

<u>APPLICATION NO:</u>	22/00501/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	Roby Hotel Public House, 104 Greystone Road, Roby		
<u>PROPOSAL:</u>	DEMOLITION OF PUBLIC HOUSE AND THE ERECTION OF 9 NO. DWELLINGS TOGETHER WITH OTHER ASSOCIATED WORKS		

Knowsley Local Plan Policies Map Allocation

Primarily Residential Area

Site Description

The application site comprises a vacant public house the building is surrounded by hardstanding with a car park to the front and enclosed hardstanding area to the rear.

Vehicular access and egress is taken from Greystone Road where there is an entrance to the north and the south of site frontage. Gated barriers are currently located at both of the site entrances and low-level bollards are positioned across the site frontage.

The site is located within an existing established residential area and is surrounded by other residential development. Residential dwellings are located on Greystone Road adjacent to the southern and northern boundaries of the application site. Other residential dwellings are located to the west of the application site which shares a common boundary with residential dwellings located on Westfield Avenue.

Properties to the east of the application site located on Greystone Road comprise of a three storey block which contains both shop units and residential units at ground floor with flats above.

Proposal

The current proposal seeks consent for the demolition of the existing public house and the erection of 9 no. two-storey dwellings. The dwellings would comprise two and 2 and 3 storey houses set over three blocks of terraced dwellings. Each of the properties would have individual vehicular access taken from Greystone Road. Parking would be provided to the front of each plot and private amenity space to the rear.

The application proposals have been revised since the original submission. The scheme has been progressed from the original submission which involved the erection of 10 no. dwellings comprising of 4 no. semi-detached dwellings and a row of 6 no. terraced properties with an internal road and parking court to the front with an access and egress from Greystone Road.

Consultations

Environmental Health - No objections in principle subject to conditions relating to submission of demolition / construction management plan; hours of construction and contaminated land.

Highway Authority - No Highway objection subject to the conditions.

Local Plan Team - No objections in principle, advise on housing mix and loss of community facility.

Cadent Gas Limited - The site is in close proximity to their medium and low pressure assets. Cadent have no objection to this proposal from a planning perspective. However, to prevent damage to Cadent assets or interference with their rights, Cadent request an Informative Note is added to the Decision Notice if planning permission is granted.

Merseyside Environmental Advisory Service - No objections in principle subject to conditions.

Merseyside Fire And Rescue Authority - No objection in principle. Make observations in relation to access for fire appliances; Section 55 of the County of Merseyside Act 1980 and water supplies for fire-fighting purposes.

United Utilities Water Ltd - No objections in principle subject to conditions relating to drainage.

The following consultation responses were in relation to the first round of consultation on the originally submitted proposal for 10 no. dwellings and are no longer relevant due to the revised layout and / or reduced level of dwellings proposed.

ESS Parks And Green Spaces - Advise on areas of enhancement of existing greenspaces in relation to developer contributions for public open space.

Housing Strategy - Advise that Affordable Housing provision in accordance with Policy CS15 is required which may be off-set by the Vacant Building Credit.

LLFA / Drainage - No objections subject to conditions.

Merseyside Police HQ - The car parking provision is now located to the rear of the development instead of the front. Due to the lack of access control to the rear coupled with much reduced natural surveillance evidence would suggest that any vehicles parked in this location are at a greater risk than if parked at the front.

Representations

The application has been amended since original submission and two rounds of publicity have been carried out by the Council. On each occasion this involved publicising the application by site notice and by notifying neighbours by letter. The first round of publicity also involved publicising the application in the press (major development).

The application has been publicised by letters sent to 41 neighbours. During the initial

round of publicity 2 letters of objection were received as a result of the publicity.

It is noted that the objections received (November 2022 and January 2023) were made following the first round of publicity and on the original submission. No further comments were received following the second round of publicity following the amended layout.

The representations are summarised as follows:-

- a) Lack of parking
 - Existing parking issues.
 - Upper flats have no parking facilities if carpark goes, when schools are in people park all over the place as Greystone is the nearest they can park due to permits.
 - Constantly blocked in as it is at times...
- b) Proposed Height of Boundary Walls
 - Concerns with the height of the boundary wall, in the front section of the build and in red on the drawings the height of the fence is w6 X h3.
 - Objectors house is elevated from the road with drive at upper angle which is not shown on the drawings
 - Wall at present is over 7 foot high if the fence was put in place, it would be nothing on their side.
 - At the back of the house fence is w6 x h6 blue on the drawing again the height of the present wall fencing is higher than proposed.
- c) Privacy and Security
 - Wish consideration of privacy and security if the height of the boundary fencing is to be reduced.
 - Over the last few years 2 tempted burglaries coming from over the wall from the pub side.
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- d) No objection in general
 - Would in general not object to the plans
 - Would rather have houses than a rundown pub which will be an eyesore or even burnt down soon.
- e) Know it's at early stages and site visits have to be done but I would like my issues to be given consideration within the decision of this planning application the boundary wall is my problem,
- f) Got planning permission 6 or 7 years ago and pub objected on the ground of maintenance and the removal of debris which was never carried out. It was also stated that they owned the wall. Does ownership change to joint ownership when it becomes house and borders on my property?

The issues raised in point f) relating to ownership above are a civil matter and are not a material planning consideration.

Planning History

None relevant.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

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
- CS4 - Economy and Employment
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- CS15 - Delivering Affordable Housing
- 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
- WM8 - Waste Prevention and Resource Management

SUPPLEMENTARY PLANNING DOCUMENTS

- Amended New Residential Development SPD (2018)

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

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.

ASSESSMENT

Principle of Development

The site is located within a Primarily Residential Area. Policy H5 of the Knowsley Unitary Development (Saved Policies) states new development within primarily residential areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development would not have an unacceptable impact on the amenity of neighbouring occupiers or adversely affect the character of the street scene or area.

The site can be considered as brown land as defined by Annex 2 of the NPPF as the site contains the vacant public house premises and associated hardstanding and car parking areas.

Subject to the impact of the development on the amenity of neighbouring properties, the character of the area not being adversely impacted against and no other material considerations indicating otherwise, the principle of the residential use of the site is consistent with the requirements of saved UDP Policy H5.

Housing Need

On 12 December 2024 the Government published the eighth version of the NPPF along with changes to the revised “standard method” for local housing need which came into force with immediate effect. The changes to the NPPF and local housing need figures are a direct response to the Government’s commitment to build 1.5 million new homes in England before the end of the current Parliament in 2029. The Government’s objective of significantly boosting the supply of homes is set out at paragraph 61 of the National Planning Policy Framework and consequently this should be given significant weight in favour of developments when the Council decides of applications for new housing.

Policy CS3 states that the tenure, type and size of new housing delivered in Knowsley will support the rebalancing of the housing market to better meet housing needs and demands arising, and that applications will need to demonstrate how they contribute to this re-balancing. The role that this application has in meeting the Council’s local housing need should carry significant weight in favour of the proposed development. and would ensure compliance with Policy CS3 in the Local Plan.

Housing Mix

Core Strategy Policy CS1 identifies that one of the priorities is to rebalance the Borough's housing stock by providing a wide range of new market sector and affordable housing.

Policy CS17 sets out that an appropriate mix of dwelling sizes will be sought across Knowsley, having regard to evidence of local housing needs and the monitoring of housing completions. Criterion 4 of Policy CS17 outlines that where smaller development is involved this should include a mix of housing sizes that complement the overall mix available in the area.

In terms of the housing mix proposed this would be market housing and result in the erection of the following properties:

- 2 no. two-bedroom dwellinghouses
- 7 no. three-bedroom dwellinghouses
-

The following table compares the proposal set out against Table 8.1 of Policy CS17 *Housing Sizes and Design Standards*, for market housing:

Housing Type/Size	1-bedroom	2-bedroom	3-bedroom	4-bedroom plus
Policy CS17: Market Housing	10%	30%	40%	20%
Proposal: 9 no. dwellings	0%	22.22%	77.77 %	0%

While the proposal does not entirely accord with the mix above, the amended scheme presents an opportunity to provide a more balanced housing mix by providing two-bedroom properties, to better comply with Policy CS17.

The [Knowsley Housing Strategy 2022-27](#) states housing in the Huyton Township should deliver the following:

- The township comprises 69.9% 3 bed properties, the highest across the townships and the priority will be delivering smaller 1 and 2 bed properties and larger 4 bed plus properties.
- Although there are higher values in the south of the township, these remain lower than borough averages and promoting a higher value offer will be a focus for new delivery.

As the Housing Strategy states a need for two bedroom properties, this aspect of the proposal is supported. The properties proposed would provide a range of housing that could play a role in increasing the stock of houses in the Borough and assist in rebalancing the local housing stock.

Sustainability

Policy CS1 states at criterion 1 that a) *A focus on development within existing urban areas, with emphasis upon areas that are within or easily accessible from areas in need of regeneration...* d) *An efficient and sustainable use of land and infrastructure, encouraging where possible the reclamation and reuse of previously developed land...*

Paragraph 124 of the NPPF requires that planning decisions should promote an effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 125 of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

The application site lies in the existing urban area, in a sustainable location with a number of amenities close by including a small shopping parade with a convenience store on the opposite side of Greystone Road. The delivery of new homes in a sustainable location such as this is considered to be acceptable.

Loss of Community Asset

Although not designated on the Local Plan Policies Map, the building on the site is a vacant public house which is afforded some protection as a community asset.

Paragraph 98 of the NPPF states that to provide social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:

“a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments...c) guard against the unnecessary loss of valued facilities and services particularly where this would reduce the community's ability to meet its day-to-day needs...”

Where development would result in the loss of any community facility, or in the loss of a building or land last used for these purposes, it needs to be judged against the NPPF, which seeks to protect community facilities from being unjustifiably lost.

The application is supported by a Planning Statement. The following points are noted regarding the loss of the community facility:

- The pub has been vacant for five years and is not serving a current need.
- Marketing information shows that there was no demand for the building to re-open as a public house.

Having regard to the above, it is considered that sufficient evidence has been provided to justify the loss of a community facility in this instance.

The site is located within a Primarily Residential Aea. The proposed development would make a contribution of meeting the Council's housing delivery targets and is located within a sustainable location. The proposed development is acceptable in principle and is considered to accord with the NPPF, Policies CS1, CS3, CS4 and CS17 of the Local Plan Core Strategy and Saved Policy H5 of the Replacement UDP.

Layout and Design

Policy CS2 (Development Principles) in the Local Plan Core Strategy states that new development will be expected to enhance local character and promote quality of

place.

Policy CS19 also sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places.

The Amended New Residential Development SPD (2018) is a material consideration for the purposes of this planning application and provides additional guidance in relation to new residential development within Knowsley Borough. The Design Quality in New Developments SPD provides general guidance on the Council's aspirations and expectations for design standards in new developments.

The proposed layout would involve three blocks of three terraced dwellings each with individual vehicular access off Greystone Road. Amenity space would be provided to the rear and car parking for each dwelling laid out together with soft landscaping to the frontage of each plot.

The dwellings on the site would be sited between approximately 14.5 and 18.7 m back from the street frontage. This would allow for tandem parking for some plots allowing areas of soft landscaping in between.

The site is within the Broomfield estate which was built by 1956 (Whilloughby Road, Westfield Avenue, Greystone Road). This street pattern is reflective of the characteristics of the housing layout to the rear of the site on Westfield Avenue and contributes to that arrangement.

Waste Management

Policy WM9 of the Waste Local Plan requires that adequate measures are provided as part of the design for the facilitation of storage and collection of waste and recyclable material.

The proposed layout would allow for access to the rear of all the dwellings allowing for the storage of the requisite number of waste / recycling bins at the rear of properties. The applicant has provided sufficient information to comply with policy WM9 of the Waste Local Plan to demonstrate that adequate facilities would be provided across the development.

Parking

Off-site parking is proposed within the curtilage of each of the plots. Each dwelling would be provided with 2 no. parking spaces which would have direct access from Greystone Road. The parking provision is discussed in detail in the Highways section below.

Landscaping

Saved Policy DQ4 of the UDP seeks to ensure that new developments include adequate tree and landscape provisions whilst at the same time seeking the protection or replacement of trees affected by development. Policy CS21 of the Local Plan Core Strategy also has the same aims and sets out the principles for mitigation where tree loss is unavoidable. This approach is supported by the Amended New Residential Development SPD and the Trees and Development SPD.

The layout allows for a good level of soft landscaping to be provided to both the front and rear of the dwellings, this would allow for a visually attractive layout that would provide appropriate and effective landscaping to complement the development and the street scene. A detailed landscaping scheme is proposed to be secured by

planning condition should planning permission be granted.

Boundary treatments

The Council's New Residential Development SPD highlights that positive boundary design can help to integrate new development into an existing environment. Boundaries to houses, especially those fronting the street, can contribute to the character of a development as much as the buildings themselves, as they help define the space and create a sense of enclosure.

No precise scheme details of proposed boundary treatments has been provided in relation to the proposed boundary treatments, although it is noted that 1.8 m timber fencing and 900mm high railings feature in the proposed landscaping, though no specific detail of siting is given.

In terms of the objection raised by an adjoining occupier regarding concerns relating the proposed height of the walls along the common boundary which they fear would be lower than the height of an existing wall, precise scheme details of walls to be retained and or erected would be secured by way of an appropriate conditions if planning permission is granted, This should ensure that the development provides adequate enclosures to protect the privacy, security and amenity of existing neighbours.

Subject to this condition, it is not considered that the proposed development would have a harmful effect on the character and appearance of the streetscene of the area. It is considered on balance that the scale of the development is acceptable.

Subject to conditions, the proposal is in compliance with Saved Policies H5 and DQ4 of the Knowsley UDP and Policies CS2, CS19 and CS21 of the Local Plan Core Strategy together with the New Residential Development SPD.

Design and Appearance

The application proposes the erection of three blocks of terraced dwellings each comprising of three dwellings.

Block A

- Occupying plots 7-9.
- Plot 9 - 2 bedroomed 2 storey dwelling with first floor bedrooms and bathroom in roof space.
- Plot 8 - 3 bedroomed 2 storey dwelling .
- Plot 7 3 bedroomed 3 storey dwelling with second floor bedroom in roof space.
- Attaining lowest height of 7.800m and maximum height of 8.598m.

Block B

- Occupying plots 4 – 6.
- Plot 7 3 bedroomed 2 storey dwelling with second floor bedroom in roof space.
- Plot 6 - 3 bedroomed 2 storey dwelling.
- Plot 5 - 3 bedroomed 3 storey dwelling with second floor bedroom in roof space.
- Attaining a maximum height of 8.598m.

Block C

- Occupying plots 1 - 3.
- Plot 1 - 2 bedroomed 2 storey dwelling with first floor bedrooms and bathroom in roof space.

- Plot 2 - 3 bedroomed.2 storey dwelling
- Plot 3 - 3 bedroomed 3 storey dwelling with second floor bedroom in roof space.
- Attaining lowest height of 7.800m and maximum height of 8.598m.

Scale

It is considered that the proposed development would be well Integrated with the local character of existing built form in terms of the scale and form of the proposal which would be appropriate to its surroundings in accordance with Local Plan: Core Strategy Policy CS19.

Streetscape

The building styles proposed would offer interest in the street scene taking some cues from the existing Public House for example in the roofscape pike detailing ;the dormers at the front and window detailing The dwellings incorporate features that add to the aesthetic detail, particularly in regard to the fenestration and rhythm to the window detailing to the front elevations.

Subject to the approval of materials to be used on the dwellings the overall design and appearance of the scheme is considered to be acceptable and would be compatible with the existing dwellings in the surrounding area in terms of scale, design and appearance and would not be detrimental to the street scene or the character of the surrounding area.

Levels

The application site slopes gently up from the street frontage towards the rear of the site and there is a slight slope across the site in a north to south direction at the front and rear of the site. Residential dwellings 102 Greystone Road to the north of the site and No. 104 to the south along the common side boundaries and their plots slope up away from the street. There are currently high-level brick walls demarking the site and these properties.

An adjoining neighbour has raised concern in regard to the relationship between the development and their property, particularly in relation to the boundary treatments proposed. It is considered that if planning permission is granted conditions should be imposed to secure precise details of the levels, extending onto the adjoining sites together with details of retained and proposed boundary treatments.

On balance, it is considered that the proposed development would respond to and integrate positively into the immediate surroundings in terms of the layout, design, scale and form and which would align with the density of the existing built environment. The proposal is therefore considered to comply with NPPF, Policies CS2 and CS19 of the Local Plan: Core Strategy, Saved Policy H5 of the Knowsley UDP, the Amended New Residential Development SPD and Ensuring a Choice of Travel SPD.

Crime and Security Considerations

Chapter 8 of the NPPF seeks to promote healthy and safe communities. Decisions should aim to ensure that safe places that are...safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...Saved Policy DQ2 requires that new development should be designed so as to provide good levels of personal and property security. It is not anticipated that the

development would lead to an increase in crime, the proposal is for residential use alongside other residential properties and a relationship one would expect.

The development would provide a suitable level of security for the dwellings enabling natural surveillance and ensuring that the plots are adequately secured, precise scheme details of boundary treatments would be secured if planning permission is granted to ensure that the development would provide adequate levels of security across the site. Based on the above the proposal complies with saved Policy DQ2 in the UDP; Policies CS2 and CS19 of the Local Plan; the New Residential Development SPD; and Design Quality in New Development SPD.

Highways

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe taking into account all reasonable future scenarios.

Policy CS7 of the Local Plan seeks to ensure that developments are located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. The policy also requires new developments to make adequate provision for cycle and car parking.

Car Parking

Each of the dwellings would have direct access off Greystone Road. Each plot would have provision for parking 2 no. vehicles within the curtilage in accordance with the Council's parking standards as set out in the *Ensuring a Choice of Travel SPD*. The level of parking within the site to serve the dwellings is acceptable.

Traffic

The Local Highway Authority has indicated that the dwellings would create a change in the pattern of arrivals and departures to the site compared to the existing use, but not necessarily the number, and therefore the development would result in a detriment to the capacity or safety of the local highway network. The layout of the site is considered acceptable and meets the required standards of highway safety.

A local resident has raised an objection concerning the current parking issues on and around the local area. The objector suggests that the pub car park is used for general parking, and its removal would impact parking availability in the area. Since that objection was received the application site has employed barriers at the entrance points to stop general access to the site for parking.

Nonetheless, the loss of a car park which is not intended to be accessible to the general public should not be taken into account when determining the suitability of the application, as it is not considered a significant factor affecting the impacts that the development would have on the surrounding highway network. Furthermore, the Local Highway Authority have not raised any concern relating to impacts on highway safety as discussed above.

In conclusion, the proposed development would not result in any significant adverse effects on highway safety. The proposal would therefore accord with the NPPF, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, Saved Policy T7 of the Replacement Knowsley UDP and *Ensuring a Choice of Travel SPD*.

Residential Amenity

In order for the proposal to be acceptable it is important that it does not have a detrimental impact on the amenity of existing and proposed residents. Core Strategy policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of adjoining and nearby residential property. The Council's New residential Development SPD offers further guidance.

In terms of the proposal's interface with existing dwellings, the main issues relate to the separation distances between the proposed dwellings and existing dwellings on the adjacent plots on Greystone Road, to the rear of Westfield Avenue and other properties opposite to the application site.

The Amended New Residential Development SPD provides guidance on appropriate separation distances between residential dwellings. The SPD states that development should retain 22 metre interface distances between existing rear principal elevations and proposed principal elevations for two storey properties.

No. 102 Greystone Road

No. 102 Greystone Road is located to the north of the application site and comprises a two-storey end terrace. This property shares its side boundary with the application site and currently sits forward of the existing public house.

The proposed dwelling on Plot 1 would be located adjacent to the side boundary with this property. The dwelling on Plot 1 has been designed with a low ridge with bedrooms in the roof and to present low eaves to the neighbouring property.

The proposed dwelling would extend approx. 9 m beyond the original rear elevation of No.102 and set off the gable elevation by approx. 1.85 m. This property has however been quite extensively extended. The proposed dwelling would extend approx. 2.9 m beyond the rear of the neighbour's ground floor extension. The nearest window rear of the first floor would be set approx. 7.45 m in off the gable of the proposed dwelling. Windows within the gable of the extended property are shown to be ground floor WC and utility room (Ref: 15/00148/FUL) which are set behind the existing wall. First floor windows along the gable appear to be original landing and bathroom windows. The second floor window would appear to serve a bathroom.

Having regard to the existing situation and the design aspects of the nearest dwelling proposed, it is considered that the proposed development would result in an acceptable layout to ensure that the amenity of this neighbouring property is not prejudiced.

Concern has been raised by an adjacent neighbour in relation to the way in which the development boundary treatments would impact on their privacy and security which is covered above and considered that this can be adequately addressed by condition.

No. 106 Greystone Road

No. 106 Greystone Road is a two-storey end terraced dwelling located to the south of the application which shares its side boundary with the application site. There is an existing high level wall and this property has existing outbuildings along the common boundary. The dwelling on Plot 9 would be sited approx. 8.66 m beyond the rear elevation. As with the dwelling on Plot 1 the house type has been designed to limit impacts on the neighbouring property. It is inevitable that the proposed dwelling would extend within a 45 degree line of the nearest habitable window on No. 106, however, given that there a number of outbuildings to the rear, impact from the development would be significantly reduced due to the current situation. The design

of the proposed dwelling would also reduce impacts at first floor level. Furthermore, the new dwelling would be located north of the existing dwelling and this coupled with the siting of existing outbuildings would lessen any impacts in terms of overshadowing and loss of light to an acceptable standard.

Nos. 89 – 103

Opposite the application site there is an existing block of properties comprising a small local shopping parade of 4 no. units and 4 no. residential units (converted from shops to 1 no. bed flats in 1995) at ground level with flats above.

The shop units are set behind a service road and the ground floor residential units are set behind a brick wall with vehicle access and parking off Greystone Road.

The SPD requires that development should retain a 22 metre interface distances between for two storey properties. The proposed development would exceed these limitations.

Nos. 41 - 57 Westfield Avenue

Existing residential dwellings are located to the rear of the site on Westfield Avenue, they share their rear boundary with the application site. The interface distance between the proposed dwellings and these existing dwellings would be in excess of the 22m set as guidance in the SPD. The required interface distances are exceeded and therefore the development cannot be deemed to have an unacceptable impact on the amenity of these adjoining residents in respect of privacy, overshadowing or overbearing dominance.

Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, the effective mitigation measures are secured. In relation to impacts on the amenity of existing residents, it is inevitable that some limited disturbance would occur as part of the demolition and construction process. However, this would be for a temporary period only and separate legislation is in place to ensure this is controlled. Separate legislation is also in place to address/prevent any “statutory nuisance” experienced by residents.

However, to limit these impacts it is recommended that if planning permission is granted that a demolition and construction management plan, which would set out amongst other matters, the working hours, dust control, wheel washing and other site management controls is secured by way of a suitable condition, thereby ensuring that unacceptable harm to amenity is avoided.

In conclusion, the proposal would not be detrimental to the amenity of the occupiers of existing dwellings and for future occupiers of the development. The proposal, subject to appropriate planning conditions, complies with the NPPF, Policies CS2 and, CS19 of the Local Plan together with the Amended New Residential Development SPD.

Contaminated Land

Paragraph 196 of the NPPF states that: “Planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation); b) after remediation, as a

minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.”

Paragraph 197 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer or landowner.

Paragraph 125 of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Saved Policy ENV5 seeks to ensure that development does not occur on contaminated sites that could place future occupiers at risk from contaminants within the ground to ensure that where possible measures are put in place to ensure any impact is mitigated against.

The Council’s Environmental Health Team have advised that the site has had past use as a public house, there is a possibility of exposure to contamination and as such it is recommended that a contaminated land site investigation is undertaken and this can be secured through the imposition of a suitable condition if planning permission is granted.

In conclusion, subject to the above, the proposal complies with the NPPF, Policies CS2 and CS19 of the Local Plan and Saved Policy ENV5 of the Unitary Development Plan.

Surface Water Drainage and Flood Risk

Paragraph 181 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Policies CS2 and CS24 of the Local Plan combine to ensure that development will not cause any unacceptable risk of flooding and that surface water will be drained in a safe and sustainable manner.

The application site is located within Flood Zone 1. As defined by the Environment Agency Flood Zone 1 is an area considered to be at little or no flood risk from rivers and/or the sea.

The application is supported by a Drainage Strategy and United Utilities have advised that in principle the strategy is acceptable subject to conditions in relation to the development being carried out in accordance with the drainage strategy and that the sustainable drainage system (Suds) is managed and maintained. These matters can be secured by suitable conditions planning permission is granted.

Subject to the imposition of suitable conditions, the proposal is capable of complying with policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy.

Ecology and Biodiversity Considerations

Paragraph 193 in the NPPF states that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or compensated for, then planning permission should be refused. It also states that opportunities to improve biodiversity in and around developments should be integrated as part of their design.

Policy CS8 in the Local Plan, relating to Green Infrastructure, states that Knowsley's green infrastructure will be protected managed or enhanced primarily to sustain and promote biodiversity, mitigate the effects of flood risk, mitigate air, water and noise pollution and provide sustainable transport linkages between neighbourhoods and easy access to employment and services. The policy goes on to state that the above will be achieved by maintaining and improving water courses and biodiversity assets, protect enhance or introduce biodiversity into areas of green infrastructure and protect and improve green paths and cycleways linking residential areas of greenspace and local community services

Bats

The application is accompanied by Protected Species Scoping Report (Mulberry, November 2023) and Further Bat Dusk Survey (Mulberry, September 2024). The reports state that no evidence of roosting bat use or presence was found. Merseyside Environmental Advisory Service has advised that the LPA does not need to consider the proposals against the three tests (Habitats Regulations). The report categorises the building as having low suitability for roosting bats and this habitat will be lost to facilitate development. To compensate for this loss, this can take the form of bat boxes to be erected on the site and this can be secured through a suitably worded condition should planning permission be granted.

Breeding Birds

Merseyside Environmental Advisory Service have advised that the flat roof of the pub building and a small area of scrub on site may provide nesting opportunities for breeding birds, which are protected and Local Plan policy CS8 applies. No shrub clearance or building demolition should take place during bird breeding season or with an experienced ecologist present. The applicant will be advised of this by way of an informative attached to any planning permission if granted.

The proposed development would result in the loss of bird breeding habitat to mitigate for this loss, bird nesting boxes erected on the site should be provided and this can be secured by way of a suitably worded planning condition.

Hedgehog

A hedgehog was observed within the site during the bat emergence survey. Hedgehog are a Priority Species and Local Plan policy CS8 applies. Merseyside Environmental Advisory Service (MEAS) have advised that reasonable avoidance measures (RAMS) should be put in place to ensure that there are no adverse effects on them. In order to maintain habitat connectivity for hedgehogs, it is recommended that hedgehog highways should be installed into any closeboard fences on site. The above matters can be secured by a suitable planning condition if permission is granted.

Biodiversity Net Gain

Applications for planning permission submitted before 12 February 2024 are not subject to the mandatory Biodiversity Net Gain (BNG) requirements. This means that developments submitted before that date do not need to demonstrate the statutory 10% improvement in biodiversity value. The application was submitted before that

date and as such is not required to provide the mandatory BNG, although biodiversity enhancement of the site will be secured via any landscaping and bat and bird boxes.

The proposal does not conflict with the NPPF and Policy CS8 in this regard.

Biodiversity Enhancements

In line with the new biodiversity duty and the NPPF, MEAS advise that the applicant should provide biodiversity enhancements such as native shrub and tree planting. This can be secured within a landscaping scheme by way of a condition if permission is granted.

Sustainable and Low Carbon Development

Policy CS22 of the Local Plan requires that new development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This requirement is reiterated in the Council's Design Quality in New Development SPD. The application is supported by an Energy Statement for Planning which reviews renewable and low carbon technologies. It concludes that Solar Photovoltaic Cells (PV) are the most feasible technology combined with energy efficient building fabric. The scheme details would be secured by way of a condition if planning permission is granted.

Subject to the securing the PV via condition, the development would be in compliance with Core Strategy Policy CS22.

Other Issues

The level of development proposed (<10 new homes and <1,000sqm), the applicant is not required to provide affordable housing, public open space or Social Value.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 Framework (2024) and Policies CS2, CS19 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 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 agreed details shall thereafter be implemented in accordance with the agreed details prior to the first occupation of the dwellings to which the scheme relates and 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.

Plots 1 and 9

- 20) 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	-	-	FURTHER BAT DUSK SURVEY (MULBERRY - 9 SEPTEMBER 2024)
11/09/2024	-	-	PROTECTED SPECIES SCOPING REPORT (MULBERRY DATED 30 NOVEMBER 2023)
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 (PREPARED BY D2 ARCHITECTS)
11/09/2024	EDN2425-SEPTEMBER 2024	-	PLANNING STATEMENT (EDEN PLANNING AND DEVELOPMENT LTD)
11/09/2024	GK4440	-	DRAINAGE STRATEGY REPORT (GWK STRUCTURAL SOLUTIONS LTD DATED 22 FEBRUARY 2024)
11/09/2024	PL01	REV G	PROPOSED SITE PLAN
11/09/2024	PL02	REV E	PROPOSED PLANS AND ELEVATION (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

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Alan Kilroe

Date: 25/2/25

Informatives

- 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.linsearchbeforeudig.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

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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.

Contd...



Google Streetview 2022







No. 102 Greystone Road Google Earth



No. 106 Greystone Road