

APPLICATION NO: 24/00431/DEMCON **CASE OFFICER:** Andrew Hunt

WARD: Whiston & Cronton **PARISH:** Whiston
Town Council

LOCATION: Southmead Childrens Centre, Sherwood Drive, Whiston, Knowsley

PROPOSAL: PRIOR NOTIFICATION FOR THE DEMOLITION OF BUILDINGS AND
STRUCTURES.

Site Description

This application site is a children's centre. It consists of a large two storey building, a smaller single storey building, hardstanding and parking areas. There are also grassed areas surrounding the site. The site is surrounded by residential dwellings, to the north, east and south and by a school to the west.

Proposal

The proposal is a prior notification for the demolition of buildings and structures.

Consultations

Environmental Health – No Objection subject to conditions in relation to construction hours, unexpected contamination, importation of soil/material, and a demolition management plan.

Merseyside Environmental Advisory Service – No objection subject to a Demolition Method Statement that includes measures to protect wildlife.

Representations

The application has been publicised by a site notice erected by the applicant in accordance with the General Permitted Development Order 2015 (As Amended). No representations have been received.

Planning History

None relevant

Relevant Policy

General Permitted Development Order 2015 (As Amended)

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

Amenity

The building is physically separated from the nearest dwellings to the east by trees, fencing and a hedge. Due to the large internal car park and internal hardstanding areas, it is considered that a demolition management plan would not be necessary in this instance. Any vehicle or heavy machinery can be accommodated within the site without affecting the surrounding area. The applicant in their statement has stated that demolition will be limited to 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not on Sundays. This restriction on hours would protect residential amenity and avoid inappropriate night-time disturbance. Overall, the demolition would not adversely affect the occupiers of neighbouring premises. This is supported by the views of environmental health who have no objection to the proposal.

Highways

The demolition would take within an area with extensive parking and turning areas. Therefore, all works, vehicles and machinery can be accommodated within the site without any need for off-site parking. The site also has its own dedicated access to the south. Therefore, there would be no impact on highway safety.

Ecology

It is considered that the development would not cause harm to ecology. Mitigation measures are proposed in the applicant's statement to protect wildlife during construction. Therefore, there would be no harm to ecology from the proposal. This is supported by the views of Meas, who have no objection to the proposal.

Conclusion

The development complies with the relevant criteria set out in Schedule 2, Part 11, Class B of the GPDO 2015 (As Amended). The submitted details are considered to be acceptable. Therefore, it is considered that prior approval is required and granted in accordance with the provisions of the GPDO.

Recommendation

The applicant be informed that under the terms of Class B of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval

For the demolition of the buildings is required and hereby granted

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **K Foster**

Date: **19 September 2024**

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

1) Plans List

The following Plans are approved:

- a. Location Plan (received 23/07/2024)
- b. Preliminary Ecological Appraisal (received 12/08/2024)
- c. Bat Report (received 12/08/2024)
- d. Design and access Statement (received 14/08/2024)
- e. Demolition Statement (received 14/08/2024)