

<u>APPLICATION NO:</u>	22/00627/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	
<u>LOCATION:</u>	Sorex, Lower Road, Halewood, Knowsley, L26 3UB		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING COMMERCIAL PREMISES AND ERECTION OF 1NO. DWELLING, OUTBUILDING AND ASSOCIATED WORKS.		

Site Description

The application property is located at a bend in Lower Road adjacent to the A562.

The site was formerly used for commercial purposes. Previously three buildings were linked but one building was demolished in 2022 following storm damage. The two remaining buildings are in a poor state of repair. To the west of the remaining two buildings is an area of loose gravel for car parking together with shipping containers used for storage.

The site is well screened by existing mature trees from the public highway and only one of the existing commercial buildings is visible directly from the entrance of the site. The A562 embankment with trees provide a backdrop to the site when viewed from the north creating a strong defensible boundary and further screening. The only visible views of the existing site are observed from the site entrance and intermittently through the existing trees and planting arrangement from the adjacent property at Brook House Farm.

Directly adjacent to the site entrance is a public bus stop.

Proposal

The application seeks permission for the demolition of the remaining two commercial units and the erection of 1no. detached dwelling, 1no. outbuilding together with associated work including the erection of 1.5m- 3m acoustic timber fencing and associated hard and soft landscaping.

The proposed dwelling house would occupy a maximum footprint of 15.4m in width by 11.7m in depth. It would include a gable roof measuring 4.8m at the eaves and 7.4m at its highest point. The front elevation would include two gable bays which would measure the same height whilst the rear would also include a small gable window. Along the roof line there would be 3 Velux windows on either side of the gable roof. To the rear, the applicant proposes to install solar panels. The east elevation would include 1 balcony facing in the direction of the existing woodland area.

The outbuilding would measure 6.29m in width by 6.17m in depth. It would have a gable roof with dormer windows on each elevation. The outbuilding would provide parking facilities at the property at ground floor level with a games room located above accessed by an external staircase.

To the side of the main dwelling house would be a new garden and patio area contained by new hedging and acoustic fencing 3m in height at the rear and 1.5m in height at the side and front boundary.

The property would be significantly set back from the existing industrial units where new turf is proposed.

Consultations

CADENT – The Local Planning Authority extended the consultation period following the request for a holding objection to be placed on the application. No response received.

Highways – No objection to the proposed development subject to condition.

Merseyside Fire and Rescue – No objection but request the response is attached as an informative to the decision notice

Environmental Health – No objection in principle but the following issues are raised:

- An environmental noise survey, noise break in assessment and sound insulation scheme and mitigation measures are acceptable. This document should be made an approved document.
- The Phase 1 Environmental Assessment Report recommends that a Phase 2 Intrusive Ground Investigation should be undertaken prior to the redevelopment of the site. A contaminated land condition is required for an intrusive investigation.
- Construction hours should be secured via condition to protect residential amenity of surrounding residents.
- Demolition Management Plan has been submitted. Further information is required and should be secured via condition
- A Construction Management Plan should be secured via condition to protect the amenity of surrounding residents.

HSE – No objection to the proposed development

MEAS – No objection to the proposed development but the following issue are raised and conditions should be attached to any future grant of planning permission:

- The applicant has provided a preliminary roost assessment for bats. A preliminary Ecology Appraisal has not been submitted in support of the application but it is advised that this assessment is not required due to the relatively small-scale nature of development and that the site contains limited ecological value. The Council does not need to consider the proposal against the Habitat Regulations. However, habitats adjacent to the site may provide foraging and commuting habitats for bats. A lighting scheme should be designed to protect ecology and to reduce excessive light spill onto important habitats and should be secured via condition.
- No evidence of breeding birds and barn owl in/on site buildings. However, a condition is required so that building works during the breeding bird season and building should be checked for evidence of barn owl immediately prior to demolition.
- Two ponds are located within 250m of the application site. The risk to amphibians is therefore considered low. However, it is advised that Reasonable Avoidance Measures (RAMS) during the construction phase is secured by a suitably worded condition.

- The habitats on an adjacent to the site are suitable for badger and hedgehog which are protected/priority species. Reasonable avoidance measures should also be put in place to ensure no adverse effects on them.
- No impacts would occur to designated sites found within 1km radius.
- The site is located adjacent to woodland and scattered trees. It is advised that the applicant prepares a Construction Environmental Management Plan to manage and mitigate the environmental effects during the demolition and construction stages and should be secured via condition.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

Relevant planning application history is as follows:

- 15/00089/FUL: Installation of a 100ka generator together with erection of a 2 metre high screening fence – granted 23/04/2015.
- 10/00487/FUL: Erection of single storey extension and link corridor for office accommodation (use class B1), together with construction of associated car parking spaces & landscaping – refused 06/10/2010.
- 95/00607/APP: Retention of prefabricated building linked to existing building – granted 25/01/1996.
- 74/12521/HIST: Erection of temporary building linked to existing building for use as research laboratory – granted 09/04/1990.
- 74/10670/HIST: Installation of temporary buildings for use as store & laboratory - granted 11/02/1988.

Relevant Policy

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

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

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

- SD1 – Sustainable Development
- CS2 - Development Principles
- CS3 – Housing Supply, Delivery and Distribution
- CS5 – Green Belt
- CS8 – Green Infrastructure
- CS17 – Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006)

- G6 – Conversion or change of use of existing buildings in the Green Belt
- DQ4 – Trees and Development

Other material considerations:

- National Planning Policy Framework (“the Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- New Residential Development Supplementary Planning Document (SPD) (September 2018)

The proposed development is identified as land located within the Green Belt where development will generally be restricted subject to national and local planning policy listed above.

Regarding the adopted Development Plan policies, the proposed application has regard to policies SD1, CS2, CS3 CS5, CS8, CS17 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies G6 and DQ4 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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.

Assessment

Green Belt Assessment

Paragraph 147 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 149 of the Framework states that local planning authorities should regard

the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include (amongst others) the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- Not have a greater impact on the openness of the Green Belt than the existing development; or
- Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

In this regard only the first limb of paragraph 149(g) applies. Saved Policy G6 of the adopted UDP states proposals for the conversion or change of use of existing buildings will be permitted provided they meet all the following criteria listed under the policy. Policy G6 requires that proposals do not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it and that the building is of permanent and substantial construction and that major reconstruction would not be necessary to accommodate the proposed development.

With regard to paragraph 149(g) of the Framework it specifically states that the redevelopment of previously developed land in the Green Belt should exclude temporary buildings. The applicant considers that these buildings have been in situ for more than 32 years and although 1 unit was demolished in 2021 following extensive flood damage but its foundations remain.

Whilst the 1988 and 1990 permissions were for temporary periods of 3 years and 2 years respectively, it is unclear from the application history as to whether the 1996 permission related to linked or the individual structures. This application however was not restricted to a temporary time period and therefore there is an argument for a permanence of that building.

Whilst one building has only recently been demolished, over the passage of time no enforcement action has been taken on these commercial units resulting in the creation of lawful permanent structures.

As originally submitted the footprint and cubic volume of the proposed development is as follows:

	House	Garage
Footprint area m2	148.1m2	38.9m2
Volume m3	950.2m3	190.7
Eaves height	4.9m	3.2
Ridge height	8.7m	5.8m

A comparison of the commercial units both existing 2 units and 3 units in previously located on site has been considered as set out below:

	3 buildings	Proposed house and garage	Difference	% Difference
Footprint m2	457.2	187m2	-270.2m2	-59%
Volume m3	2006m3	1140.90m3	-925.1m3	-45%

	Existing Buildings	2 Proposed house and garage	Difference	% Difference
Footprint m2	320.10m2	187m2	-133.1m2	-42%
Volume m3	1452m3	1140.90m3	-311.1m3	-21%

Whilst there may be a degree of uncertainty surrounding the volume assessment on the basis of 3 buildings of which one has since been demolished, in all examples the above demonstrates that a reduction in overall built volume will occur.

The applicant considers that the overall footprint and volume reductions result in the development which does not have a greater impact on the openness of the Green Belt. Whilst the Local Planning Authority accept that the proposed development would result in a substantial reduction to the overall existing volume, there would be a change in overall building height from 5.6m to 8.6m which is likely to affect the openness of the Green Belt.

The PPG (Reference ID: 64-001-20190722) states that assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to: - Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume; - The duration of the development, and its remendability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and - The degree of activity likely to be generated, such as traffic generation.

As originally proposed, the overall height of the proposed dwelling would attain a maximum height of 8.6m It would therefore appear more visually prominent than what currently exists due to the increase of height and consideration therefore needs to be given to the visual effects of the development on the wider landscape.

Landscape Impact

Assessing the impact of the proposal on the openness of the Green Belt requires judgment based on the circumstances of the case. As stated above, openness is capable of having both spatial and visual aspects. The spatial analysis is set out above.

The application is not supported by a Visual Impact Assessment but the applicant provided further mapping information with respect to the height of nearby properties. Those located south of the A562 were discounted from consideration as they would be obscured by the embankment. The properties within close proximity to the application site measured 6.26m, 7.99m and 8.7m.

From the south, the application site would not be visible as it would be obscured by the embankment of the A562. The character of Lower Road travelling west to east comprises of mature trees. The application site would not be visible due to the direction of the road and mature tree lined boundaries which would obscure the development. The site would only be considered visually prominent when directly facing the property.

Whilst Brookhouse Farm measured the same height as the development as originally submitted, it is set back from Lower Road and sited in a less prominent position whereas the proposed dwelling would be visually prominent above the existing trees which front the boundary and would therefore impact on the openness of the Green Belt.

The Local Planning Authority has positively worked with the applicant to reduce the overall height of the proposed dwelling from 8.7m to 7.59m. A further comparison is therefore taken on the revised building heights of both the dwellinghouse and outbuilding

	House	Garage
Footprint area m2	148.1m2	38.9m2
Volume m3	898.4m3	190.3m3
Eaves height	5.2m	3.2
Ridge height	7.58m	5.8m

A comparison of the commercial units both existing 2 units and 3 units in previously located on site has been considered as set out below:

	3 buildings	Proposed house and garage	Difference	% Difference
Footprint m2	457.2	187m2	-270.2m2	-59%
Volume m3	2006m3	1008.7m3	-997.3m3	-49.7%

	Existing Buildings 2	Proposed house and garage	Difference	% Difference
Footprint m2	320.10m2	187m2	-133.1m2	-42%
Volume m3	1452m3	1008.7m3	-443.3m3	-31.6%

Accordingly, the reduction in volume has reduced by a further 10.6% for the site in situ and 4.9% when taking into account the 3 commercial buildings. The additional tree planting provided along the property boundary fronting Lower Road would also help to screen the proposed development. As such, it is considered that the reduction in overall height together with the additional tree planting would reduce the impact on landscape character to an acceptable degree within the vicinity of the application site and would not adversely affect the openness of the Green Belt.

Accordingly, the proposed development is considered acceptable as it would reduce its impact on the surrounding landscape as originally submitted and would be less prominent when directly facing the application site. Furthermore, given that the design of the proposals are sited along the embankment and set back from the public highway it is considered that less harm would be caused by the proposed development in terms of landscape impact than what is currently in situ.

On balance, the proposed development would not have a materially greater impact on the openness of the Green Belt and is not inappropriate development.

Design

Dwellinghouse

The application site includes 2 commercial units in various state of repair. The dwelling house is more a contemporary design which takes inspiration of the use of gable walls of the existing commercial units in terms of roof arrangements.

It would be faced in red multi stock brick work and white render at the principal gables together with the balcony structure located at the side. Large apex gable windows are proposed at the front and rear elevation together with a large, glazed unit found on the side elevation and bespoke door with more traditional windows proposed with white natural stone heads/cils on the remaining elevations offering a variety of window arrangements and outlooks to its rural setting.

The pitched roof would include natural slate together with solar panels located on the southern plane. The remaining soffits/facias and rainwater goods would complement the contemporary look with black satin finish.

In terms of space around the dwelling, it would provide a new tarmac drive for parking together with the garage space to accommodate a number of vehicles in accordance with the Local Planning Authority's guidelines as well as substantial private amenity space through the creation of new private amenity space together with the retention of the existing woodland.

The area immediately surrounding the application property is characterised by a variety of housing design and mix of property types typical of farmsteads in a rural location. Given the proposed planting arrangements which would help screen the development, the development would be sited within close proximity to the embankment at the rear. As such, a contemporary building would be largely obscured by natural boundaries and the development would be high quality and not considered harmful to the overall character and appearance of the area.

The proposed works will incorporate elements of both contemporary and traditional style and materials as cited above and would represent a substantial improvement in terms of design quality which is currently in situ.

Despite the narrow views directly fronting the site entrance of the existing commercial , the development would have less impact upon the street scene than the existing units despite the increase in building height as it would occupy a significantly reduced footprint. Considering the overall wider context of the area, the proposal is acceptable with regards to its visual amenity and is considered acceptable given the size of the plot in relation to the development proposed.

Outbuilding

The outbuilding would mimic the materials of the dwelling house with the exception of materials in the roof which would be of grey slate together with contemporary metal cladding in black/dark grey which will help to respond to its rural setting.

As originally submitted, the proposed dormers were of a flat roof design. This was considered out of keeping with the traditional setting of its rural location. The dormers have been reduced in terms of built form and are now pitched and due to use of materials will help to assimilate the roof dormers within the existing pitched roof. In addition, the additional planting would obscure the outbuilding so it would not appear prominent within the local vicinity.

Conclusion on design

The proposed development is not considered to result in significant harm to the visual amenities of neighbouring properties, or the wider area given its remote location. The use of contemporary design together with traditional materials is considered acceptable in accordance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy.

Residential Amenity

The proposed development is located within a rural location along Lower Road. The proposed development would be sited along the embankment of the road corridor at the rear which provides a natural defensible boundary. Due to the application sites location the only relevant property in terms of potential affects to residential amenity would be the occupiers at Brook House Farm.

Brook House Farm is a dwelling house which also provides holiday accommodation in the wider curtilage of the property. The existing tree lined boundaries and wire fencing provide intermittent views to Brook House Farm. The applicant is proposing to provide new boundary measures and additional tree planting which will obscure the proposed development. The proposed development has been reduced in height and scale and as such will sit sympathetically behind the treeline. The interface distance has also increased due to the reduction in built form from 30m to 37m and is therefore not considered that the residents of Brook House Farm will be adversely affected by the proposed development.

Highways

The application proposals would not result in adverse effects to public highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted 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) The development hereby permitted shall be constructed entirely on materials details of which are shown on plan no. 1936 PL 504 REV H & 1936 PL 506 REV C.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) The noise mitigation scheme shall follow the recommendations of the environmental noise survey, noise break in assessment and sound insulation scheme (dated 26/08/2022, MSJ Garage, rev 8166MG-V2).

All works which form part of the scheme shall be implemented in full in accordance with the scheme as agreed. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. Any deviations from the recommendations in the report must be agreed in writing with the local planning authority before the changes are made.

Reason: To safeguard the residential amenity of existing and future occupiers.

- 5) 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.

Prior to any further ground investigations taking place, the scope of works for these investigations must be agreed, in writing, with the Local Planning Authority.

The assessment must also 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 (were 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
 - service lines and pipes
 - adjoining land
 - groundwater and surface waters
 - ecological systems
 - archaeological sites and ancient monuments

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.

- 6) 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 being brought into use.

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.

- 7) 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 Materials Management Plan shall demonstrate that any reuse of contaminated materials does not result in increased risk to environment or human health.

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.

- 8) 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 the 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.

- 9) No construction/demolition work shall take place outside the hours of 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and not at all on Sundays/Public Holidays.

Reason: To safeguard the amenities of nearby residents.

- 10) No part of the development hereby permitted shall be commenced until a Construction/Demolition Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:

- Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- Methods for dust control and suppression.
- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials.
- Location of site compound.
- Details of relevant pest control measures to be taken during both the construction and demolition phases.

The development shall be carried out in accordance with the agreed 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 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.

- 11) Prior to occupation, the driveway shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 10 metres back from its junction with the public highway.

Reason: To prevent debris being carried onto the public highway in the interests of Highway safety.

- 12) Prior to any works to existing buildings being undertaken, an inspection of the buildings for barn owl by a suitably experienced and licensed ecologist should be undertaken and a copy of the inspection report provided to the Council. The inspection should take place no greater than 5 days before works to the affected buildings are due to commence. If barn owls, or evidence of barn owls, is observed during the inspection no works to the buildings should occur until a barn owl mitigation strategy has been submitted to, and approved by, the Council.

Reason: In the interest of protected species and biodiversity conservation in accordance with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted 2016.

- 13) No tree/shrub felling, vegetation management and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval and the development shall then be carried out in accordance with the agreed mitigation.

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

- 14) A lighting scheme should be prepared to reduce excessive light spill on to neighbouring habitats which may affect foraging routes for bats and should be agreed in writing prior to the occupancy of the dwelling house. Any lighting installed as part of the development shall be in accordance with the agreed details.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01.02.2023	1936 PL 501	REV J	PROPOSED SITE PLAN
01.02.2023	1936 PL 502	REV G	PROPOSED GROUND FLOOR PLAN
01.02.2023	1936 PL 503	REV B	PROPOSED FIRST FLOOR PLAN
25.01.2023	1936 PL 504	REV H	PROPOSED HOUSE ELEVATIONS
25.01.2023	1936 PL 505	REV A	PROPOSED HOUSE SECTION
01.02.2023	1936 PL 506	REV C	PROPOSED GARAGE ELEVATIONS
25.01.2023	DTCL.292.TS.02		TREE PLAN
07.10.2023	1936 PL 001		LOCATION PLAN
27.10.2022			ARBORICULTURAL IMPACT ASSESSMENT
07.10.2022			ENVIRONMENTAL NOISE SURVEY, NOISE BREAK-IN ASSESSMENT & SOUND

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Alan Kilroe**

Date: **14/2/23**





INFORMATIVES

Breeding Birds

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.