



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00168/FUL

Name and address of applicant

Network Rail
One Eversholt Street
London
NW1 2DN

Name and address of agent

Network Rail
1st Floor, Square One
4 Travis Street
Manchester
M1 2NY

Date of Receipt: 9 March 2022

Date Valid: 25 March 2022

Address/Location Of Development:

Land Bounded By Headbolt Lane And Amenity Open Space Including The Existing Rail Line Running Between Kirkby (Adjacent Lingtree Road) And Headbolt Lane (Adjacent Limetree Road) And Associated Land To The North And South Of The Rail Line

Description of Development:

APPLICATION TO VARY CONDITION NO2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 21/00563/FUL WHICH APPROVED A NEW RAILWAY STATION AND ASSOCIATED WORKS. THE CHANGES SOUGHT ARE (I) AMENDMENTS TO THE SHAPE AND LAYOUT OF THE CAR PARK AND LANDSCAPING, (II) CHANGES TO THE PROPOSED LEVELS (III) THE ERECTION OF A SUBSTATION ADJACENT TO HEADBOLT LANE (IV) THE REMOVAL OF A SUBSTATION ADJACENT TO THE RAILWAY LINE (V) THE ERECTION OF A PRINCIPAL SUPPLY POINT AND RELOCATABLE EQUIPMENT BUILDING AND (VI) THE SHIFT OF THE NEW STATIONS PLATFORM BY 20M TO THE WEST.

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. The development hereby permitted shall be carried out only in accordance with the Noise and Vibration Plan & Construction Management Plan (approved documents) relating to the work outside the hours of 0800 to 1800 Monday to Friday & 0800 to 1300 on Saturday ref NVM/BGCL/NR/KBC24/02/22 REV 01 &

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

3. Works consisting of surface drainage on any phase of the development shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2) for that phase, has been submitted and approved in writing by the Local Planning Authority (LPA). Each scheme shall include a timetable of implementation, suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall be limited to the greenfield runoff rate or 5 lit/s (whichever is the greater) and the discharge connection points shall be to the Kirkby Brook. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

4. A. Implementation of Approved Remediation Scheme and Verification Report

The remediation scheme comprising the following documents :

- CC Geotechnical (November 2020) Ground Investigation for Headbolt Lane, Kirkby, Factual Report Ref: CCG-C-20-11799
- Lithos (February 2022) Remediation Strategy, Land at Headbolt Station, Liverpool For Buckingham Group Contracting Ltd Ref: 0009/1a
- Lithos (February 2022) Materials Management, Land at Headbolt Station, Liverpool For Buckingham Group Contracting Ltd Ref: 0009/2

approved pursuant to Condition 6 attached to Planning Permission 21/00563/FUL shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

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 (or relevant phase of 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 does not result in increased risk to the environment or human health.

D. Importation of Soil/Material

No soil 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 should be submitted to and agreed 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: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. The development hereby permitted shall be carried out in accordance with the Written Scheme of Investigation for a strip, map and record programme of archaeological works (Headland Archaeology dated February 2022) & The supplementary WSI (Headland Archaeology February 2022) approved pursuant to condition 7 attached to planning permission 21/00563/FUL. Within 14 days of the date of this permission a final report of the archaeological excavation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of archaeological investigation or recording and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and the National Planning Policy Framework.

6. Notwithstanding the submitted landscaping scheme and Landscape Environmental Management Plan prior to the first use of the development hereby permitted an updated landscaping scheme based on the principles of Drg. ref 170248-1584-ZZZZZ-DRG-A-AR-013006 rev P01.4 comprising further details of species, tree/plant sizes and an updated Landscape Environmental Management Plan which shall include :-
 - Habitat creation/landscaping proposals along the railway corridor and management proposals for these habitats.
 - Additional biodiversity enhancement measures including bird nesting boxes, bat boxes, particularly adjacent to Kirkby Brook corridor and provision of water vole shelves at the proposed Kirkby Brook crossings.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented prior before the development is brought into use or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped and additional habitat/ biodiversity measures are included with the landscape environmental management plan to ensure compliance with policies CS2, CS8 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016.

7. Fixed plant and equipment associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time-period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. Notwithstanding the details of lighting within the site, prior to the installation of any lighting on each phase a scheme for the provision of lighting on that phase shall be submitted to and approved in writing by the Local Planning Authority and fully implemented accordingly, prior to the first use of the lighting. For the avoidance of doubt, the scheme shall include drawings of the lighting and lighting columns, a site layout indicating positions of the lighting, isolux and luminosity details and manufactures specifications.

Reason: In the interests of residential amenity, security and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. Notwithstanding the details submitted prior to the installation of the CCTV system on any phase the site full details of the cameras and poles including their precise location, design, field of view of the cameras and finish on that phase shall be submitted to and approved in writing by the Local Planning Authority. The CCTV shall be installed in accordance with the approved details prior to the first use of the CCTV on each phase.

Reason: In the interests of security and visual/residential amenity and to ensure compliance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

10. Notwithstanding the fencing details submitted, no fencing on the site shall be erected on each phase until a fencing strategy for that phase comprising the precise location of any new fencing and details of the design of fencing and colour finish has been submitted to and approved in writing by the Local Planning Authority. All fencing shall be painted, or powder coated. The fencing shall thereafter be installed in accordance with the approved details.

Reason: For the avoidance in doubt and in the interests of visual and residential amenity to ensure compliance with policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016.

11. The proposed station building, and platforms shall be constructed in the materials approved pursuant to condition 13 contained within Headbolt Lane station Building External Finishes Rev 0 and Precast Rail Solutions documents attached to planning permission 21/00563/FUL.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

12. Prior to the erection of any crib/retaining wall hereby permitted on each phase full details of the appearance, materials, landscaping, and colour finish of the walls for that phase shall be submitted to and approved in writing by the Local Planning Authority. The crib/retaining walls shall be erected in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure compliance with Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016

13. Prior to the erection of the proposed 2.8m high obscuration fence in between the two platforms full details of the materials and design/colour finishes (which can include artwork) shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be erected in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure compliance with Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016.

14. No phase of the development hereby permitted shall be commenced until at least five days written notice has been given to the Local Planning Authority of the intention to commence development on that phase.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

15. No development shall take place within 8m of the banks of Kirkby Brook.

Reason: To prevent any damage to or pollution of the brook to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy, adopted January 2016.

16. No part of the development shall be brought into use until appropriate visibility splays have been provided at the proposed pedestrian crossing point east of the site access junction where the Council is to introduce a new pedestrian crossing. The visibility splays shall be provided clear of obstructions/landscaping to visibility above the height of 0.6 metres measured from the footway/verge level and shall be maintained as such at all times thereafter.

Reason: To ensure adequate visibility at the pedestrian crossing point is provided and maintained in the interests of highway safety, and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

17. All works to existing bridges 55 and 56 hereby permitted shall be undertaken only in accordance with the materials approved pursuant to condition 21 attached to planning permission 21/00563/FUL contained within the following documents :

Bridge 56

Photographs of proposed black concrete received 4 February 2022.

Email from William Brandon dated 1 March 2022.

Drawing no. 170248-15854-ZZ-ZZZ-DRG-C-ST-063103 P01.1

Bridge 55

Emails from Michael Gradwell dated 19 April and 9 May 2022.

Detail of walkway structure and parapet railings received 9 May 2022.

Drawing no. 170248-15854-ZZ-ZZZ-DRG-C-ST-063201 P01.1

Notwithstanding the details submitted prior to any works commencing on the proposed road or pedestrian bridges full details of the materials and colour finishes shall be submitted to and approved in writing by the Local Planning Authority. The existing and proposed bridges shall be finished in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure compliance with Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016.

18. Notwithstanding the details submitted prior to the erection of the proposed gates to the steps on Kirkby Row a scheme providing details of the proposed gate including materials and colour finishes shall be submitted to and approved in writing by the Local Planning Authority. The gate shall be installed in accordance with the approved details.

Reason: To protect the setting of the nearby Listed Buildings in accordance with Policy CS20 in the Knowsley Local Plan Core Strategy, adopted January 2016.

19. Within 6 months of the first use of the development the area of the site identified for the construction compound shall be re-instated back to the existing site levels and landscaped in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure compliance with Policies CS2 ,CS19 & CS21 in the Knowsley Local Plan Core Strategy, adopted January 2016.

20. Notwithstanding the submitted tree reports Tree T2 is to be retained and this shall be included in any updated tree reports submitted to the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure as many of the existing trees as possible are retained and to ensure compliance with CS21 in the Knowsley Local Plan Core Strategy, adopted January 2016 and DQ4 in the Knowsley Replacement Unitary Development Plan, adopted June 2006.

21. The development hereby permitted shall be carried out in accordance with

- Tree Protection Plan, Rev 00, dated 6 December 2021 (received 14 January 2022). Arboricultural Impact Assessment & Method Statement, Version V01 dated 6 December 2021, prepared by Miranda Cowan Ecology Ltd.
- Arboricultural Impact Assessment & Method Statement (Phase 2 Works) Version V01 dated 13th January 2022, prepared by Miranda Cowan Ecology Ltd.
- Arboricultural Impact Assessment & Method Statement (Phase 3 Works) Version V01 dated 26th January 2022, prepared by Miranda Cowan Ecology Ltd.
- approved pursuant to condition 25 attached to planning permission 21/00563/FUL.

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

22. No part of the development's permanent highway works shall commence until details of the development's highway infrastructure and parking/servicing/vehicular manoeuvring/pedestrian/cycle areas, including its site access junction with Headbolt Lane, have been submitted to and approved in writing by the Council as Local Planning Authority. This shall include but not be limited to the following:

- Revised swept path analysis at the site access junction and within the development site
- Increased radii of the site access junction
- MOVA to be included as part of the traffic signal installation
- Full construction details including surfacing material
- Details of marking out of parking/bus stop/drop-off/pedestrian/cycle areas
- Drainage details
- Amendments to the pedestrian crossing points to the east of the site access at the proposed controlled pedestrian crossing

The development shall be implemented in full accordance with the approved scheme details prior to first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority and shall be retained as such at all times thereafter.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policies CS7 and CS19 of the Core Strategy, adopted January 2016.

23. Notwithstanding the submitted plans, no part of the development's permanent highway works shall commence until details of the proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of the safety and amenity of the users of the proposed development and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

24. No part of the development hereby permitted shall be brought into use until a scheme for the installation of Electric Vehicle Charging Points is submitted to and approved in writing by the Local Planning Authority. The approved infrastructure shall be permanently retained thereafter. All chargepoints shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent, and
- 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.

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.

25. The development shall not be brought into use until a scheme for the precise details for the provision of cycle and motorcycle parking, in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as 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. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

26. Prior to the first use of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

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

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

27. The development hereby permitted shall be carried out in accordance with the following documents:

- Vegetation Clearance Phases document received 14 January 2022
Phasing document received 2 February 2022
- Approved pursuant to condition 32 attached to planning permission 21/00563/FUL.

Reason: To ensure that the development proceeds in an orderly manner given the overall scale of the proposals and to ensure that the appropriate planning conditions can be effectively phased. In compliance with Local Plan policy CS2 of the Knowsley Local Plan Core Strategy, adopted January 2016.

28. Prior to the erection of the substation hereby permitted a front elevation of the substation (facing Headbolt Lane) shall be submitted to and approved in writing by the Local Planning Authority. The substation shall be erected in accordance with the approved details.

Reason: In the interest of residential and visual amenity, for the avoidance of doubt and to ensure compliance with policy CS19 of the Knowsley Local Plan: Core Strategy (January 2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/03/2022	MF 243005	REV PO1.3	PLATFORM LAYOUT
14/03/2022	MF 243015	REV PO1.1	PLATFORM TELECOMS
14/03/2022	170248	-	ENVIRONMENTAL STATEMENT VOLUME 3 TECHNICAL APPENDICES
14/03/2022	170248-ARU-REP-EEN-000018	-	ENVIRONMENTAL STATEMENT VOL 4 NON TECHNICAL SUMMARY
14/03/2022	170248	-	ENVIRONMENTAL STATEMENT ADDENDUM MARCH 2022
14/03/2022	170248	-	ES ADDENDUM FIGURES AND APPENDICES
14/03/2022	170248-ARU-REP-EEN-000015	-	ES VOLUME 1 MAIN REPORT AUGUST 2021
14/03/2022	-	-	ES VOLUME 2 FIGURES
14/03/2022	276736/2.1	-	SITE LOCATION PLAN
17/05/2022	REV 01	-	REVISED CONSTRUCTION MANAGEMENT PLAN
25/03/2022	MF 243028	REV PO1.1	PROPOSED SITE LEVELS DRG 1 OF 2
25/03/2022	MF 243029	REV PO1.1	PROPOSED SITE LEVELS DRG 2 OF 2
22/03/2022	MF243019	REV PO1.1	PROPOSED SITE LEVELS 1:500
21/03/2022	MF 243008	REV PO1.2	SITE ELEVATIONS
21/03/2022	SP4053389	REV 3.0	SUB STA PLANS AND ELEVATIONS
14/03/2022	MF 243014	REV PO1.2	CAR PARK TELECOMS
14/03/2022	MF243004	REV PO1.2	CROSS SECTIONS
14/03/2022	W6602	REV PO1	CUT AND FILL DRAWING
14/03/2022	BCG-00-ZL-DR-W-6602	REV P01	STATION ZONE AREAS
14/03/2022	MF243010	REV PO1.2	HIGHWAY LAYOUT

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 case officer Mark Quinn (on 0151 443 2223)

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.

Informative

- 1) Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.
- 2) There are invasive species present on the site which should be safely removed from the site in accordance with the provisions of the Wildlife and Countryside Act 1981.
- 3) It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under S278 of the Highways Act 1980 with the Council. The applicant is advised to contact Mark McCartney, t: 0151 443 2305, email: mark.mccartney@knowsley.gov.uk to discuss the matter further.

- 4) Prior to the commencement of the development, a joint inspection between the applicant and the Council as Local Highway Authority of the condition of the existing footways/carriageways in the vicinity of the site should be carried out. The applicant is advised to contact Mark McCartney, t: 0151 443 2305, email: mark.mccartney@knowsley.gov.uk to discuss the matter further.
- 5) The relocation of existing lighting columns and provision of new lighting columns on the existing adopted highway or highway proposed for adoption would need to be funded by the developer and dealt with as part of the S278 highway agreement. All new street lighting and signing to be installed on the existing public highway or highway proposed for adoption will be subject to a commuted sum to cover its future maintenance as part of the Council's Street Lighting and Signing PFI Contract. The relocation of existing street lighting columns will need to be undertaken/agreed by the Street Lighting and Signing PFI Contract Service Provider. The applicant is advised to contact Knowsley MBC Street Lighting Manager Kirsty Morris, t: 07881267599, email: kirsty.morris@knowsley.gov.uk to discuss the matter further.
- 6) Siemens operate and maintain the Council's traffic signals. The applicant will need to pay Siemens to check the proposed traffic signal design of the site access junction if they do not carry out the design. Commuted sums are applicable for the adoption of new traffic signal infrastructure which will form part of the S278 Highway Agreement. The applicant is advised to contact Mark McCartney, t: 0151 443 2305, email: mark.mccartney@knowsley.gov.uk to discuss the matter further.

Executive Director - Regeneration and Economic Development



Date: 8 June 2022

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.