment@knowsley.gov.uk to discuss the matter further.

Deposits on the Highway

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.

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The 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 and S278 of the Highways Act 1980 (for roads proposed for adoption and connection of off-site highway works onto the existing adopted highway respectively). The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further. The highway fees

applicable for a combined S38/S278 highway agreement are available on the Knowsley Council website here: <https://www.knowsley.gov.uk/residents/roads/highway-fees-and-charges>

4. Please see letter from Merseyside Fire and Rescue Service 12/01/2026
5. All new street lighting and signing to be installed on the existing public highway or highway proposed for adoption will be subject to a commuted sum to cover its future maintenance as part of the Council's Street Lighting and Signing PFI Contract. The relocation of existing street lighting columns will need to be undertaken/agreed by the Street Lighting and Signing PFI Contract Service Provider.
6. Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.
7. The development hereby permitted shall respect the statutory clearance distances to the existing overhead line conductors as set out in Technical Specification 43-8 Issue 5 2019 Overhead line clearances and construction of the development shall adhere to standards for working around overhead lines as set out in <https://www.hse.gov.uk/pubns/gs6.pdf>. ' This is included for the reasons of maintaining safety standards. Early engagement with Scottish Power Energy Networks is recommended.
8. **Information required to discharge drainage condition:**

For the avoidance of doubt and in order to discharge the condition, the following points shall fully be considered in the preparation of the surface water drainage strategy, detailed design, drawings, calculations and supporting information:

- a. An explanation of the existing drainage system and flow paths within the site and how the site is affected by off-site surface water runoff.
- b. SuDS Manual hierarchy for determining the surface water discharge destination should be fully followed with the priority of surface water harvesting system and infiltrating-based drainage design. Evidence and justification (such as 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.
- c. 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 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 (e.g. permeable pavement and rain gardens) green and open conveying systems/green corridors (e.g. green swales and ditches) and green and overground site / regional controls (e.g. attenuation basins). To be able to do this, the development of drainage design should therefore be planned as early as possible before setting the property layout in close collaboration with the landscape and biodiversity team.
- d. For greenfield sites, the maximum discharge rate from the development site should be set to QBAR greenfield runoff rate. Where the surface water from developed site discharges to the UU assets, the maximum discharge rate and connection point should also be agreed by UU.
- e. For greenfield sites, the maximum discharge rate from the development site should be set to QBAR greenfield runoff rate. Where the surface water from developed site discharges to UU assets, the maximum discharge rate and connection point should also be agreed by UU.
- f. Detailed Drainage Scheme Plan showing the layout of the proposed SuDS features, drainage network, post development impermeable area, the location of SuDS features,

drainage network, post development impermeable area, the location of SuDS features and 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.

- g. Where the drainage proposals connect to an existing drainage system, it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.
- h. Sufficient information on the correct number of treatment stages in the surface water management train will be required, for further information see the CIRIA SuDS Manual (C753).
- i. 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. Where the flood water pools, the maximum extent and depth shall be required to make sure the assets and people are safe from flood risk.
- j. An assessment of groundwater levels and its fluctuations will be required.
- k. Given the EA and UU's position on the application, their approval shall be required in order to discharge the condition.



Dale Milburn

Executive Director – PLACE

Date: 7 August 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. 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.**

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.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

dcconsultations@knowsley.gov.uk

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: David Shawcroft
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 25/00415/REM

Our ref: 00503071/1408160/DS/LM

Date: 12th January 2026

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 25/00415/REM
PROPOSAL: APPROVAL OF RESERVED MATTERS NAMELY LAYOUT SCALE
APPEARANCE AND LANDSCAPING PURSUANT TO HYBRID PLANNING
PERMISSION 19/00521/HYB (AS AMENDED) FOR RESIDENTIAL DEVELOPMENT
(123 UNITS) INTERNAL ACCESS ROADS PUBLIC OPEN SPACE TWO No.
SUBSTATION AND OTHER ASSOCIATED WORKS
ADDRESS: Plot 1 - Land To North Of Railway Line Bounded By Lower Road
Greensbridge Lane And Ditton Brook Watercourse Halewood; And Plot 3 - Land To
South Of Railway Line Bounded By Lower Road Finch Lane And Baileys Lane
Halewood

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully,

David Shawcroft

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.