

<u>APPLICATION NO:</u>	26/00137/DEMCON	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Stoves Group Plc, Stoney Lane, Whiston		
<u>PROPOSAL:</u>	PRIOR NOTIFICATION FOR THE DEMOLITION OF THE EXISTING INDUSTRIAL AND ANCILLARY BUILDINGS.		

Site Description

This demolition prior approval application site is to the south of Whiston Hospital, sited along Stoney Lane. The site stretches to 5.8ha and comprises a large building (21,844sq.m), ancillary buildings and expansive hard surfacing. Small areas of woodland and other neutral grassland are also present within the northern and southeastern sections of the site, with standing water to the south of the central building. There are two culverted watercourses present on site, exiting to the south/southeast, and flowing into Whiston Brook, approximately 200m to the south.

To the north of the site on the opposite side of Stoney Lane is Whiston Hospital and residential properties; to the east is another site within industrial use (Elis Laundry); to the south is Edmund Arrowsmith Catholic Academy and Willis House – a specialist learning facility for adults and to the west of the site are residential properties that front onto Cumber Lane.

The site is enclosed by an approximately 2m high wall to the back edge of the footway along Stoney Lane.

Proposal

The application is to clear the site to facilitate the regeneration and redevelopment of the site. The site was previously occupied by Glen Dimplex who were a manufacturing facility for cookers and refrigeration units. Glen Dimplex ceased operations in mid-2024; the building has been used for storage of materials since.

The works proposed are for: asbestos removal/disposal works, demolition of buildings, breakout of hard standings/foundations, and the processing of hard arising's for re-use.

Consultations

Highway Authority - No objections, demolition plan and traffic management plan to be approved documents.

Environmental Health – No objections, demolition plan to be approved document.

Merseyside Environmental Advisory Service – No objections, non-licence method statement and demolition plan to be approved documents.

Cadent Gas Limited - Informative.

Whiston Town Council - No comments received.

Representations

The application has been publicised by site notices displayed by the applicant in accordance with the General Permitted Development Order 2015 (as Amended).

A response has been received from a neighbouring authority councillor. The representation states that the councillor has been contacted by residents concerned about asbestos on the site and also other potential hazards on site from previous uses. The councillor asks what steps are being taken during the demolition of the site to make sure that the land is safe for residents who live nearby. The councillor was advised that the application site is previously developed land and the planning application has been accompanied by a Phase I and II Geotechnical Site Assessment and a ground gas addendum which assess the previous uses of the site and includes some intrusive ground investigation including the testing of material taken from boreholes. This councillor was advised that the information will be assessed by Environmental Health and the Environment Agency and will inform a detailed remediation strategy for the site if planning permission is granted.

The councillor was advised that In terms of the demolition, Taylor Wimpey has submitted a 'prior approval' application which proposes the demolition of the buildings on site. It was noted to the councillor that the Council have advised Taylor Wimpey that the Council's prior approval is required for the method of demolition and their demolition method statement is currently being considered by Environmental Health. The councillor was informed that the Health & Safety Executive (HSE) would regulate the removal of any asbestos from the site.

Various emails were received from a local resident alleging that there may be various dangers on the site such as ammunition, and that works had stated with regards demolition. These were received as an aside to the prior approval application and responses sent to the resident, with Environmental Health going to site to check on the claims. Environmental Health reported that a soft strip of the building, removing internal fitments etc was occurring and which did not breach the requirements for prior approval. The resident was informed of findings, and that HSE were the regulatory body with regards to asbestos. Since the last concluding correspondence was sent to the resident no further correspondence has been received.

Relevant Planning History

25/00672/FUL - RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF UP TO 204 DWELLINGS WITH ASSOCIATED PARKING, CONSTRUCTION OF VEHICULAR AND PEDESTRIAN ACCESSES FROM STONEY LANE, PEDESTRIAN ACCESS FROM CUMBER LANE, SUBSTATIONS, SUDS BALANCING POND, PUBLIC OPEN SPACE, LANDSCAPING, AND ASSOCIATED INFRASTRUCTURE. Current application.

Relevant Policy

Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

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

Amenity

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

On the opposite side of Stoney Lane is Whiston Hospital and housing, with a site boundary wall approximately 2m high along the back of the Stoney Lane footpath adjacent the site. There is housing fronting Cumber Lane adjoining the west of the site and Edmund Arrowsmith Catholic Academy and Willis House to the south. There is a band of trees along the southern boundary on the adjacent land which give some shielding of the site.

As the proposal is for demolition rather than a new building there would be no harm in relation to loss of light privacy or outlook. The applicant has confirmed in the Demolition Plan, an adopted document, that works would take place between 8am and 6pm Monday to Friday and 8am and 1pm Saturday and the demolition process would be managed to minimise any disruption to neighbours from noise and disturbance. The document Demolition Plan (which is to be an approved plan) states that site based noise monitoring is to be carried out for the duration of the works to verify that noise levels remain <65dB at the site boundary. The Demolition Plan further states that all noise monitoring is to be recorded and copies of the information held on site within the relevant register of the Construction Phase Plan.

The approved document Demolition Plan states that generation of any dust would be kept to a minimum and that attention is to be given to wind direction during the demolition process and best practice employed to ensure that this is achieved. A water suppression system (attached to mains) would be around the perimeter of the site and within the site. The approved document Demolition Plan states that mitigation methods would be employed, when necessary, to achieve minimum generation of dust, such as use of Motofog dust suppression machinery. The approved document Demolition Plan requires dust monitoring to be carried out for the duration of the works using the proprietary Dust Scan system. The adopted document Demolition requires all dust monitoring to be recorded, and copies of the information held on site. Overall, with the mitigation measures in place, such as note of wind direction and best practise employed, and the use of dust suppression machinery such as that manufactured by Motofog it is considered there would not be harmful amenity impacts on neighbours from dust.

The proposal would not result in harm to amenity, and Environmental Health have no objections to the proposal. Overall, the demolition would not adversely affect the occupiers of neighbouring premises.

The Health and Safety Executive (HSE) are the regulator for the asbestos works, The applicant's contractors. Urban Regen Ltd, have asbestos removal licenses issued by the HSE.

Highways

NPPF para 116 states that a development should only be refused on highways grounds if there would be an unacceptable impact on highway safety.

There are potential highway impacts arising from the method of demolition, specifically:

- Construction and demolition traffic movements.
- Temporary traffic management arrangements.
- Impacts on the safe and efficient operation of the surrounding highway network.

Particular regard should be given to the sensitive location of the site, which lies directly on Stoney Lane, immediately opposite the Accident & Emergency (A&E) department and Ambulance Station of Whiston Hospital. The site is also located in close proximity to a secondary school on Cumber Lane, which generates additional pedestrian and vehicular movements at key times of the day. As such, the surrounding highway network accommodates a combination of emergency traffic, school-related movements and general traffic, further increasing its sensitivity to disruption.

The anticipated traffic associated with the demolition has now been clarified and is relatively low in scale, with typically limited HGV movements across the day, which is considered acceptable in principle.

A defined on-site vehicle holding area has been incorporated within the site layout. Based on the dimensions provided, this is considered capable of accommodating multiple vehicles and, in principle, could prevent vehicles waiting on the public highway, subject to appropriate management of arrivals.

The access arrangements have been amended, including confirmation that the gate would be open during operational periods, reducing the likelihood of vehicles stopping on the highway to gain entry.

Restrictions on HGV movements during peak periods have been introduced, and these are considered broadly proportionate in the context of the scale of works and the surrounding network.

The revised Demolition Plan and Traffic Management Plan, confirmed by the Highways Officer, demonstrate that the proposals are capable of operating acceptably in principle, with the appropriate operational controls secured. The Local Highway Authority confirm that the proposal can be managed without unacceptable impact on the safe and efficient operation of the highway network, including access to Whiston Hospital A&E.

Ecology

Recent surveys/assessments carried out by the client appointed ecologist to the buildings have identified that there is no evidence of bats roosting on the site. However, there remains a residual risk that bats may use the buildings in the future.

As such, works are to proceed under the non-licenced method statement, which is an adopted document, detailing precautionary mitigation measures including:

- A pre-demolition survey of stated buildings to confirm that bats are not present and the demolitions can commence.
- A toolbox-talk by the appointed ecologists to all associated site personnel detailing the procedure to be followed in the event that a bat is encountered.
- Installation of a bat box to a nearby tree to provide a roosting option.
- An appointed ecologists would be on call for the duration of the works.

The works noted above are also laid out to be undertaken in the adopted Demolition Plan

Trees within the work area have been assessed by the appointed ecologists as having zero suitability for roosting bats. Th Council's ecology consultant has no objections with regards the updated Non-Licensed Method Statement and Demolition Plan.

Nesting bird habitats on site are common within the local area and are anticipated to support common bird species within the scattered trees, treeline, shrubs, and broadleaved woodland. The site has negligible value for ground nesting birds. Where vegetation / site clearance works are required to be carried out within the bird breeding season (March-August inclusive), the Construction Environmental Management Plan (CEMP), an adopted document, states that a suitable appointed ecologist would undertake a pre-commencement survey of the site to check for the presence of breeding birds. The adopted document CEMP further notes that if a nest was found, an exclusion zone commensurate with the likely level of disturbance would be set up until it is confirmed that nesting is complete.

The site generally provides limited suitable habitat for common reptiles and amphibians as the site mainly comprises of hardstanding, building, and amenity grassland. However, the broadleaved woodland on site may provide suitable cover and foraging resources for amphibians, with the deadwood and log/brush piles acting as hibernacula. The same is true with hedgehogs. As such a series of reasonable Avoidance measures (RAMS) have been outlined in the adopted document CEMP Construction Environment Management Plan.

There are trees along the north boundary of the site which are proposed to be removed to facilitate the proposed demolition works. There are trees adjacent the site which would be protected as identified in the Arboricultural Impact Assessment and Method Statement, an adopted document. The adopted Impact Assessment and Method Statement states that trees would be inspected before felling to check that such were not being used by bats as roosts, or that birds were not nesting there (in the nesting season). There would be more trees planted within the residential development proposed than those to be felled adjacent the northern boundary.

The proposed RAMS measure are acceptable and would provide adequate mitigation measures in the event that reptiles, amphibians and / or hedgehogs are on the site, whilst the updated Non-Licensed Method Statement ensure that any impact on bats would be mitigated. Overall with the measures put forward there would not be harm to ecology.

Conclusion

The development complies with the relevant criteria set out in Schedule 2, Part 11, Class B of the GPDO 2015 (As Amended). The submitted details are considered to be acceptable. Therefore, it is considered that prior approval is required and granted in accordance with the provisions of the GPDO.

Recommendation

The applicant be informed that under the terms of Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) prior approval for the demolition of the buildings is required and hereby granted

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/04/2026	-	-	HOT WORKS PERMIT (BLANK)
17/04/2026	EMAIL	-	EMAIL FROM URBAN REGEN LTD RE ODOUR CONTROL FOR HYDROCARBONS
24/03/2026	01	A	LOCATION PLAN
16/06/2026	430-DP-01-09	-	DEMOLITION PLAN (430-DP-01-09: URBAN REGEN LTD)
03/06/2026	430-TMP-01-02B	-	TRAFFIC MANAGEMENT PLAN (430-TMP-01-02B: URBAN REGENERATION LTD)
01/06/2026	430-TML-01-00	D	TRAFFIC MANAGEMENT PLAN AND FIRE PLAN
16/06/2026	UES05069/07	-	NON-LICENSED METHOD STATEMENT (UNITED ENVIRONMENTAL SERVICES LTD)
17/04/2026	-	-	PLAN OF WORKS NON-NOTIFIABLE RISK ASSESSMENT & METHOD STATEMENT (URBAN REGEN LTD)
17/04/2026	URAS/AF 002.01	-	PLAN OF WORKS NOTIFIABLE RISK ASSESSMENT & METHOD STATEMENT (URAS/AF 002.01: URBAN REGEN LTD)
	-	-	HOT WORKS BLANK PERMIT
15/04/2026	411/R/200	-	ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT (411/R/200: MDLANDSCAPE)
14/04/2026	-	-	ASBESTOS STANDARD OPERATING PROCEDURES FOR URBAN REGENERATION LTD
09/04/2026	430-SWMP-01-00	-	SURFACE WATER MANAGEMENT PLAN (URBAN REGEN LTD)
09/04/2026	430-NVMP-01-01	-	NOISE AND VIBRATION MANAGEMENT PLAN

09/04/2026	-	-	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (TAYLOR WIMPEY)
09/04/2026	-	-	HSE NOTIFICATION OF ASBESTOS WORK - ROOF TOP PLANT ROOM
09/04/2026	-	-	HSE NOTIFICATION OF ASBESTOS WORK

Signed Case Officer¹: **Lee Osborne**_____

**Signed Authorising
Officer²:** **Jo Sheridan**

Date: **25/06/2026**

Informatives

1 Cadent

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