METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00215/KMBC2
Date of Receipt: 06.04.2000
Date Valid: 06.04.2000

Name and address of applicant
Knowsley Borough Council
Department Of Planning And Development
PO Box 26
Municipal Buldings
Archway Road
Huyton
Merseyside
L36 9FB

Name and address of agent
Estates Division
Department Of Planning And Development
PO Box 26
Municipal Building
Archway Road
Huyton
Merseyside
L36 9FB

Address or location of development
Land At Greensbridge Lane Halewood Knowsley Merseyside

Nature and particulars of application
OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT WITH ASSOCIATED PUBLIC OPEN SPACE AND ACCESS ONTO GREENSBRIDGE LANE

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. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than whichever is the later of the following dates:-

   (a)the expiration of five years from the date of this permission; or

   (b)the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

   Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely the siting, design and external appearance of the buildings, and the landscaping of the site.

   Reason: The application is in outline form only and as referred to in Policy H6 of the Knowsley Unitary Development Plan, adopted June 1998.

3. All development on this site must comply with the criteria set out in the development brief entitled Land off Greensbridge Lane (including Bridgefield Forum) Halewood.

Reason: In the interests of environmental and residential amenity and to ensure a high quality living environment as referred to in Policies H6 and En14 of the Knowsley Unitary Development Plan, adopted June 1998.

4. Before any part of the residential development hereby granted permission is commenced the application for the approval of reserved matters for the setting out of at least 0.67 hectares of active Public Open Space shall have been submitted to and approved in writing by the Local Planning Authority. The approved Public Open Space should be set out prior to any part of the residential development hereby permitted being commenced and retained thereafter to the satisfaction of the Local Planning Authority.

   Reason: To ensure adequate public open space provision in accordance with the policies of the Local Planning Authority as referred to in Policy En15 of the Knowsley Unitary Development Plan, adopted June 1998.

5. The approved access off Greensbridge Lane shall be implemented before any part of the residential development hereby granted permission is commenced.

   Reason: In the interests of highway safety and for the avoidance of doubt as referred to in Policy T9 of the Knowsley Unitary Development Plan, adopted June 1998.

6. Prior to the commencement of development, or in phases as may be agreed in writing beforehand by the Local Planning Authority, a comprehensive scheme(s) of landscaping for the approved areas of residential development and public open space shall be submitted to and approved in writing by the Local Planning Authority.

   The scheme(s) shall be submitted at a scale of 1:200 and shall include the following:-

   a. the exact location and species of all existing trees and other planting to be retained;

   b. 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;

   c. an outline specification for ground preparation;

   d. all proposed boundary treatments, with supporting elevations and construction details;

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

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

   g. a programme for implementation for the landscaping which, in the case of a phased development, should include the completion of landscaping within each phase within the first available planting season following the substantial completion of residential development within the phase to which the landscaping relates.

   The scheme(s) shall be wholly implemented in its/their finally approved form in accordance with the agreed programme. 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 as referred to in Policies H6 and En15 of the Knowsley Unitary Development Plan, adopted June 1998.

7. The development hereby permitted shall not be commenced until a scheme relating to the existing hedges and trees on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme should show the position and branch spread where appropriate of all trees and hedges on all overhanging application sites and indicate which trees or hedges are to be felled or uprooted and which are to be retained. The scheme shall include a method statement for the protection of all trees and hedges and shall be submitted with any detailed application for approval of reserved matters in respect of the siting and/or landscaping.

Reason: To enable the Local Planning Authority to properly consider the developer's proposal in relation to the trees and hedges on the site and in the interests of visual amenity as referred to in Policy T16 and En25 of the Knowsley Unitary Development Plan, adopted June 1998.

8. No tree within the site shall be cut-down, up-rooted, topped, lopped, destroyed or in any other way damaged, (nor any hedge within the site cut-down or grubbed out), without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of local amenity as referred to in Policy En25 of the Knowsley Unitary Development Plan, adopted June 1998.

9. A scheme for the protection of the proposed dwellings and gardens in relation to noise from:-

i. traffic on Greensbridge Lane.
ii. Bridgefield Forum.
iii. Tuers Garage, Greensbridge Lane

shall be submitted for the Local Planning Authority's approval with reserved matters submission in respect of the siting/design and external appearance of the dwellings. Works which form part of the approved scheme shall be completed for each respective dwelling before the dwelling is occupied. Any such scheme shall ensure dwellings are not exposed to noise levels which exceed noise exposure category B of Planning Policy Guidance Note 24 'Planning and Noise'.

Reason: To safeguard the residential amenity of the occupiers of the proposed dwellings as referred to in Policy H6 of the Knowsley Unitary Development Plan, adopted June 1998.

10. As part of the reserved matters submission for the siting of dwelling a scheme indicating footpath links across the site shall be submitted to and agreed in writing with the Local Planning Authority. The agreed links shall be incorporated in the development layout and laid out to the satisfaction of the Local Planning Authority concurrently with the phasing of development.

Reason: To ensure the satisfactory development on the site and in the interests of protecting the amenity of neighbouring occupiers as referred to in Policy T4 of the Knowsley Unitary Development Plan, adopted June 1998.

11. The development shall not begin until drainage works (to include the piping and filling of any ditches) have been carried out in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that surface water run-off from the development will not adversely affect by reason of flooding the amenity of users of nearby land.

12. The reserved matters submission in respect of the siting of the proposed dwellings shall include a number of sections across the site and where appropriate the sections should include adjacent land and development. The sections must take into account any difference in land levels.

Reason: For the avoidance of doubt and in the interests of visual amenity as referred to in Policy En21 of the Knowsley Unitary Development Plan, adopted June 1998.

13. All floor levels shall be set at a minimum of 7.80 metres AOD plus 600mm freeboard.

Reason: To reduce the risk of flooding as referred to in Policy H6 of the Knowsley Unitary Development Plan, adopted June 1998.

14. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment as referred to in Policy H6 of the Knowsley Unitary Development Plan, adopted June 1998.

15. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment as referred to in Policy H6 of the Knowsley Unitary Development Plan, adopted June 1998.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; The Coal Authority and The Environment Agency.

[redacted]

Head Of Planning Services

Date:22.11.2000

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.