



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 21/00249/FUL

Name and address of applicant

Mr John Doran
Beechlands
54 Church Road
Roby
L36 9TP

Name and address of agent

Evolve Design Develop
Studio I
44 Simpson Street
Liverpool
L1 0AX

Date of Receipt: 22 March 2021

Date Valid: 22 March 2021

Address/Location Of Development:

Beechlands
54 Church Road
Roby
L36 9TP

Description of Development:

**CONVERSION OF FORMER NURSING HOME TO FORM 6 NO. APARTMENTS
TOGETHER WITH A SINGLE STOREY REAR EXTENSION**

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 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 not be commenced until an Arboricultural Impact Study and Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these approved details.

The plans and particulars shall include:

- a) the precise location of each existing tree on or near the site which has a stem diameter at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each tree, and allocating a reference number to each tree;
- b) details of the species, approximate height in metres, stem diameter in millimetres at 1.5 metres above ground level, branch spread in metres taken at the four cardinal points, height in metres of crown clearance above adjacent ground level, age class, condition, estimated remaining contribution in years and category grading of each existing tree;
- c) details of any proposed pruning of any tree to be retained either within or adjacent to the site;
- d) details of any proposed alterations in existing ground levels and of the position and depth of any proposed excavation.
- e) the location of all proposed building works, roads, driveways or other development in relation to the trees.

The Arboricultural Impact Study shall include:

- a) details of any likely impact to the retained trees and/or hedges due to alterations in existing ground levels, position and depth of any proposed excavations, location of any proposed buildings, roads, driveways, walls, services or any other development works on or adjacent the site;

The Method Statement shall include:

- a) details of all protective measures required to retain the health and stability of all retained trees and/or hedges on or adjacent the site including; fencing, designated washing and mixing areas, designated site cabin areas, access in and out the site, special surfaces and site supervision.

For the avoidance of doubt the Impact Study and Method Statement required shall include detailed consideration of the trees along the party boundary with 52 Church Road within the curtilage of that property.

All works identified in the tree survey shall be in accordance with British Standard documents No's 3998:2010 and 5837:2012.

No part of the development, or works to trees, shall be carried out except in accordance with a relevant approval of [this condition] [reserved matters covering the above items].

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

4. No flat shall be first occupied until a widened vehicle access has been installed in accordance with a scheme for the provision of such a vehicle access which has previously been submitted to and approved in writing by the Local Planning Authority. The scheme will involve widening the dropped crossing to align between the walls

located either side of the access. The agreed access shall be retained at all times any flat is occupied / in use.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

5. No flat shall be first occupied until the areas indicated on the approved drawings to be set aside for parking and vehicular manoeuvring have been marked out in accordance with the details shown in drawing 003 titled Proposed Plans. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

6. Prior to the first occupation of any flat cycle parking shall be provided for each flat in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority for the provision of cycle parking/storage in accordance with the Council's current standards.

The agreed scheme shall be retained as such thereafter. For the avoidance of doubt, the 12-space cycle facility for the residents must offer security and offer shelter from the weather; the 6-space facility for visitor cycles can typically be Sheffield stands and can remain uncovered.

Reason: To ensure that adequate provision is made for parking cycles on the site in the interests of sustainable transportation and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

7. No flat shall be first occupied until communal electric vehicle recharging points have been provided at a rate of 1 per every 2 parking bays, in accordance with details to be submitted and approved by the Local Planning Authority.

All chargepoints shall be:

- a) a minimum of 7KW,
- b) at least Mode 3 or equivalent,
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome park/travel planning advice.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and NPPF Para 110.

8. The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

9. Two bed apartment (3) as shown on the Proposed Floor Plans drawing 003 shall not be first occupied or used or occupied until the proposed window to Bedroom 002 on

the west elevation of the ground floor extension as indicated on drawing 003 has been glazed with obscure glass to level 4/5. The window shall be top hung or bottom hung and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

The same bedroom shall not be first occupied or used until details of the external bedroom door has been submitted to and agreed in writing. If the door is not solid but has glazing such glazing shall be obscure glazed to level 4/5. The agreed door shall be retained at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and the apartment and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

10. Notwithstanding submitted details the fence shown on the drawing running across the shared area between 2 Bed Apartment (2) and 2 Bed Apartment (3) from the party boundary with 52 Church Road shall be the same height as the existing party boundary fencing and shall include an access gate. The said fence/gate shall be installed prior to the first occupation of either of the noted apartments and retained at all times thereafter.

Reason: In the interests of visual amenity and privacy and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

11. Notwithstanding any submitted details on the approved plans prior to the first occupation of any apartment precise scheme details of a bin store shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall provide measures for the storage of the requisite number of bins per dwelling and shall provide adequate shielding from view of those bins.

The bin store shall be sited and constructed in accordance with the agreed details before any apartment hereby approved is first occupied and shall be retained thereafter at all times that any apartment is occupied.

Reason: In the interests of visual and residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

12. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 2 a) - b), or any amendments made to that Order, shall not apply:

- (i) no gates, walls, fences or other structures shall be erected within the curtilage of the apartments

other than those shown on the approved plans or required by condition 10 pursuant to this planning permission unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: To protect the residential and visual amenities of the area and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/03/2021	005	-	LOCATION PLAN
03/06/2021	003	-	PROPOSED FLOOR PLANS WITH PART SITE LAYOUT
03/06/2021	004	-	PROPOSED ELEVATIONS

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:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

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 (Lee Osborne on 0151 443 2395)

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.

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

1. Highways Construction of Access

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

2. The Council is not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

3. Please see attached comments from Merseyside Fire and Rescue Service.



Executive Director - Regeneration and Economic Development

Date: 5 August 2021

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.

KMBC Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 4000 (Calls may be recorded)

Inspecting Officer: John Hughes

Email: johnhughes@merseyfire.gov.uk

planningandbuildingregulationsteam@merseyfire.gov.uk

Fax: 0151 296 4594 Office Hours

Web Site: www.merseyfire.gov.uk

Your ref: 21/00249/FUL

Our ref: CFP/40/00142/JH/CS

Date: 28th May 2021

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NO: 21/00249/FUL

**PROPOSAL: CONVERSION OF FORMER NURSING HOME TO FORM 6 NO.
APARTMENTS TOGETHER WITH A SINGLE STOREY REAR EXTENSION**

ADDRESS: BEECHLANDS 54 CHURCH ROAD ROBY

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.
- * Water supplies for fire fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- * **Housing**
 - * Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.
- * The premises should comply with Section 55 of the County of Merseyside Act 1980

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,



Mr. Hughes
Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire & Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.
One to two hectares 35 litres per second.
Two to three hectares 50 litres per second.
Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.