



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00501/FUL

Name and address of applicant

Stockport Development Ltd
97 Northgate Road
Stockport
SK3 9QP

Name and address of agent

d2 architects
Soughton House
2 Nicholas Street Mews
Chester
CH1 2NS

Date of Receipt: 11 August 2022

Date Valid: 28 October 2022

Address/Location Of Development:

Roby Hotel Public House
104 Greystone Road
Roby
Knowsley
L14 6UH

Description of Development:

**DEMOLITION OF PUBLIC HOUSE AND THE ERECTION OF 9 NO. DWELLINGS
TOGETHER WITH OTHER ASSOCIATED WORKS**

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. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area.

The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the New Residential Development SPD (update 2018) and the Design Quality in New Development SPD (2016).

4. Prior to the first occupation of any of the dwellings located on Plots 2, 5 and 8 precise scheme details of a lockable gate / door to the front of the access routes leading to the rear of the plots shall be submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt the positioning shall ensure that there is no recess. The scheme shall include the precise details of the design, materials and fixings.

The gate / door shall be fixed in place in accordance with the agreed details prior to the first occupation of the effected plots.

Reason: To provide a secure development; in the interests of visual and residential amenity and to ensure that the development complies with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016; Saved Policy DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. Notwithstanding the submitted plans, no part of the development hereby permitted shall be commenced until details of the existing and proposed ground levels have been submitted to and agreed in writing by the Local Planning Authority.

The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the floor levels of any proposed dwellings / buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the satisfactory development of the site in the interests of protecting the amenity of neighbouring occupiers and visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5 and T10 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Amended New Residential Development SPD (2018).

6. Contaminated Land
 - a) A Phase I site investigation shall be submitted for written approval prior to works 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.

b) If identified as necessary by the desk study a Phase 2 site investigation and remediation proposals shall be submitted for approval prior to works commencing.

c) A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with the National Planning Policy Framework (2023), Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

7. 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.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with the National Planning Policy Framework (2023), Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

8. Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan (MMP), 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.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with the National Planning Policy Framework (2024), Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

9. 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 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 the National Planning Policy Framework (2023), Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

10. Prior to the commencement of development, a site waste management plan (SWMP) in line with the submitted Sustainability Statement for Planning, prepared by Base Energy Services Ltd shall be submitted to and agreed in writing by the local planning authority with the purpose of monitoring waste minimization, management and disposal of waste on site during the demolition and construction phase. The SWMP shall be implemented in full for the duration of the demolition / construction works.

Reason: To comply with the National Planning Policy Framework (2024), Policy WM8 'Waste Prevention and Resource Management' of the Joint Waste Local Plan (2013) and Policies CS22 and CS26 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

11. No part of the development, including any works of demolition hereby permitted shall commence until a Demolition / Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:
 - a) Proposed hours of construction which unless otherwise agreed with the Local Planning Authority shall be limited to:
0800 to 1800 Monday to Friday,
0800 to 1300 Saturday and
not at all on Sundays/Public Holidays.
 - b) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
 - c) Location and layout of the site compound including identification of areas for the storage of plant and materials, loading / unloading and turning areas for delivery vehicles [for each phase as necessary].
 - d) Details of relevant pest control measures to be taken during both the construction and demolition phases.
 - e) There shall be no burning of materials on-site during demolition / construction work without the prior written approval of the Local Planning Authority.
 - f) 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).
 - g) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - h) Methods for dust control and suppression.
 - i) A programme of works.
 - j) Adequate provision for addressing any abnormal wear and tear to the highway.
 - k) The details of the design, siting and maintenance of any security hoardings.
 - l) A scheme identifying reasonable avoidance measures for hedgehog:

- All trenches and excavations should have a means of escape e.g., a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure mammals do not use them.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers / areas and in the interest of highway safety and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing (Drainage Strategy Plan) referenced GK440-C001 Rev A - Dated 21.02.2024 within the Drainage Strategy Report which was prepared by GWK Structural Solutions Ltd.

For the avoidance of doubt surface water must drain at the restricted rate of 5 l/s. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

13. 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:

(i) The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.

(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

(iii) Details for planned maintenance and a mechanism for remedial and urgent repair works.

(iv) Means of access for inspection and maintenance purposes.

(v) The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with the National Planning Policy

14. Notwithstanding the submitted details shown on Drawing PL11 Rev. B - Landscape Plan, no part of the development shall be occupied until full details of both hard and soft landscaping works have been 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) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks,
- b) hard surfaced areas and materials,
- c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work. For the avoidance of doubt the scheme shall provide biodiversity enhancements such as native shrub and tree planting.
- d) existing plants / trees to be retained
- e) A detailed regime for the ongoing and longer-term maintenance of all soft landscaping.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates.

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 having regard to its location and in the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS8 and CS19 of the Knowsley Local: Plan Core Strategy, adopted January 2016, the New Residential Development SPD (update 2018) and the Design Quality in New Development SPD (2016).

15. Notwithstanding the submitted details shown on Drawing PL11 Rev. B - Landscape Plan, prior to the occupation of any of the dwellings hereby permitted precise scheme details of the positions, height, design, materials, finished colour and type of boundary treatment to be erected and details of all boundary treatment that are to be retained shall be submitted to and approved by the local planning authority.

The scheme details shall ensure that habitat connectivity for hedgehog is maintained and include hedgehog highways (13cm x 13cm gaps) to be installed into any closeboard fences on site.

The development shall only be carried out only in accordance with the approved details and shall be installed in accordance with those details prior to the first occupation of the dwelling to which they relate.

Reason: To ensure that the site is satisfactorily development having regard to residential amenity of neighbouring properties and in the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS8 and CS19 of the Knowsley Local: Plan Core Strategy, adopted

January 2016, the New Residential Development SPD (update 2018) and the Design Quality in New Development SPD (2016).

16. None of the dwellings hereby permitted shall be occupied until:

- a) The gable windows serving the first-floor bedroom; and
- b) The gable windows serving the bathrooms and en-suites

have been obscure glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard).

These windows shall be retained in that form thereafter.

Reason: To safeguard the privacy of the occupiers of the occupiers of the adjacent properties and the proposed dwellings and to comply with the National Planning Policy Framework (2024), Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the New Residential Development SPD (update 2018).

17. None of the dwellings hereby permitted shall be first occupied until the areas for the parking of vehicles associated with the relevant dwelling have been constructed and surfaced in accordance with the plans hereby approved and pursuant to Condition 14 of this permission. These areas shall be retained for parking use and for no other purpose at all times thereafter.

Reason: To ensure that adequate on site vehicle parking is provided in the interests of highway safety and amenity, and to comply with the National Planning Policy Framework (2024), Policies CS2, CS7 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, the New Residential Development SPD (update 2018) and the Ensuring a Choice of Travel SPD (2010).

18. Prior to the installation of any photovoltaic equipment, scheme details in accordance with the recommendations of the submitted Energy Statement for Planning prepared by Base Energy Services Ltd Rev. 1.0 dated 28 May 2024, shall have first been submitted to and agreed in writing by the Local Planning Authority.

The details shall include full plans and specifications. The photovoltaic equipment shall thereafter be implemented in accordance with the agreed details and prior to the first occupation of the dwellings to which the relevant part of the scheme relates and shall be maintained and retained thereafter.

Reason: To reduce carbon emissions in accordance with the National Planning Policy Framework (2024) and Policies CS2, CS19 and CS22 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

19. No dwelling hereby permitted shall be occupied until details of bird and bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details. Evidence of implementation (i.e. photographs) will need to be provided to the Local Planning Authority to enable discharge of the condition.

Reason: To enhance ecology and biodiversity on the site in line with the requirement to achieve a net biodiversity gain from all development and the recommendations of the submitted Protected Species Scoping Report (Mulberry, 30 November 2023) Further Bat Dusk Survey (Mulberry, 9 September 2024) and to ensure that the

development complies with the National Planning Policy Framework (2024), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

20. Plots 1 and 9

Notwithstanding 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), other than those expressly authorised by this permission in relation to the dwelling on Plots 1 and 9 only

- (i) no extensions shall be carried out to the dwellings
- (ii) no windows or dormer windows shall be added to the dwelling

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, safeguard the character of this residential development and to comply with the National Planning Policy Framework (2024); Policies CS2, CS7 and CS19 of the Knowsley Local: Plan Core Strategy, adopted January 201 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/09/2024	PL01	REV G	PROPOSED SITE PLAN
11/09/2024	PL02	REV E	PROPOSED PLANS AND ELEVATIONS (BKA)
11/09/2024	PL03	REV D	PROPOSED PLANS AND ELEVATION (BKB)
11/09/2024	PL12	REV X	PROPOSED PLANS AND ELEVATIONS
11/09/2024	PL13	REV X	PROPOSED ROOF PLAN
11/09/2024	-	-	FURTHER BAT DUSK SURVEY (MULBERRY - 9 SEPTEMBER 2024)
11/09/2024	-	-	PROTECTED SPECIES SCOPING REPORT (MULBERRY DATED 30 NOVEMBER 2023)
11/09/2024	GK4440	-	DRAINAGE STRATEGY REPORT (GWK STRUCTURAL SOLUTIONS LTD DATED 22 FEBRUARY 2024)
11/09/2024	EDN2425-SEPTEMBER 2024	-	PLANNING STATEMENT (EDEN PLANNING AND DEVELOPMENT LTD)
11/09/2024	-	REV 1	SUSTAINABILITY STATEMENT FOR PLANNING (BASE ENERGY SERVICES LTD DATED 28/05/2024)
11/09/2024	-	REV 1.0	ENERGY STATEMENT FOR PLANNING (BASE ENERGY SERVICES LTD DATED 28/05/2024)
11/09/2024	-	-	VIABILITY STUDY (PREPARED BY D2 ARCHITECTS)
11/09/2024	-	-	DESIGN / ACCESS SUPPORTING STATEMENT FOR FULL PLANNING APPLICATION

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:-

National Planning Policy Framework

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

H5 - Development within Primarily Residential Areas

T7 - New Development and Walking & Cycling Routes

T10 - Access for the Less Mobile

DQ2 - Security in the Built Environment

ENV2 - Noise and Vibration

ENV3 - Light Pollution

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS3 - Housing Supply, Delivery and Distribution

CS15 - Delivering Affordable Housing

CS4 - Economy and Employment

CS7 - Transport Networks

CS8 - Green Infrastructure

CS17 - Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS22 - Sustainable and Low Carbon Development

CS24 - Managing Flood Risk

CS26 - Waste Management

The Joint Merseyside and Halton Waste Local Plan 2013

WM8 - Waste Prevention and Resource Management

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Amended New Residential Development SPD (2018)

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

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 (Maxine Wishart on 0151 443 2319)

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 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 The comments of Merseyside Fire and Rescue Authority in their letter dated 26 September 2024 (as attached).
- 3 The comments of Cadent Gas below and in their plan (attached):

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions
Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does

not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

4 The comments of the Local Highway Authority:-

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.

5 The comments of United Utilities in their letter dated 2 October 2024 (attached) which includes the following notes:

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river). To discuss their drainage proposals the applicant should contact our Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'Contacts'.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances.

Please note United Utilities cannot provide comment on an asset that is owned by a third party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge.

6 Bats

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

7 No scrub clearance or building demolition is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then the building and scrub are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.



Executive Director - Regeneration and Economic Development

Date: 25 February 2025

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.