



Knowsley Council

Network Space
c/o Laura Young - Spawforths
Spawforths
Junction 41 Business Court
East Ardsley
Leeds
WF3 2AB

Our Ref: 22/00347/DEMCON

Date: 12 July 2022

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

**PROPOSAL: PRIOR NOTIFICATION FOR THE DEMOLITION OF BUILDINGS AND
STRUCTURES**

**LOCATION: The Sovereign Distillery, Halewood Wines And Spirits - Factory Outlet , Wilson
Road, Huyton, Knowsley, L36 6AD**

I write further to your application to Knowsley Metropolitan Borough Council, which was received on 9 June 2022, to determine whether prior approval was required in respect of your proposed demolition of the above premises. Your application has been duly considered and you are hereby notified that the method of the proposed demolition and restoration of the site, of which details were set out in your application, under the terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015, **does** require the Council's prior approval. The Authority has eight weeks from the receipt of adequately submitted details to issue a decision.

In order that I may fully assess the proposal, I must request further details be incorporated into the Demolition Management Plan and Method Statement including a Bat Survey and details of the finish for the exposed elevations, this information is required to be submitted and that demolition works cannot be carried out until the information, as detailed below, has been submitted to and Prior Approval is granted by the Local Planning Authority.

The detail required shall include but not be limited to the following:

HIGHWAYS

The following information is required

- How many deliveries / vehicles are typically to be expected per day?
- Confirmation of the anticipated route for vehicles to access the site from the motorway / strategic road network is required and they type of vehicles which would be used.
- How will the potential waiting of vehicles on the adopted highway be prevented or mitigated against?
- Which site access will be used for the demolition works? It would appear that the main site access (south of Stretton Way) is currently used.



- Which method of cleaning for the highway will be adopted in the event mud / debris are deposited from vehicles? Will a wheel clean process be in place should be it required?

ENVIRONMENTAL

The following information is required.

- The report details that the site is surrounded by commercial properties and that the properties are to be notified of the demolition works. However, the western boundary of the site is bounded by residential properties of Hastings Drive and Bridgewater Way, consideration is required in relation to these properties and how close they are to the boundary. Consultation on the proposed works should be completed for all parties. Please provide an overview of the information which will be in the letters, details of when they will be sent out and a list of the neighbour who would be notified.
- Please provide a site plan detailing the welfare cabins, material storage areas and traffic movement on site.
- Please provide details of the pest control measures to be put in place during the demolition works.
- No noise mitigation measures have been documented. Due to the proximity of residential properties these should be carefully considered and provided to Environmental Health for review prior to any works commencing.

ECOLOGY

The site buildings have potential to support roosting bats. A Demolition Method Statement is to be submitted detailing how the buildings would be demolished. This must be informed by a bat survey (Preliminary Roost Assessment, and where necessary emergence/re-entry surveys) and relevant recommendations to ensure that the method of demolition would not impact on bats. It would also ensure that if bats were present the applicant must obtain a European Protected Species licence and include mitigation.

APPEARANCE

Full details are required of the finish of the exposed elevations to Unit F and Unit C following the demolition works.

Please send all correspondence to Mark Quinn, Planning Services, Regeneration and Economic Development Department, PO Box 24, Archway Road, Huyton, Knowsley, Merseyside, L36 9FB. Telephone 0151 443 2381.

Informatives

Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Yours faithfully

Planner
Mark Quinn