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DISCHARGE OF CONDITIONS ON APPLICATION NO.
24/00041/FUL and

STATEMENT

MARCH 2026

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1. INTRODUCTION

The purpose of this statement is to provide supporting information to enable the Local Authority to discharge the planning conditions as set out on the planning approval notice- 24/00041/FUL and Listed Building consent approval notice – 24/00042/LBC.

The site has recently been purchased by Next Gen Coliving and they are keen to complete the development as soon as possible and ensure the restoration works are completed in accordance with the Heritage status of the property and also to the benefit of the Local Community.

2. DISCHARGE OF CONDITIONS

This application is to discharge conditions 2,3,4,5,6,7,8,9,10,11,12,13,14,15 and 16 under planning approval notice 24/00041/FUL, which are pre-commencement conditions, and conditions 17,18,19 and 20 which are prior occupation conditions.

Also, conditions 2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17 and 18 are conditions repeated on the Listed Building Consent Notice 24/00042/LBC and it is the intention that the information provided will discharge the replicated conditions on both approval notices.

Each condition has been addressed individually in numerical order for clarity:

Condition 2: *Notwithstanding the approved plans and supporting information, a comprehensive detailed written schedule and specification of works/method statements, samples and sectional drawings/plans describing works proposed to repair or alter external faces of walls, window surrounds, parapets and roof coverings to the former church shall be submitted to the Local Planning Authority and agreed in writing prior to any additional works to any of these elements to the building. Details shall include:*

- a. method statement, samples and specification describing indent/ mortar repair/replacement proposals for stonework (including window surrounds and mullions).*
- b. 1 sq m sample, method statement and specification of mortars for pointing*
- c. Samples shall be provided of any new slates and including tooling finishes.*
- d. proposals for any structural interventions to walls, tracery or other details, supported by a suitable structural survey.*

The works shall be completed in accordance with the agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

This is a generic condition, in that the information provided to address other conditions will also address some of the requirements of this condition. Condition 2 refers primarily to the repair or alteration to external faces of walls, window surrounds, parapets and roof coverings.

2a) Mortar repair/replacement will only be carried out on the areas where the protrusion of flues/pipework are required. The exact locations of these have not yet been finalised but once they have been, an elevation will be submitted identifying these points. The mortar to be used will be Natural Hydraulic Lime (NHL) for external locations and lime putty for internal locations mixed with well-graded sand. A standard mix of 1:2 or 1:3 (lime to sand), tailored to the specific stone or brick will be applied.

2b) A 1sqm sample panel will be constructed on site for inspection using the mortar mix as specified above.

2c) There are some original slates on site which will be reinstated where necessary. Therefore, it is anticipated that no new slates will be required.

2d) There is no proposals for any structural interventions to walls, tracery or other details.

Condition 3 - *Notwithstanding the approved plans and supporting information, prior to any additional works , large scale drawn elevations and sections sufficient to describe in full the designs and materials of new windows, indicating the reveals, tracery, proposals for stained glass, any putties or sealants and the designs and materials of any secondary glazing or fire measures behind all windows shall be submitted to and have been approved by the local planning authority. All window works should be required to be completed in accordance with the agreed scheme prior to occupation and retained hereafter.*

Reason: In order to preserve and enhance the external appearance of the building

Please see the attached drawings with regard to this condition. The putty is specified in the previous condition and will be applied as required.

Condition 4 - *Notwithstanding the approved plans and supporting information, prior to any additional works, details of Circular windows to rear transepts (north elevation) and other circular windows shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.*

Reason: In order to preserve and enhance the external appearance of the building

Please see attached drawing no. K1219/16 that shows the details of the circular windows.

Condition 5 - *Notwithstanding the approved plans and supporting information, prior to any additional works, details of Metal windows/stone Surrounds shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.*

Reason: In order to preserve and enhance the external appearance of the building.

The stone surrounds will remain in-situ and cleaned, only where necessary with low water volumes or air pressures, and with the appropriate nozzles and the use of spherical nodules of calcium carbonate for use on limestones, and fine particle aluminium silicate for use on sandstones and granites.

Aluminium window frames have previously been installed and where necessary any replacement windows will be designed to match the existing.

Condition 6 - *Notwithstanding the approved plans and supporting information, prior to any additional works, details of Tracery windows on all elevations shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.*

Reason: In order to preserve and enhance the external appearance of the building.

The details of all the tracery windows are shown on the proposed elevations, drawings numbers, K1219/21, K1219/22, K1219/23 and K1219/24. There is no intention to alter any of the Tracery windows.

Condition 7 –

- a) Notwithstanding the approved plans and supporting information relating to the main entrance doors to units 1 & 5, scale drawn elevations and sections showing the full construction details of the timber doors at no less than 1:10 shall be submitted to the Local Planning Authority and agreed in writing prior to installation of the doors. The elevations and sections shall show accurate restoration of the doors and decorative metalwork.*
- b) Details of finishes to all door and associated ironmongery shall be submitted and agreed in writing prior to finishes being applied.*
- c) Works shall be completed in accordance with agreed details prior to occupation of each relevant dwelling.*

Reason: In order to preserve and enhance the external appearance of the building

Please see attached drawings K1219-04, K1219-14 and K1219-15 that show the details as requested above.

Condition 8 - *Notwithstanding the approved plans and supporting information, prior to any additional works, details of additional Rainwater Goods, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter. Timber fascia's shall be painted/retained as black.*

Reason: In order to preserve and enhance the external appearance of the building.

Please refer to K1219/04 for the details and location of the rainwater goods. It is proposed to remove some of the newly installed rain water down pipes on the East Elevation and install a new rain water pipe on the West elevation as shown on the attached drawings.

Condition 9 - Notwithstanding the approved plans and supporting information, prior to its instalment, details of any additional lighting to car park, paths and cycle store, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the setting of the building.

It is proposed to have lighting installed to each of the main entrances to the property and also to the footpaths, car park area and cycle store. It is the intention of the developer to adopt a lighting strategy that is of a subtle and sympathetic design, yet provides sufficient lighting to enhance the historical features of the building, such as the textured stone work and the tracery window design. The lighting will also be a security and safety requirement for access and manoeuvrability within the site. The design proposals being considered are as follows:





For the paths and car park areas the design being considered is that of a Anthracite USB Solar Post light such as the one shown in the image below:



Once the design of the lighting is agreed, then the location and design of each light will be set out on a drawing for review by the Local Authority.

Condition 10 - *Notwithstanding the approved plans and supporting information, prior to its installation, details of the proposed materials for the flat roof, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.*

Reason: In order to preserve and enhance the external appearance of the building.

The flat roof area of around 2.7sqm, which is located close to the entrance of unit 5, has been inspected and no further works are intended for this area.

Condition 11-

a) Notwithstanding the approved plans and supporting information., a scheme for the reinstatement of the ridge tiles to match historic designs shall be submitted to and agreed in writing by the LPA, prior to any additional works. For the avoidance of doubt, ridge tiles to the main ridges shall be clay slotted rolltop ridge tiles with a fleur-de-lys insert, plainer roll top ridge tiles may be used to secondary ridges and angled clay ridge tiles shall be used on the lowest ridges to the rear.

b) Samples of each type of ridge tile and supporting roof plans identifying the location(s) they are to be used, shall be submitted to the Local Planning Authority and agreed in writing prior to installation.

c)The works shall be completed in accordance with the agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building

Further inspection is required as to the exact locations of the replacement ridge tiles. However, several of the original tiles have been located in the outbuilding on site and as such will be reinstated where possible. Please see the picture below showing the clay slotted roll top ridge tiles for the main ridge and secondary ridge and the angled clay ridge tile for the ridges to the rear.



Condition 12 - *Notwithstanding the approved plans and supporting information, prior to commencement of any works to the chimney or installation of any vents, details of works to the chimney and details of vents, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.*

Reason: In order to preserve and enhance the external appearance of the building.

Two of the units are to have their boilers repositioned for ease of access and compliance with Building Regulations. The location of these boilers is yet to be determined, but they will need to be vented externally. It is the intention of the applicant to ensure as much ducting/pipework is housed internally and where penetration of an external wall becomes necessary, this will be in a discrete location as possible and not viewed from a public highway.

Condition 13 - *Prior to their installation details of proposals for alterations/insulation/ventilation/repair/any repainting works to the timber roof structure should be provided for consideration (insofar as is possible to describe in advance of fuller site investigations), shall be have been submitted to and been approved by, the local planning authority, details should include sections through showing roof timbers/parapets and a justification for alterations (e.g, quantifying energy conservation benefits and demonstrating the proposal is the most sensitive option).*

Reason: In order to preserve and enhance the external appearance of the building.

There are no further works to be carried out to the timber roof structure, however please refer to drawing no. K1219/19 that details the typical roof construction as installed.

Condition 14 - Prior to their installation, an updated Schedule of Works shall be submitted to and have been approved by, the local planning authority, together with sufficient supporting information & plans to demonstrate a suitable approach to wall linings/insulation/pointing/cavity drainage, including how it interacts with the flooring proposals at ground floor. All works shall take place in accordance with the details approved.

Reason: In order to preserve and enhance the internal and external appearance of the building.

Any internal pointing will be done using Lime Putty mortar as specified previously. Newly installed wall linings will be constructed as follows; new 75x100mm timber stud partitions lined either side with 15mm plasterboard and skim finish to form protective route. This is referenced on the floor plan and section drawings for each unit.

Condition 15 - Notwithstanding the approved plans and supporting information, a detailed schedule and specification of boundary treatments (including railings and corner gates) to Huyton Hey Road shall be submitted to the Local Planning Authority and agreed in writing prior to occupation. The works shall be completed in accordance with the agreed details prior to occupation of any part of the building and retained hereafter.

Reason: In order to preserve and enhance the setting of the building.

The existing iron railing boundary gates and fencing will be retained and refurbished as required. The colour will remain the same and the fencing will continue along the boundary along Church Road. Please see drawing no K1219-25 that depicts the proposed street scene. Previously approved drawings have shown the planting of a privet hedge to the Western boundary, but this is no longer the intention. The appropriate care will be taken when erecting the fence around the protected tree on this side of the site.

Condition 16 - Notwithstanding submitted details, prior to installation of surfacing, details of surfacing materials for footpaths, shall have been submitted to and have been approved by the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

The surfacing to the footpaths within the site is to be finished with Sandstone block paving an example of which can be seen in the image below:



The borders to the footpaths will be lined with wooden railway sleepers with recessed lighting. Please see drawing no. K1219-01A that specifies the footpaths and borders as referred to.

Condition 17 - Notwithstanding submitted details, prior to occupation of the building, details of proposed ground levels to reduce internal damp in the building, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter.

Reason: In order to preserve and enhance the external appearance of the building.

Please see drawing no. K1219-20 that specifies the ground floor construction.

Condition 18 - Notwithstanding submitted details, prior to occupation of the building, details of landscaping, shall have been submitted to and have been approved by, the local planning authority. All works shall be carried out in accordance with the agreed scheme and retained hereafter. Notwithstanding the details shown on the approved drawings, 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.
- d) existing plants / trees to be retained
- e) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

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 the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

Please refer to the drawing no. K1219/01A which addresses the requirements of this condition. It is not intended to plant any additional trees or plants within the site. The communal areas will be managed under a management company that will jointly run by the prospective owners of the proposed dwellings.

Condition 19 - *The proposed development shall not be brought into use until precise scheme details of the proposed bin stores and cycle storage has been submitted to and approved in writing by the Council as Local Planning Authority. This shall include elevations and floorplans. The scheme shall be implemented as agreed before any part of the development has been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the frames of individual cycles.*

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016 to preserve the setting of the building.

Please refer to drawing numbers K1219-17 and K1219-18 for the specification and details requested under this condition.

Condition 20 - *No dwelling hereby approved shall be occupied until a full fibre broadband connection has been installed and made available for use.*

Reason: To support economic growth in accordance with NPPF Para 119.

This condition will be addressed during the development work on site.

Condition 21 - *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: To prevent harm to human health from contamination.

This condition is noted and relevant to the works on site. Should any form of contamination be found then the stipulations within the condition will be followed.

Condition 22 - *No soil 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, this information is to be supplied on a MONTHLY basis. 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: To prevent harm to human health from contamination.

It is not intended to import any soil on to site.

Condition 23 - *In relation to the tree located on the corner of Huyton Hey Road and Huyton Church Road, no work should take place to or within the Root Protection Zone of this tree, nor should any materials be staked in this area.*

Reason: In order to protect the existing tree.

The only work to be done within the root protection zone of this tree will be the erection of the iron rail boundary fencing. The installation of this fence will be done methodically so as not to cause any root damage to the tree.

Condition 24 - *No construction / demolition work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.*

Reason: In order to protect neighbours from noise.

The details within this condition are noted and will be adhered to.

3. CONCLUSION

The submission of this discharge of conditions application is to discharge as many of the councils requirements as possible, however given the age of the building and the previous unauthorised works done on site, it is inevitable that there will be necessary changes to protect the building and its surroundings and also to allow the applicant to progress towards the completion of the development.

Therefore, it is requested that the Local Authority are mindful of this and work with the design team and contractors to progress the development to a successful conclusion.