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From: Stuart Simmons <s.simmons@bt-arch.com>
Sent: 08 July 2025 12:08:23 UTC+00:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>; "Benjamin Thornton" <b.thornton@bt-arch.com>
Subject: RE: 25/00217/FUL - 94 Page Moss Lane

Hi Lee, see the below,

Provision for waste & recycling storage and disposal

Each flat will be provided with at least 0.25m³ of combined volume for refuse and recycling to be internally stored before disposal to external containers. This is in line with the recommendations set out in UK building regulations Part H. Occupiers of the dwellings can dispose of refuse and recycling bins within the bin store located at the rear of the property, each occupier shall be given access via the rear gate. On collection day the waste bins will be presented street side as is the current arrangement for neighbouring properties.

Outdoor Amenity

Occupiers of the above flats have shared access to the rear for hanging drying / clothes, the building owner is willing to partition this area off from the ground floor business. The new apartments will be furnished with washing machines and tumble dryers.

This part of the city is well served by nearby public parks and gardens, less than 10 minutes walk away is 'Jubilee Park', 12 minutes walk away is Roby Community Garden and Community centre.

Thanks

Stuart

From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Sent: 08 July 2025 12:01
To: Benjamin Thornton <b.thornton@bt-arch.com>
Cc: Stuart Simmons <s.simmons@bt-arch.com>
Subject: RE: 25/00217/FUL - 94 Page Moss Lane

Hi Ben/Stuart

Just a paragraph about the bin storage and the outdoor drying/amenity space should be ok, I can add paragraph to the report to justify the size.

Thanks

lee

Lee Osborne

**Senior Planner
Planning**

Telephone: [0151 443 2395](tel:01514432395)

Knowsley Council , Huyton Library , Civic Way , Huyton , Knowsley , L36 9FB



From: Benjamin Thornton <b.thornton@bt-arch.com>

Sent: 08 July 2025 11:57

To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Cc: Stuart Simmons <s.simmons@bt-arch.com>

Subject: Re: 25/00217/FUL - 94 Page Moss Lane

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Hi Lee,

Thanks Lee. Stuart will respond soon.

Thanks

Benjamin

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From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Sent: Tuesday, July 8, 2025 10:55:22 AM

To: Benjamin Thornton <b.thornton@bt-arch.com>

Subject: 25/00217/FUL - 94 Page Moss Lane

Hi Ben

After discussion the proposals can be left as they are, but can you send me a paragraph or two to justify the top flat with regards to internal space (it is small), bin storage and if there would be access for the flats to the outdoor rear area for outdoor drying/amenity space.

Thank you

Kind Regards

Lee

Lee Osborne

**Senior Planner
Planning**

Telephone: [0151 443 2395](tel:01514432395)

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