METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 02/00089/FUL
Date of Receipt: 31.01.2002
Date Valid: 31.01.2002

Name and address of applicant
Barratt Chester
Oak House
Lloyd Drive
Ellesmere Port
South Wirral
Cheshire CH65 9HQ

Name and address of agent
Barratt Manchester
Worrall House
683 Chester Road
Manchester M16 0QS

Address or location of development
Land Adjacent To Arncliffe Court Nursing Home Arncliffe Road Halewood Knowsley

Nature and particulars of application
ERECTION OF 18 NO. TWO STOREY DWELLINGS COMPRISING OF 5 NO. DETACHED, 10 NO. SEMI-DETACHED AND 3 NO. LINK HOUSES.

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. No part of the development hereby permitted shall be commenced until details and samples of the proposed external facing materials to be used on walls and roofs 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 interests of visual amenity and in accordance with Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

3. Prior to the commencement of development a scheme for the control of noise emanating from the laundry shall be submitted to for the approval in writing of the local planning authority. All works which form part of the scheme shall be completed prior to plots 7-10a being occupied and shall be maintained thereafter in accordance with the approved scheme.

   Reason: In the interests of residential amenity and to comply with Policy H3 of the Knowsley Unitary Development Plan.

[redacted]

Director Of Planning And Development
Date: 22.03.2002

4. Prior to the commencement of development a scheme for the provision of filtration to the tumble dryer discharge vents shall be submitted to and agreed in writing by the local planning authority. All works which form part of the agreed scheme shall be completed prior to plots 7-10a being occupied and shall be maintained thereafter in accordance with the approved scheme.

   Reason: In the interests of residential amenity and to comply with Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

5. The development hereby permitted shall be carried out only in accordance with the amended plan referenced C/211/PL01 Rev H received on 18th March 2002 which indicates a wall boundary to the rear of plots 1-10a.

   Reason: For the avoidance of doubt and to accord with the terms of the application as amended.

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

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. **If a Building Regulations Consent is required for these works it is <u>your</u> 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.**

4. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

5. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

6. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

   Department of the Environment, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN