

CONDITIONS IN RESPECT OF PLANNING PERMISSION 25/00001/FUL

**SITE: SPRINGFIELD COTTAGE STABLES, GARNETTS LANE, TARBOCK
GREEN, KNOWSLEY, L35 1QW.**

**DESCRIPTION: PARTIAL DEMOLITION OF EXISTING BARN AND ERECTION OF 1No.
3 BEDROOM DWELLING.**

**The following comments are in response to the conditions as set out in
the planning approval conditions:**

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

~~No further action required.~~

~~2. The development hereby permitted shall be carried out in accordance with the
approved plans and documents listed in Schedule 1.~~

~~No further action required~~

3. A Phase I site investigation shall be submitted to the LPA 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.

A Phase1 report has been conducted by Geocon and is attached.

A Phase 2 report has also been conducted by Geocon and is attached.

4. No part of the development hereby permitted, including any works of
demolition, shall be commenced until a Construction Management Plan that
details the means of mitigation of demolition and construction effects has
been submitted and agreed in writing by the Local Planning Authority. This
shall include the following:

a) 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.

a) There will be little or no noise nor vibration from the partial demolition of the
existing building, as this will be done manually, due to the majority of this
structure being mainly of timber. Also, the remaining undisturbed part of the
building consists of stables, which are occupied by horses, so to reduce any
chance of stress being caused to these, there will be little or no noise or
vibration from the building works, as the building will be prefabricated off site
and then assembled on site upon the existing concrete base, which will have
been checked by a qualified Structural Engineer, and re-enforced, if required.
There will not be a requirement to use a temporary power plant as there is
existing power supply on site. There will be no requirement for a pumping
plant, as there will be no need to excavate, due to the use of the existing base.
An electric cement mixer will be used if or when required.

b) Methods for dust control and suppression.

There will be little or no requirement for dust control and suppression, as the part of the existing structure to be demolished will be manually dismantled by the owner, but the removal and disposal of the roofing material will be carried out by a certified asbestos specialist company (Emchia Asbestos Solutions Ltd) and If any dust is detected, this will be suppressed by means of water spray application (see Emchia document attached).

c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.

c) There will be very little or no possibility of transferring mud on to a public highway, as there will be minimal traffic on/off the site, no heavy machinery employed, also, all access is via an unadopted private lane and not by way of a government highway. In the event of any wheel washing requirement, this will be done via a portable jet wash.

d) Methods for controlling pests, if present on site.

d) Pest control measures are already in place because the site operates as a working stables. Control will primarily be managed through poison bait boxes positioned strategically around the site.

e) Areas designated for the storage of plant and materials.

e) Any plant and materials will be stored within the remaining secure stable block.

f) A programme of works.

f) This can be found within the Construction Management Plan.

g) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.

g) All these will be on site, within the existing hard standing areas, as per the previously supplied land layout (see site plan attached). There will be no requirement for a site compound as materials will be stored within the remaining existing locked building.

h) Scheme for recycling/disposal of waste resulting from demolition and construction works

h) All waste will be removed via a registered skip hire company; any hazardous materials will be removed by specialist disposal contractors, with certificates of safe disposal. Any recyclable materials will be incorporated within the site or sold on.

i) Adequate provision for addressing any abnormal wear and tear to the highway.

i) There should be no wear and tear of public highway as we are accessed/located upon an unadopted lane, that is maintained by the owner of the site and the other residents residing Garnetts Lane, also, there is no need for heavy plant to be used on site for the dismantling/construction of the project.

j) Proposed hours of demolition and construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

j) All work will be conducted within acceptable standards Monday – Friday 008.00 to 18.00, Saturday 08.00 to 13.00, not at all Sunday/public holidays.

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

The roof covering shall be natural blue/grey slates, with painted (cream) render finish to the walls. Doors, windows, fascia's, barge boards and soffits thereto in white uPVC, with black uPVC guttering and downpipes.

Recommended Render System:

Scratch/Undercoat: 4–5 parts sand: 1 cement (with a touch of lime or SBR to improve adhesion).

Top/Finishing Coat: 5–6 parts sand: 1 cement: 0.5–1 lime.

6. Notwithstanding any details shown on the approved drawings, no part of the development shall be occupied until full details of hard 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 details of hard surfaced areas and materials. The approved details shall be implemented and completed prior to the occupation of the dwelling.

The area of exposed floor slab which is to be retained will be hard landscaped, using decorative stone or slate chippings, with raised planting boxes for shrub planting. The perimeter of the dwelling allows for the inclusion of a 300mm wide strip of pea gravel, with 900mm wide paving (see site plan).

7. No part of the development shall be brought into use until visibility splays of 2.0 metres by 25 metres, have been provided at the proposed site access at Garnetts Lane . The splays shall be provided clear of obstructions to visibility to a maximum height of 0.6 metres above footway / verge level. Once established, the visibility splays at the site access shall be maintained clear of any obstruction and shall be retained at all times maintained for the duration of the works.

Visibility splays have been placed at the access to the site from Garnetts Lane and will retained at all timed (see site plan).

8. The parking provision shown on the approved plans shall be provided prior to first occupation of the dwelling. The parking provision shall be maintained for such purposes at all times.

Parking provision shown on the approved plans are already in existence and will be maintained for such purposes at all times (see site plan).

9. Prior to the first occupation of the dwelling hereby permitted cycle parking / storage shall be provided in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority and in accordance with the Council's current standards. For the avoidance of doubt the cycle parking provision shall be covered and secure. The agreed scheme as implemented shall be retained for cycle parking purposes and shall be retained as such thereafter.

Cycle parking/storage will be provided within an existing, secure building (see site plan).

10. Prior to the installation of any external lighting a lighting scheme shall be submitted to and agreed in writing by the Local Planning Authority. Such scheme shall be designed so that it protects ecology and does not result in excessive light spill onto the habitats and shall refer to Bats and Artificial Lighting guidance produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.

Low energy down lights emitting a warm white light and with PIR to be fitted above exterior doors, as per the Bat Conservation Trust guidelines (see site plan).

11. Prior to the first occupation of the dwelling hereby permitted bat bricks / boxes and bird boxes shall be installed on/within the site in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority. The agreed bricks / boxes shall be retained on site at all times. The scheme shall include locations, height from ground level, visual details of the bricks / boxes and materials.

Bat and bird boxes will be installed as agreed by the LPA (see site plan).

Schwegler 1B Bird Box Specification

- **Dimensions:** Ø16 x 23 cm
- **Weight:** 3.6 kg
- **Material:** Schwegler Woodcrete
- **Fixing:** Galvanised steel hanger and aluminium nail
- **Entrance hole:** 32mm: great, blue, marsh, coal and crested tit, redstart, nuthatch, collared and pied flycatcher, wryneck, tree and house sparrow (and bats)

Schwegler 1FF Bat Box Specification

- **Dimensions:** 27 x 14 x 43 cm (L x W x H)
- **Entrance hole dimensions:** 24 x 12 cm (L x W)
- **Weight:** 9.5 kg
- **Material:** Schwegler Woodcrete
- **Colour:** Black with stable hard-wearing wooden insert
- **Supplied with:** Galvanised steel hanger and aluminium tree-friendly nail

Schwegler No. 18 Swift Box Specification

*** Internal dimensions:** 14 x 34 x 15cm
*** External dimensions:** 19 x 50 x 22cm
*** Weight:** 4.5kg

Material: Schwegler Woodcrete with long-lasting, formaldehyde-free chipboard frame, suitable for painting.

Schwegler bat and bird boxes are backed by conservation organisations, government agencies and forestry experts.

12. In accordance with the submitted details the dwelling hereby permitted shall be built and occupied in accordance with the Self Build and Custom Housebuilding Act 2015 (as amended).

Duly noted, no further action required at this time

13 Within 1 month of first occupation of the dwelling hereby permitted the existing static caravan on site shall be removed from the site and written confirmation that it has been removed shall be submitted to the Local Planning Authority.

Will inform LPA when static caravan has been removed.

14. Reasonable avoidance measures (RAMS) should be taken to ensure that amphibians are not unduly affected during construction. RAMS for amphibians should include:

- Existing vegetation on the site should be gradually cut and removed under ecological supervision to encourage any amphibians present to move away from the affected areas.
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them.
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil (or similar) to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.

Duly noted, no further action required at this time

15. Reasonable avoidance measures (RAMS) to protect any terrestrial mammals on site should be undertaken during demolition and construction works. RAMS should include:

- A pre-commencement checks 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 hedgehog gaining access.
- Appropriate storage of materials to ensure that mammals do not use them from seeking shelter or protection.

Duly noted, no further action required at this time.