METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 01/00608/FUL
Date of Receipt: 18.09.2001
Date Valid: 18.09.2001

Name and address of applicant
Westbury Homes Ltd
30 Crofts Bank Road
Urmston
Manchester
M41 OJS

Name and address of agent

Address or location of development
Westbury Homes Land At Saxon Way Kirkby Knowsley L33 4DQ

Nature and particulars of application
PROPOSED REPLAN OF PLOTS 1-80 INCLUSIVE (AREA 4)

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 plans titled "Planning Layout" referenced SL220:014G received 29 November 2001 which indicates revised junction details and housing layout.

   Reason: For the avoidance of doubt, to accord with the terms of the application as amended and in the interests of highway safety.

3. No part of the development hereby granted permission shall be commenced until the approval of the Local Planning Authority has been obtained for the detailed design of the scheme to provide the satisfactory disposal of surface water run-off from the development, and such schemes approved shall be carried out before the proposed development is first brought into use.

   Reason: To ensure that surface water run-off from the development would not adversely affect nearby land by reason of flooding and in accordance with Policy En2 of the Knowsley Unitary Development Plan, adopted June 1998.

4. No part of the development hereby permitted shall be commenced until details of the relative heights of the existing and proposed ground levels and the height of the grounds floors of the existing dwellings (Nos. [illegible] odd Jedburgh Drive, and Nos. 1-9 odd and 10 Annandale Close) and proposed buildings have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved levels.

   Reason: In the interest of visual and residential amenity.

5. No part of the planning permission hereby permitted shall be constructed using the northern end of Saxon Way as the access during the construction period.

   Reason: To protect the amenity of occupier of property on Saxon Way during the construction period.

6. No dwellings within the application site shall be occupied until visibility splays of 4.5m x 60m at a height of 1m above the carriageway level of the access have been provided for the proposed vehicular access between plots 5 and 81. No planting structures or other obstructions shall thereafter be constructed or carried out so as to interfere with the splays thus defined for as long as the development is in use.

   Reason; In the interests of highway safety.

7. 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. 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;

   b. an outline specification for ground preparation;

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

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

   e. 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.

8. Notwithstanding the position of the dwelling to be located on Plot 5 as indicated on the plan titled Planning Layout referenced Dwg No. SL220:014F received 2 November 2001 a revised position shall be submitted to and approved in writing prior to the commencement of the development hereby permitted. The dwelling shall only be erected in the agreed position.

   Reason: In the interests of residential amenity.

9. No part of the development hereby permitted shall be commenced until details and samples of external facing materials, including brickwork, stonework, render and roofing materials, and the plots to which they relate, 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 interest of visual amenity.

10. Notwithstanding the provisions of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no gate, wall, fence or other means of enclosure shall be erected between the front or side wall of any dwelling and the boundary of any highway adjoining the curtilage of that dwelling or the driveway within the boundary of the dwelling (other than walls, fences or other means of enclosure submitted to and approved in accordance with Condition 7) without any further specific planning permission having been sought and obtained beforehand.

    Reason: To safeguard the character of this residential development and in accordance with Policy H16 of the Knowsley Unitary Development Plan, adopted June 1998.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following;

North West Water

Merseyside Fire Authority

Transco

[redacted]

Director Of Planning And Development

Date: 30.11.2001

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.