



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/02847/FUL

Name and address of applicant

Knowsley Metropolitan Borough Council
Planning Services
Municipal Buildings
Huyton
Knowsley
L36 9UX

Name and address of agent

Surfacing Standards Limited
Office 2
Empingham House
Ayston Road
Uppingham
LE15 9NY

Date of Receipt: 27 December 2023

Date Valid: 27 December 2023

Address/Location Of Development:

Jubilee Park
Dinas Lane
Roby
Knowsley
L36 2NW

Description of Development:

CREATION OF 3G ARTIFICIAL PITCH WITH PERIMETER FENCING, BALL STOP NETTING, FLOODLIGHTING, HARDSTANDING, STORAGE CONTAINER, CAR PARK, ACCESS IMPROVEMENTS TO LINCOMBE ROAD AND ASSOCIATED WORKS.

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. No development shall commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the proposed AGP/car park at Jubilee Park and include details of pricing policy, hours of use, community access, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities and to ensure sufficient benefit to the development of sport. This is a pre-commencement condition to ensure that access for the community is considered at the earliest stages of the development.

4. A least five working days written notice shall be given to the Local Planning Authority of the intention to commence development.

The protective tree fencing shall be erected in accordance with the Tree Protection Plan (reference 003 Rev B) prior to the commencement of development. Full details of the works within the root protection areas of the retained trees, in the form of an Arboricultural Method Statement, shall be submitted to and approved in writing prior to the commencement of the development. The Arboricultural Method Statement shall then be implemented in accordance with the approved details and the protective fencing, as approved, shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing required pursuant to the approved Arboricultural Method Statement is in place prior to works commencing. in the interests of visual amenity and to comply

5. The 3G artificial grass pitch (AGP) shall only be used between the following hours and for the avoidance of doubt, shall not be used at any time outside these hours:

Monday to Friday (September to April) 09:00 to 21:00

Monday to Friday (May to August) 09:00 to 18:00

Saturday and Sunday (all year round excluding bank holidays) 09:00 to 18:00

The AGP shall be closed on bank holidays. Users of the AGP shall have 15 mins beyond the above opening hours for people to exit the pitch and clear away any equipment after play has stopped.

The car park shall only be open to users between the following hours and for the avoidance of doubt, shall not be used at any time outside these hours:

Monday to Friday (September to April) 08:00 to 21:30

Monday to Friday (May to August) 08:00 to 18:15

Saturday and Sunday (all year round excluding bank holidays) 08:50 to 18:15.

6. Notwithstanding the approved plans, details of lighting cowlings or hoods and an updated lighting overspill plan, shall be submitted to and approved in writing by the local planning authority prior to any lighting being brought into use. The details shall reduce lighting overspill to a minimum acceptable level and shall include a lighting overspill plan showing lux levels up to and beyond site boundaries. The floodlighting and car park lighting shall then be constructed and operated in accordance with the

approved details and shall be managed in accordance with the lighting reports entitled: Appendix A (Floodlight Data Sheet) OptiVision LED gen 3.5 - Smart Area and Recreational Sports Lighting Report; Appendix B Floodlighting Performance Report; and Appendix D Sport Lighting Statement 1st Issue. The mitigation measures to minimise light intrusions to local dwelling shall be completed prior to operation of any lighting, maintained thereafter in accordance with the agreed scheme and shall only be operated in accordance with the mitigation measures set out in the lighting reports (Appendix A (Floodlight Data Sheet) OptiVision LED gen 3.5 - Smart Area and Recreational Sports Lighting Report; Appendix B Floodlighting Performance Report; and Appendix D Sport Lighting Statement 1st Issue). The car park lighting bollards shall have movement operated lighting sensors to ensure the car park lighting is only on when in use in the evening. For the avoidance of doubt, these mitigation measures include, but are not limited to, use of daylight sensors, use of lighting only when the pitch is in use and automatic shut off of lighting, to minimise lighting impacts on neighbouring properties.

The lighting associated with the 3G artificial pitch shall be switched off at 21:15 Monday to Friday (between September to April) and 18:15pm on Saturdays and Sundays and at no other time. The lighting of the car park shall be switched off at 21:30 Monday to Friday between September and April and 18:15 on Saturdays and Sundays.

Reason: To protect residential amenity.

7. The development shall not commence until a noise mitigation scheme has been submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the site. The noise mitigation scheme shall be based on the results of a noise assessment which suitably characterises the noise climate at nearby residential dwellings and shall include the noise mitigation measures set out on the approved plans (references LANO-CLS036 04 Rev 05; LANO-CLS036 03 Rev 05 and LANO-CLS036 05 Rev 02) and shall include an updated Noise Management Plan based on the Management Plan reference 02. The noise mitigation scheme shall be fully implemented, as agreed, prior to the development hereby permitted being brought into use, and shall be retained and appropriately maintained thereafter (where appropriate). 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. The Updated Noise Management Plan, which shall include a code of conduct for the development hereby permitted, shall be adhered to at all times during the use of the development hereby permitted.

Reason: In the interests of protecting residential amenity. This is a pre-commencement condition to ensure that noise mitigation is considered at the earliest stages of the development process.

8. Within 4 months of the development hereby permitted being brought into use, a post development noise assessment shall be undertaken which suitably characterises the noise climate at nearby residential dwellings following the operation of the development, whilst the AGP and car park are being fully utilised. Any updated noise mitigation identified as needed, based on the post operation noise assessment, shall be submitted to and approved in writing by the local planning authority within 4 months of the development being brought into use.

All works which form part of the updated noise mitigation scheme, together with a timetable for implementation, shall be implemented in full in accordance with the scheme as agreed and in accordance with the previously approved timetable for implementation.

Reason: To protect residential amenity.

9. No development shall take place until a revised scheme for the design and layout of the site access junction has been submitted to and approved in writing by the Local Planning Authority. The approved site access junction shall be implemented in accordance with the approved details and shall be available for use prior to occupation. For the avoidance of doubt, the scheme shall include for bollards to be installed at regular intervals for at least the length of the raised speed table; a speed hump on the access way within the park adjacent to the site access; and a separate pedestrian gate and path. The vehicular gate shall remain open at all times the development is in operation.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity. This is a pre-commencement condition to ensure the safety of highway users at the earliest stage of development.

10. The development shall not be brought into use until the areas indicated on Site Plan Drawing 03 Rev 05 be set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be available for use before the first use of the AGP hereby permitted and retained as such thereafter.

Reason: In the interests of highway and pedestrian safety.

11. A) PHASE 1 AND PHASE 2 REPORTS

A Phase 1 site investigation shall be submitted to and approved in writing by the local planning authority prior to development commencing in order to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment.

If identified as necessary by the desk study, a Phase 2 site investigation and remediation scheme shall be submitted to and approved in writing by the local planning authority prior to works commencing. A site completion report shall be submitted to and approved in writing by the local planning authority prior to the site being brought into use, confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

B) REPORTING OF UNEXPECTED CONTAMINATION

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.

C) MATERIALS MANAGEMENT PLAN

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, carried out in line with the CL: AIRE code of practice and signed off by a Qualified Person, shall be submitted to and agreed in writing with the local

planning authority. The MMP shall demonstrate that any reuse of contaminated materials do not result in increased risk to the environment or human health.

D) IMPORTATION OF SOIL/MATERIAL

No topsoil 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 shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto 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: To protect human health, to ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future users and the general public. This is a pre-commencement condition to secure safe remediation of the site before any works take place.

12. The boundary treatments shall be erected in accordance with the approved details, as shown on the site and elevation plans references LANO-CLS036 03 REV 05 LANO-CLS036 05 REV 02 prior to the development hereby permitted being brought into use. The external finishes shall be in accordance with the submitted proposed Materials and Appearance document.

Reason: In the interests of residential and visual amenity.

13. Prior to commencement of development a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:
 - a. Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles.
 - b. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a trained Banksman (RoSPA or equivalent)
 - c. Construction staff parking arrangements.
 - d. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - e. Methods for dust control and suppression.
 - f. A programme of works including phasing, if applicable.
 - g. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.
 - h. Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
 - i. Methods that can be put in place quickly, should odour control be required. (There is potential for odour from the historic use of the site, particularly when ground excavations take place).
 - j. Methods for dust control and suppression.
 - k. Details of wheel washing facilities including location and type.
 - l. The areas for the storage of plant and materials.
 - m. Provision for addressing abnormal wear and tear on the highway.

- n. Details of relevant pest control measures that will be put in place during the construction phase.
- o. 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.
- p. No tree felling, scrub clearance, hedgerow removal, or vegetation management, shall take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during bird breeding season then all trees, scrub, hedgerows and vegetation shall be first checked by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected shall be required to be submitted for prior approval.
- q. Waste audit/waste management plan;
- r. Use of reasonable avoidance measures for hedgehog to include a pre-commencement check for hedgehog; all trenches and excavations should have a means of escape; any exposed open pipe systems should be capped to prevent access; appropriate storage of materials to ensure mammals do not use them.
- s. Pollution control measures to control run-off to protect nearby woodland habitats.

The CEMP shall be compiled in a coherent and integrated document and shall be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers, to protect biodiversity and in the interests of highway safety. This is a pre-commencement condition to ensure adequate protection is provided throughout the course of construction.

14. Prior to any above ground works or surfacing works being carried out, full details of all soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The details shall relate to all land surfaces not built upon and shall include:
 - a) Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work. The scheme shall include new tree planting on a 2 for 1 replacement basis.
 - b) A detailed regime for the ongoing and longer-term management and maintenance of all landscaping (hard and soft) is also required to be submitted for approval prior to the development being brought into use.

The approved landscaping works shall be implemented and completed prior to the development being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The maintenance and management of the landscaped areas shall be carried out in accordance with the approved details. For the avoidance of doubt these details shall include details as to who will carry out the management and maintenance responsibilities.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped and managed having regard to its location and the nature of the proposed development and in the interests of biodiversity.

15. Prior to any above ground works of the development hereby permitted, full details of the 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 submitted details shall include existing adjacent land levels at site boundaries including those of neighbouring gardens. The development shall be implemented in accordance with the approved details prior to the development being brought into use.

Reason: To ensure the impact of the development on adjacent properties is acceptable and in the interests of highway and pedestrian safety and the amenity of all users.

16. Prior to the development being brought into use, a scheme for the provision of cycle and motorcycle parking, in accordance with the approved site plan, shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site.

17. The development hereby permitted shall not be used until details of bird boxes to include number, type and location on an appropriately scaled plan, as well as timing of installation, has been submitted to and approved in writing by the local planning authority. The bird boxes shall be erected in accordance with the approved details. Evidence of implementation shall be submitted to and approved in writing by the local planning authority within two months of the bird boxes being erected.

Reason: To enhance biodiversity.

18. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; any SUDS based drainage scheme shall be based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2); details of drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works shall be submitted to and approved in writing by the LPA;
 - (ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations); The maximum rate of discharge, off site, shall not exceed 3.19 l/s (Greenfield Qbar) unless otherwise agreed in writing by the LPA.
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to the development being brought into use, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This is a pre-commencement condition to secure a sustainable drainage solution at the earliest stage of development.

NOTE: The applicant's attention is drawn to the LLFA's consultation response and requirements to enable consideration of the above condition.

19. A management and maintenance plan for the sustainable drainage system relating to the lifetime of the development (through a legally binding agreement) shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted being brought into use. For the avoidance of doubt, the plan shall include:

1. The arrangements for adoption by an appropriate public body or statutory undertaker or such other details of provision for management and maintenance by a management company;
2. A schedule for on-going inspections relating to performance and condition;
3. Details for planned maintenance and a mechanism for remedial and urgent repair works;
4. Means of access for inspection and maintenance purposes;
5. The plan shall be implemented in accordance with the timeframes contained within it.

The drainage management and maintenance plan shall then be implemented in accordance with the timeframes contained within it and in accordance with the approved details.

Reason: To ensure suitable management of a sustainable drainage scheme and to ensure effectiveness of the flood risk measures during the lifetime of the development.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
	LANO-CLS036 03	05	Site Plan
	LANO-CLS036 04	05	AGP PLAN
	LANO-CLS036 02	01	Location Plan
	LANO-CLS036 06	01	Floodlighting Scheme
	-	-	Appendix A (Floodlight Data Sheet) OptiVision LED gen 3.5 - Smart

			Area and Recreational Sports Lighting Report
	CLS-LAN0040	-	Appendix B Floodlighting Performance Report
	RK3771/20308/R EV 5	-	Planning Noise Impact Assessment
	LANO-CLS-036	REV 02	Noise Management Plan
	002	A	TREE CONSTRAINTS PLAN
	-	A	Arboricultural Impact Assessment January 2024
	003	B	TREE PROTECTION PLAN
	001	A	TREE SURVEY
	LANO-CLS036 05	02	PROPOSED ELEVATION
	-	-	APPENDIX E - PROPOSED MATERIALS AND APPEARANCE
	LANO-CLS-036	1st Issue	Sports Lighting Impact Statement dated 13th November 2023

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission 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:-

This informative is only intended as a summary of the reason(s) for the granting of planning permission. 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.

NOTE FOR APPLICANT:

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.

- 1 Guidance on preparing Community Use Agreements is available from Sport England <http://www.sportengland.org/planningapplications/>
For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.
- 2 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 will require the developer to enter into an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact the Site Development Team at SiteDevelopment@knowsley.gov.uk to discuss the matter further.
- 3 The applicant's attention is drawn to the comments received from United Utilities, the LLFA (in particular in relation to the additional drainage information required) and Merseyside Environmental Advisory Service (particularly in relation to planting and species recommended to be included in any landscaping scheme).
- 4 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.
- 5 Reasons for Granting Planning permission

The decision to grant this reserved matters consent has also been taken having regard to the policies and proposals set out below and to all materials planning considerations, including supplementary planning guidance:

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

T7 - New Development and Walking & Cycling Routes
T10 - Access for the Less Mobile
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light and Pollution
ENV5 - Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development
CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)

Merseyside Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout for New Development

This informative is only intended as a summary of the reasons for granting reserved matters consent. Should you require any further details relating to the decision, please contact Kevin Foster on 0151 443 2893.



Executive Director - Regeneration and Economic Development

Date: 10 October 2024

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. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. 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. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.