METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00276/FUL
Date of Receipt: 03.05.2000
Date Valid: 23.06.2000

Name and address of applicant
Deacon Knowsley Ltd
68 High Street
Weybridge
Surrey
KT13 8BL

Name and address of agent
KHP
Prospect House
191-199 London Road
Isleworth
Middlesex TW7 5BQ

Address or location of development
Vertex Data Science Ltd, Phoenix House Moorgate Road Southdene Knowsley

Nature and particulars of application
RETENTION OF EXISTING CAR PARKING AND CONSTRUCTION OF 155 NO. ADDITIONAL CAR PARKING SPACES, TOGETHER WITH ERECTION OF SUB-STATION

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

   Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be brought into use until the car parking spaces as shown on the submitted layout plan (ref Drawing No. 2007/P.1003; received on16 June 2000)) have been surfaced and marked out on the site in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be made available for vehicle parking and manoeuvring purposes at all times that the development hereby permitted is in use.

   Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity and in accordance with Policy Ec5 of the Unitary Development Plan.

3. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site (as indicated on drawing titled 'Tree Survey' and referenced Drawing No. 401/001/01 received on 16 June 2000 and in the accompanying Tree Survey Statement also received 16 June 2000 and as also shown on the drawing titled 'Part Plan - Former AC Delco Frontage' referenced Drawing No. 2007/P.1003 received 16 June 2000)have been protected by fencing, of a minimum height of 1.2 metres, which shall use vertical and horizontal scaffolding poles or equivalent stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing beforehand by the Local Planning Authority and retained in the approved position until the development is completed.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined.

Reason: To protect existing trees within the site in the interests of visual amenity and in accordance with Policy En25 of the Unitary Development Plan.

4. No part of the development hereby permitted shall be commenced until the protective fencing required by condition 3 of this permission has had plywood panels firmly attached to it for its entire length and height. The plywood panels shall be retained in position until the development is completed.

   Reason: To protect existing trees within the site in the interests of visual amenity and as referred to in Policy En25 of the Unitary Development Plan.

5. At least two working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in conditions 2 and 3 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority.

   Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and in accordance with Policy En25 of the Unitary Development Plan.

6. No construction is to take place within 2.5m of tree groupings G3 and G5 as shown on the tree survey plan referenced Drawing No. 401/001/01 received 16 June 2000.

   Reason: To protect the indicated tree groupings in the interests of visual amenity.

7. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:-

   a. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sq m of all new planting;

   b. an outline specification for ground preparation;

   c. all proposed hard landscape elements and pavings, including layout, materials and colours;

   d. the proposed arrangements and specifications for initial establishment maintenance and longer term maintenance of all planted and/or turfed areas.

   The scheme shall be wholly implemented in its finally approved form within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

   Reason: In the interests of visual amenity and in accordance with Policy Ec5 of the Unitary Development Plan.

8. Notwithstanding the 2.5m high galvanised steel security fence to transformer and sub-station compound indicated on the proposed sub-station site plan received 16 June 2000 details of the proposed fencing to the compound including colour shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The proposal shall only be implemented in accordance with these agreed details.

   Reason: In the interests of visual amenity and in accordance with Policy Ec5 of the Unitary Development Plan.

9. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstanding for vehicles shall be passed through an oil interceptor

designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment and in accordance with Policy En2 of the Unitary Development Plan

Graham Smith

Director Of Planning And Development

Date:11.08.2000

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: 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.
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.

Notes:

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

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

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

Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.