



TOM BLACK ARCHITECTS LTD - REV B

DESIGN & ACCESS STATEMENT

Re Project no' 22-010; Mineral Railway Site II; 1no. New build detached commercial premises (use class E(g)(i)) on site formally occupied by mineral railway

for

Applicant Mr Jason Barton, 9 Dowhills Road, Crosby, Liverpool, L23 8SH

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Project no. 22 – 010; Mineral Railway Site II; Mineral Railway Site II; 1no. New build detached commercial premises on site formally occupied by mineral railway

Introduction

This application for planning approval relates to the applicants proposal to build a new build detached commercial premises on site he owns which was formally occupied by a mineral (coal or goods only) railway. This submission follows the withdrawal of the original application, reference **22/00352/FUL** following the request by the planning department for the applicant to commission a mining risk assessment in Paul Overend's letter dated the **30th of June 2022**; reference **22/00352/FUL**.

The applicant has subsequently commissioned the coal mining risk assessment from the national coal authority and this is now attached with this application. The coal mining risk assessment is referenced **71009030891001** and includes the following:

1. Relevant coal mining data
2. How this affects the proposed development
3. Any mitigation measures required
4. The need for future Coal Authority permission for works affecting mine workings, mine entries or coal seams.

Application 22/00352/FUL for full planning approval followed the withdrawal of the applicants previous application for approval; **21/00498/FUL | ERECTION OF A 1 NO. 2 BED DETACHED DWELLING**. The application was withdrawn following comments provided by the planning officer.

The planning officer had previously raised a number of concerns prior to the applicants decision to withdraw the application (**21/00498/FUL**). These concerns can be summarised as follows:

- i) Proximity to existing adjacent industrial site.
- ii) The dwelling would appear cramped within the site and would not be reflective of the layouts of the majority of the dwellings within the area.
- iii) The built form on this plot, particularly in such close proximity to the highway, would as a result be detrimental to the visual amenity of the area and the street scene.
- iv) The loss of a landscaped green space and would not offer any form of betterment for the existing site.

The applicant has reviewed the feedback provided previously by the planning officer and has taken the decision to apply for approval for a new build commercial premises (use class (E(g)(i)) on the same building footprint as was proposed under application reference 21/00498/FUL. The premises will provide a base for his construction & property business.

The site is adjacent to an existing site also owned by the applicant which was granted planning approval on the 3rd of March 2020 under planning permission reference 19/00623/FUL. This application related to the conversion of 2no. offices into 2no. separate dwellings and the erection of first floor extensions on each together with external alterations to form 2no. dwellings with associated car parking and landscaping.

It is felt that the non-residential use addresses concerns raised previously during the processing of application 21/00498/FUL in relation to the suitability of the site in question for residential use given the proximity to the adjacent industrial site.

Site

The site is situated opposite numbers 21 and 22 Hale View Road Huyton, Knowsley L36 6DD

The site coordinates are as follows: Northing and Easting: X (Easting): 345524, Y (Northing): 390546. Grid Reference (6 figure): SJ455905. Latitude: 53.408899, Longitude: -2.8209447. Latitude: 53.24'32"N, 002.49'15"W.

As already stated, the site is adjacent the site which is the subject of planning approval 19/00623/FUL.

The site is a wide and shallow patch of rough unmade ground which was formally occupied by 'mineral' or goods railway line. The 'front' of the site extends up to the road way on Hale View Road, while the back of the site is bounded by the tall brick wall which forms a solid boundary between Hale View Road and the industrial site to the south. The overall width of the site is just over **35.1metres**. At one end of the site is the boundary with one of the dwellings which was approved under application no. 21/00498/FUL, at the other end is a continuation of the rough unmade ground once occupied by the goods railway.

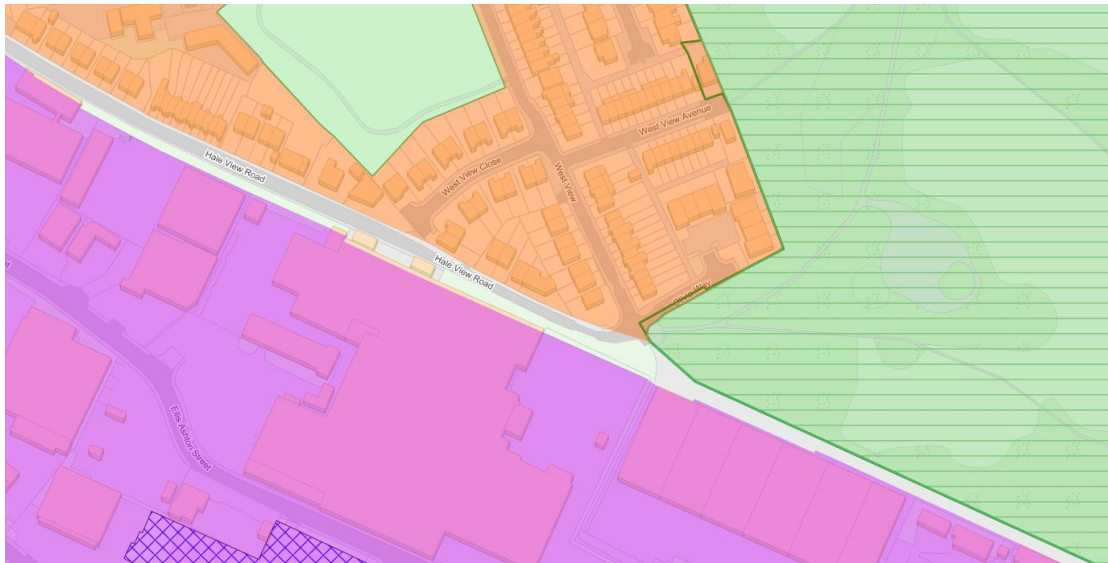
In terms of the depth of the site, the site is at its deepest (front to back) at the interface with the boundary of the dwelling house approved under application 21/00498/FUL. At this location the site measures **7892mm** from the back of kerb to the existing high wall at the rear of the site.

The site tapers along its length. At its shallowest point, the site is **5726mm** from back of kerb to the existing high wall.

The overall area of the site is **246.8m²**. In respect of the proposed building to which this application relates, the total building footprint will be **57m²**. When expressed as a percentage, the proposed building will occupy **23.1%** of the overall area of the site.



Site Plan (not to scale) illustrating the footprint of the proposed office building within the site.



Extract from local plan policies map indicating use class designation around the site.

The site is just over 35 metres in length. The proposed new dwelling will be situated mid-way along the length of the site with the proposed buildings longest axis running parallel to the back of the existing footway.



Photograph of site at boundary with site approved under Application no. 19/00623/FUL from Hale view Road



Photograph of at opposite end (shallowest point) from Hale view Road

The proposals will also require the formation of new pedestrian footway along the length of the site. The proposals will also require the formation of a new vehicular access from the site onto Hale View Road in order to accommodate the off street parking provision.

Layout, Design, and physical Appearance

The applicant has taken the decision to apply for planning approval to build a purpose built office building provide a base for his construction and property company. The building will occupy the same footprint as the previously submitted dwelling house and can be accommodated within the same building form.

As already covered, this application follows the applicants decision to withdraw his previous application after the case officer raised a number of concerns. The first such concern relates to the proximity to the adjacent industrial site to the rear (south) of our site. It is felt that the change of the proposed use from residential (C3) to office (office carrying out any operational or administrative function) (E(g)(i)) takes into consideration these concerns previously raised. It is felt that the office use ensures that this concern is addressed as the premisses will not be occupied outside of normal working hours and will only be used for basic clerical functions such as basic admin operations and occasional meetings and for storage of tools and equipment.

Architectural Language:

In terms of the proposed building's architectural language, specifically the exterior of the built form, the proposed building takes a number of cues from the adjacent dwelling houses approved under application reference 19/00623/FUL

The proposals is that the eaves height will be the same as that of the adjacent 2no houses which occupy the site of the former office buildings converted under application 19/00623/FUL. However, in contrast to these two buildings, the entrance to this building will be central within the street facing elevation (the proposed north east elevation) providing the elevation with hierarchy and symmetry. The main entrance is protected by projecting entrance portico below a central gable.

Layout:

In terms of the buildings layout, both floors will be configured around a central staircase, the foot of which is located opposite the main entrance door. At ground floor, the space is split either side of the stairwell between a main reception room and another room accommodating a small kitchenette. It is envisaged that this room serve as a small break out facility for staff and also as an occasional meeting room.

The first floor will be function as open plan office space.

Materiality:

The palette of materials is conventional like that of the proposed dwellings on the adjacent site. The proposed palette of materials has been selected to closely match those proposed within 19/00623/FUL.

The proposed new dwelling will be built in traditional cavity wall construction with the outer leaf in a red facing brick in stretcher bond in the same brick as the adjacent buildings. Like the adjacent buildings, the superstructure walls will be rendered above sill level in textured cement render such as Sto or K-Rend in an off-white colour. The fascias and rainwater goods will be in white u-PVC, again to match the adjacent dwelling. The window frames are in white u-PVC with double glazed inserts. The proposed roof tiles will be roof tiles selected to match the adjacent building.

The wall plate and eaves level will be the same as the neighbouring property. The internal layout differs slightly from the adjacent buildings with the stairs orientated front to back with bathroom situated centrally at the front of the first level. This is accommodated in a dormer central within the front elevation. This coincides with the location of the main entrance door and canopy below giving the front elevation a lot of hierarchy and symmetry.

Roof:

The proposed new roof will be finished in fibre cement slates that will be slate colour. The roof construction of the proposed extension will be a warm un-vented roof construction and will conform to current building regulations in terms of conservation of fuel and power (part L).

Access

The proposals call for new external works around the perimeter of the building, new boundary treatments and new external parking provision. As part of this work, both buildings will be provided with level threshold access to their main entrance doors and the patio doors which provide access from the office accommodation to the surround site.

Parking

The development will include the provision of designated off-street parking. This will be located adjacent to the boundary with the adjacent properties (refer to the proposed ground floor GA plans. The parking provision will seek to provide a minimum of 2no. off street parking spaces to minimise pressures on street parking.

Drainage

The proposed development will require connecting new sanitary installations into the existing drainage on the adjacent site.

Compliance with planning policy guidance:

As stated in the opening paragraphs of this design and access statement, a previous application for a single dwelling house was withdrawn after the following concerns were raised by the planning officer. These can be summarised as follows.

- i) Proximity to existing adjacent industrial site.
- ii) The dwelling would appear cramped within the site and would not be reflective of the layouts of the majority of the dwellings within the area.
- iii) The built form on this plot, particularly in such close proximity to the highway, would as a result be detrimental to the visual amenity of the area and the street scene.
- iv) The loss of a landscaped green space and would not offer any form of betterment for the existing site.

i) As has already been covered, it is felt that the concerns relating to the proximity of the nearby industrial site have been largely addressed by virtue of the fact that this application relates to the provision of office accommodation for the applicant's property business and the hours of operation of the building are 8:30am to 5:30am, therefore no negative effect will be encountered by the building's users. In accordance with the objectives of policy **CS2**; 'development principles', the proposal improves business productivity and employment levels in Knowsley. The proposals which include new tree planting and new wild flower planting also relate to principle 4 of CS2; 'quality of biodiversity and habitats'. It is hoped that the thoughtful planting of indigenous wildflowers and tree species, will enhance the biodiversity of the site. It is also worth highlighting at this point that the approval for dwelling units on the former railway site occupied by the two new dwelling had conditions relating to the ground contamination and the requirement for its removal. The proposed development of this site will necessarily entail the removal of potentially contaminated ground which currently lies in proximity to dwellings.

ii) The proposed building occupies the same area as the dwelling house previously proposed under application reference 19/00623/FUL. Whilst the format of the site is shallow and wide, there is still clearance around the proposed building. The building isn't intended to function as a dwelling and therefore comparisons with other dwellings in the vicinity are not relevant. It must be highlighted at this point that the overall area of the site is **246.8m²** and the proposed footprint of the building is **57m²**. When expressed as a percentage, the proposed building will occupy **23.1%** of the overall area of the site. This in no way represents an over development of the site and given that the proposals call for wild flower planting and new tree planting, the scale of the proposed building is relatively small in minor when the site is viewed as a whole.

iii) The site is currently overgrown with shrubbery including convolvulus and bracken. Much of this has grown over detritus such as old sleepers from the former railway and loose soil and earth arising from former construction activity in the vicinity. The proposed building is modest in scale and has an elevation which reflects the scale and formal repertoire of the two adjacent buildings. The proposed building does not detract from the amenity of the adjacent properties.

We feel that the proposals which include an extension to the existing footway on this side of Hale View Road, new boundary treatments and new planting and landscaping represent an enhancement to the amenity of the nearby local residents.

Appendix:

Relevant supplementary planning documents

New residential development:

National Policy

2.2 Government policy is set out in the 2018 update of the National Planning Policy Framework (NPPF), which states:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.'

(NPPF para. 124)

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

(NPPF para. 127)

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

CS2; Development Principles

Development Principles

1) New development in Knowsley and the preparation of subsequent stages of the Local Plan will be expected to support the following development principles: Principle 1: Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by:

- a) Meeting needs for new housing, employment, retail and other service provision;
- b) Improving business productivity and employment levels in Knowsley;
- c) Reducing economic, environmental, education, health and other social inequalities between Knowsley and other parts of the UK; and d) Providing opportunities for positive lifestyle choices and health improvement for people of all ages.

Principle 2: Reduce carbon emissions and adapt to the effects of climate change by:

- a) Contributing to reductions in carbon dioxide emissions from all sources, in line with national targets;
- b) Ensuring an ability to adapt to future changes to national targets for carbon dioxide and other greenhouse gas emissions, including recognising the role of new technology;
- c) Identifying and applying measures offering effective mitigation and adaptation to likely environmental, social and economic impacts of climate change; and
- d) Meeting appropriate minimum standards for sustainability.

Principle 3: Reduce the need to travel and increase accessibility by:

- a) Selecting locations that reduce the need to travel, especially by car, and enable people as far as possible to meet their needs locally;
- b) Assisting the Council in achieving a shift towards more sustainable modes of transport for people, goods and freight;
- c) Encouraging safe and sustainable access for all, particularly by promoting the use of public transport, walking and cycling between homes and employment; and
- d) Supporting the provision and retention of shared space, community facilities and other local services (such as local shops, health facilities, education provision, meeting places, sports venues, cultural buildings, public houses and places of worship).

Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by:

- a) Understanding and respecting the character and distinctiveness of places and landscapes;
- b) Protecting and enhancing the historic environment;
- c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice;
- d) Maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently;
- e) Mitigating potential negative impacts of traffic growth and road traffic on highway safety, air quality, noise and health;
- f) Supporting policies relating to Green Infrastructure and the greening of towns and cities;
- g) Maintaining or enhancing the tranquillity of open countryside and rural areas;
- h) Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity;
- i) Addressing any issues of unstable land, resulting from Knowsley's legacy of minerals extraction; and
- j) Minimising negative impact upon flood risk, air quality, water quality, land quality, soil quality, and noise or vibration levels and ensuring any negative impacts are appropriately mitigated. Development that will have an unacceptable impact upon any of the above will only be permitted where the benefits of the proposal clearly outweigh the harm.

Principle 5: Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy, which:

- a) Do not require major investment in new infrastructure, including transport, water supply and sewerage, or where this is unavoidable, incorporate appropriate development phasing and delivery assistance;

- b) Ensure environmental protection is enhanced through the phasing of new development and delivery of supporting infrastructure, including working with neighbouring authorities and key partner agencies where appropriate;
- c) Support prudent and efficient management of natural and man-made resources; and
- d) Promote sustainable construction and efficiency in resource use (including reuse and recycling of materials).

Application of the Development Principles 2) The development principles are not in order of priority, will be applied equally alongside other Local Plan policies, and will be implemented using development assessment tools including:

- a) Environmental Impact Assessment and associated legislative requirements; b) Health Impact Assessment;
- c) Equality and Diversity Impact Assessment;
- d) Transport Assessment and Travel Planning; and e) Design and Access Statements.

CS4; Economy and Employment

Overall Employment Development

Strategy 1) Planning, site assembly and other available interventions will be used to:

- a) Support sustainable economic growth and meet the development needs of established and emerging employment sectors, including the Liverpool City Region key economic sectors;
- b) Provide sufficient land to meet employment development needs to 2028;
- c) Enhance the quality and efficiency of land use within existing employment areas;
- d) Improve accessibility to an appropriate range of jobs, for example by encouraging mixed use employment/residential schemes where appropriate and improving transport linkages between housing and employment areas;
- e) Address skills and educational barriers to employment;
- f) Encourage recruitment targeted towards communities living in and around the development site;
- g) Support new start-up businesses including social enterprise;
- h) Encourage homeworking through improvements to digital communications and telecommunications infrastructure;
- i) Support the diversification of the rural economy; and
- j) Support the appropriate development of tourism facilities.

Scale and Distribution of Development for Employment Uses

2) Provision will be made for at least 164 hectares of land to be developed for employment uses⁷⁷ between 2010 and 2028, to be located primarily within the following locations:

- Knowsley Industrial Park (including Knowsley Business Park);
- Huyton Business Park;
- Kings Business Park;
- South Prescott; and
- Jaguar Land Rover (Halewood).

3) Sites identified within Policy SUE1 have been removed from the Green Belt and allocated to meet needs for a high quality business park, large scale distribution/logistics and any other appropriate uses within the Liverpool City Region key economic sectors up to 2028. Land Supply for Employment Uses

4) Land for employment development will be made available to ensure that at all times there is a sufficient range of available and deliverable sites and premises by

size, location, type and suitability to meet the needs for employment development over the following five year period. 'Town Centre' Employment Uses – Retail, Leisure and Offices

5) New retail and other main town centre uses, as defined in Appendix A: Glossary, will be primarily located within existing town centres in accordance with Policy CS6: Town Centres and Retail Strategy. A sequential approach to site selection shall be applied with locations in existing town, district and local centres of an appropriate scale being considered first, then edge of centre locations and then only if suitable sites are not available should out of centre sites be considered. For edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre.

6) Office uses may be located within accessible locations in the other employment areas listed in 2) provided that town centre and edge of centre sites have been considered first in accordance with the sequential approach. The sequential approach, however, will not be required to be undertaken where the office use is ancillary to other employment uses.

Safeguarding of Existing Employment Land

7) Land which is currently in use or allocated for employment development will be safeguarded from changes to other types of development, except where: there is no current or likely future demand for employment uses on the land; or where other uses would bring wider regeneration, environmental and amenity benefits.

CS8; Green Infrastructure

Maintenance and Enhancement of Knowsley's Existing Green Infrastructure

1) Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to:

- a) Ensure more attractive and cleaner residential neighbourhoods;
- b) Sustain and promote biodiversity (including designated sites, priority habitats and protected and endangered species) in accordance with importance and contribution to ecological networks;
- c) Preserve the character and function of historic environments and valued landscapes;
- d) Mitigate the effects of climate change and flood risk; e) Mitigate air, water and noise pollution;
- f) Provide local opportunities for sport, recreation and allotments; and
- g) Provide sustainable transport linkages between residential neighbourhoods and easy access to employment and services.

2) To achieve the above, planning powers and other interventions will be used to:

- a) Protect and enhance strategically important areas of greenspace;
- b) Ensure an appropriate quantity and improved quality of locally important open spaces, including outdoor sports provision (and ancillary facilities of appropriate scale);
- c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets;
- d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;
- e) Improve accessibility for communities to greenspace offering leisure and recreation opportunities;

- f) Protect and where possible improve green paths and cycleways linking residential areas, existing strategic areas of greenspace, employment locations, local community services and leisure facilities;
- g) Work in partnership with other districts and relevant bodies at a landscape scale to minimise the impact of development upon Knowsley's existing biodiversity and geological assets, and sustain the protection afforded to internationally important sites, including supporting habitat, for biodiversity outside of the borough; and
- h) Deliver new integrated and functional Green Infrastructure that helps to mitigate and adapt to climate change, such as sustainable drainage systems, carbon capture and storage, soft landscaping and green roofs.

3) Site allocations for greenspace will be identified in the Local Plan: Site Allocations and Development Policies document, with further guidance set out in the Developer Contributions Supplementary Planning Document or future Supplementary Planning Document as appropriate. Strategic Green Links

4) Knowsley's strategically important green links are:

- a) Alt Corridor (Huyton) – stretching from Huyton Village through South Alt Park, Alt Park, Alt Meadows and into Stockbridge Village;
- b) Valley Corridor (Kirkby) – stretching through Valley Meadow, St. Chad's Park, Millbrook Park, Millennium Green and Mill Dam;
- c) Whiston to Cronton Corridor – stretching through Cronton, Stadt Moers Park and Whiston Greenway;
- d) Halewood Triangle – Halewood Park linkage with the Trans-Pennine Trail and to the national cycle network;
- e) M57 Green Belt Corridor; and
- f) Knowsley Hall Estate – including Knowsley Safari Park and Local Wildlife Sites. Green Infrastructure within the Liverpool City Region

5) Knowsley Council will work with partners to help deliver local and sub-regional programmes, initiatives and strategies to enhance Green Infrastructure. Approach to Green Infrastructure and New Development

6) New development must be served by Green Infrastructure to meet the needs of residents and the local environment, in a manner which will:

- a) Contribute to the creation of a high quality residential environment;
- b) Provide access to high quality open space for leisure and recreational purposes;
- c) Seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature; and
- d) Provide adequate mitigation and/or, as a last resort, compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.

CS19;

Policy CS19 Design Quality and Accessibility in New Development

1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

- a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;
- b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;
- c) Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres and strategic regeneration opportunities;

- d) Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats;
- e) Provide safe, secure and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users, particularly pedestrians, cyclists, less mobile people and the elderly;
- f) Integrate effectively with existing development and link to existing shopping and service provision; and
- g) Demonstrate community engagement during the design phase of major development proposals.

2) To maintain a good standard of amenity for all existing and future occupants of and buildings, development proposals will be required to:

- a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;
- b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and
- c) Accommodate future maintenance and long term management requirements.

3) To address the challenges of climate change and future changes in social, economic and environmental priorities, new development should integrate:

- a) Sustainable design principles, with regard to Policy CS17: Housing Sizes and Design Standards and Policy CS22: Sustainable and Low Carbon Development as appropriate;
- b) Biodiversity (in accordance with Policy CS8);
- c) Flood risk mitigation (in accordance with Policy CS24);
- d) Waste recycling; and
- e) Energy and resource efficiency.

4) Further guidance on these issues will be provided in the Local Plan: Site Allocations and Development Policies document and Supplementary Planning Documents as appropriate.

Planning History of the Site.

The applicant has at over time owned numerous sites on Hale View Road. During the course of this period, a number of the developments carried out by the applicant have led to a gradual transformation of Hale View Road from being comprised of a disparate mixture of low-rise residential dwellings and different industrial activities to the current situation in which the majority of the street is residential.

97/00457/APP: OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 7 NO. PAIRS OF | Land Adjacent To West View/ Hale View Road Huyton Knowsley

98/00187/APP: OUTLINE APPLICATION: DEMOLITION OF FACTORY BUILDINGS AND | Land Between Ellis Ashton Street & Hale View Road Huyton Knowsley

99/00124/APP: ERECTION OF 16 NO. SEMI-DETACHED DWELLINGS AND 1 NO. DETACHED | Land Bounded By West View And Hale View Road Huyton Knowsley

02/00779/FUL: ERECTION OF SINGLE STOREY BUILDING FOR USE AS OFFICE ,AND CREATION OF CAR PARKING AREA | Mineral Railway Hale View Road Huyton Knowsley

04/00875/FUL: ERECTION OF EXTENSION TO EXISTING WAREHOUSE TO PROVIDE 315SQ.M SELF CONTAINED STORAGE WAREHOUSE AND AMENDMENT TO ACCESS RESULTING IN REPOSITIONING OF FENCING/GATES | Locker Freight Ltd Hale View Road Huyton Knowsley

04/01398/FUL: ERECTION OF A SINGLE STOREY BUILDING FOR OFFICE USE. | Mineral Railway Hale View Road Huyton Knowsley

05/01141/FUL: ERECTION OF TWO STOREY SIDE EXTENSION. | 11 Hale View Road Huyton Knowsley L36 6DD

07/00450/FUL: ERECTION OF TWO STOREY EXTENSION TO SIDE OF DWELLING AND SINGLE STOREY TO FRONT | 10 Hale View Road Huyton Knowsley L36 6DD

08/00770/FUL: ERECTION OF FIRST FLOOR SIDE EXTENSION | 24 Hale View Road Huyton Knowsley L36 6DD

11/00137/FUL: ERECTION OF 2NO. DOUBLE GARAGES TOGETHER WITH CREATION OF NEW VEHICULAR ACCESS | Land Opposite 23/24 Hale View Road Huyton Knowsley L36 6DD

12/00020/FUL: ERECTION OF TWO STOREY OFFICE BUILDING TOGETHER WITH CONSTRUCTION OF VEHICULAR ACCESS AND ASSOCIATED WORKS. | Land Adjacent To Railway House Hale View Road Huyton Knowsley

18/00333/FUL: ERECTION OF 2NO DETACHED DWELLINGS AND ASSOCIATED DEVELOPMENT | Land At Hale View Road Huyton Knowsley

18/00720/FUL: DEMOLITION OF EXISTING INDUSTRIAL BUILDING AND ERECTION OF 2NO DWELLINGS WITH ASSOCIATED DEVELOPMENT | Hale View Storage 20 Hale View Road Huyton L36 6DD.

19/00623/FUL: CONVERSION OF OFFICES AND ERECTION OF FIRST FLOOR EXTENSION TOGETHER WITH EXTERNAL ALTERATIONS TO FORM 2NO DWELLINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING | Mineral Railway Office & Railway House Hale View Road Huyton Knowsley L36 6DD

20/00311/FUL: ERECTION OF 1 NO. DWELLING AND ASSOCIATED DEVELOPMENT | Land At Hale View Road Huyton Knowsley

21/00498/FUL: ERECTION OF A 1 NO. 2 BED DETACHED DWELLING | Land Adjacent To Mineral Railway Office And Railway House And Opposite 21 And 22 Hale View Road Huyton, Knowsley, L36 6DD

22/00087/FUL: ERECTION OF 2NO DETACHED DWELLINGS | Land At Hale View Road Huyton Knowsley L36 6BT