

## PLANNING COMMITTEE

At a meeting of the Planning Committee held on  
Tuesday, 12 March 2024

(Present) Councillor Hodkinson (Chair)  
Councillors J Banks, Bowden, Gomez-Aspron MBE, Hooton,  
Laird, Maloney MBE, McCauley, Pearl and Tasker

(Not Present) Councillors Banks, Case, Collier and Makin

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### 51. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Banks, Case, Collier and Makin.

### 52. MINUTES

\* Resolved that the minutes of the meeting held on 6 February 2024 be approved and signed.

### 53. DECLARATIONS OF INTEREST FROM MEMBERS

There were no Declarations of Interest from Members made.

### 54. PLANNING APPLICATIONS FOR DECISION BY THE COMMITTEE

\* Resolved that the planning application be dealt with as shown below:

**P/2023/0342/RES**

**Land Site Of Former Parkside Colliery, Winwick Road, Newton Le Willows**

Reserved Matters Application seeking Access and Landscaping for enabling and infrastructure works to facilitate employment development comprising site wide earthworks to create development platforms, details of strategic landscaping (off plot), including bunds, planting, ecological mitigation, drainage and ground works, upgrades to existing substation and details of spine road access and Parkside Link Road (PLR) pursuant to outline planning permission ref: P/2018/0048/OUP

The Principal Planning Officer - West presented the application to Members, during which a presentation was screened detailing the following:

- Ariel Image
- Site Photos
- Proposed Site Plan
- SUDs
- Bunding and Heritage Trail
- Summary of other considerations

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The Applicants' Agent appeared before the Committee to present the application on behalf of the applicant.

Grant planning permission subject to planning conditions listed below. With authority delegated to the Head of Planning Services to add, amend, or remove conditions as they deem necessary.

1. The development shall be carried out in accordance with the following application drawings:
  - Location Plan - Fletcher Rae Architects Drawing No 22016\_PL01 Rev\_A
  - Location Plan with PLR - Fletcher Rae Architects Drawing No 22016\_PL02 Rev\_A
  - Phasing Plan 1 - Phase A, B, C (The Enabling works) - Fletcher Rae Architects Drawing No. 22016\_PL03 Rev C (Required by Condition 4)
  - Phasing Plan 2 - Phase D and E (Plots A, B and C) Fletcher Rae Architects Drawing No. 22016\_PL04 Rev C (Required by Condition 4)
  - Phasing Plan 3 - Phase F and G (Plot D) Fletcher Rae Architects Drawing No. 22016\_PL05 Rev D (Required by Condition 4)
  - Phase 1 Proposed Levels Plan - Cundall Drawing No. PKS-CDL-XX-XX-DR-C-63001 Rev G (Required by Condition 7)
  - Phase 1 Cut and Fill Plan - Cundall Drawing No. PKS-CDL-XX-XX-DR-C-65001 Rev I (Required by Condition 7)
  - Mound Sections Plan - Cundall Drawing No. PKS-CDL-XX-XX-DR-C-54002 (Sheet 1 of 4) P9 (Required by Condition 7)
  - Mound Sections Plan - Cundall Drawing No. PKS-CDL-XX-XX-DR-C-54003 (Sheet 2 of 4) P5 (Required by Condition 7)
  - Mound Sections Plan - Cundall Drawing No. PKS-CDL-XX-XX-DR-C-54004 (Sheet 3 of 4) P5 (Required by Condition 7)
  - Bund Specification Technical Note - Cundall ref: PKS-CDL-XX-XX-SP-C-10301 P02 (Required by Condition 7)
  - North – South Spine Road & Stacker Lane GA & Typical Cross Section - Cundall ref: PKS-CDL-XX-XX-DR-C-55002 Rev B
  - Proposed Substation Extension Plan - Drawing No. 22018\_PL07
  - Landscape Masterplan - TPM Landscape Drawing No. 101 Rev M
  - Landscape Masterplan Sheet 1 of 2 - TPM Landscape Drawing No. 102 Rev N
  - Landscape Masterplan Sheet 2 of 2 - TPM Landscape Drawing No. 103 Rev M
  - Heritage and ecological Footpath Details - TPM Landscape Drawing No. 104 Rev D
  - Heritage and ecological Footpath Details - TPM Landscape Drawing No. 105 Rev D
  - Heritage and ecological Footpath Details - TPM Landscape Drawing No. 106 Rev D
  - Heritage and ecological Footpath Details - TPM Landscape Drawing No. 107 Rev D
  - Heritage and ecological Footpath Details - TPM Landscape Drawing No. 108 Rev D

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- Heritage and ecological Footpath Details - TPM Landscape Drawing No. 109 Rev D
  - Heritage Path Extracts and Sections Sheet 1 of 2 - TPM Landscape Drawing No. 110 Rev D
  - Heritage Trail Extracts and Sections Sheet 2 of 2 - TPM Landscape Drawing No. 111 Rev F (excluding flag detail)
  - Ecology Footpath and Pond Sections Sheet 1 of 2 - PM Landscape Drawing No. 113 Rev C
  - Ecology Footpath and Pond Sections Sheet 2 of 2 - TPM Landscape Drawing No. 114 Rev C
  - Footpath Section (between Plots A and B) - TPM Landscape Drawing No. 115 Rev A
  - Trim Trail Details - TPM Landscape Drawing No. 116
  - Sections 1 of 2 - TPM Landscape Drawing No. 125 Rev A
  - Sections 2 of 2 - TPM Landscape Drawing No. 126 Rev A
  - Tree Retention, Removals and Protection Plan - TPM Landscape Drawing No. 127 Rev B
  - Section Drawings – View from Properties - TPM Landscape Drawing No. 112 Rev C
  - Footpath Typical Detail - TPM Landscape Drawing No. 301 Rev A
  - Planting Plan 1 of 8 - TPM Landscape Drawing No. 201 Rev D
  - Planting Plan 2 of 8 - TPM Landscape Drawing No. 202 Rev D
  - Planting Plan 3 of 8 - TPM Landscape Drawing No. 203 Rev D
  - Planting Plan 4 of 8 - TPM Landscape Drawing No. 204 Rev D
  - Planting Plan 5 of 8 - TPM Landscape Drawing No. 205 Rev D
  - Planting Plan 6 of 8 - TPM Landscape Drawing No. 206 Rev D
  - Planting Plan 7 of 8 - TPM Landscape Drawing No. 207 Rev D
  - Planting Plan 8 of 8 - TPM Landscape Drawing No. 208 Rev D
  - Combined On-Plot and Off-Plot Landscape Masterplan - TPM Landscape Drawing No. 3681 123 Rev D
2. No development, baring ground remediation, shall take place until scaled elevations of the proposed trim trail equipment, heritage trail artwork(s) and sculptural sign or feature at the entrance to the development from the A49 shown in Landscape Masterplan - TPM Landscape Drawing No. 101 Rev M have been submitted to and agreed in writing with the Local Planning Authority. All of these installations shall be constructed in accordance with the approved details prior to first occupation of any unit and be retained for the lifetime of the development.
  3. Prior to first occupation, the proposed boundary treatments shall be installed in accordance with precise details that have first been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments so installed shall be retained thereafter.
  4. Prior to the first use of the footpaths hereby approved, details of measures to deter “scrambler” bikes from being used on the bund shall be submitted to and agreed in writing with the Local Planning Authority. The approved measures shall be implemented in accordance with the agreed details prior to first use of the footpaths and maintained thereafter.

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5. The bird nesting boxes on trees T14 and T16, as outlined in Revised Aspect Ecology (dated 19 September 2023) Technical Note 07, should be subject to further inspection immediately prior to the felling of trees to ensure bats are not present.
6. Notwithstanding the approved plans, the final location of the 'Proposed Spine Road Trees' shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed details prior to first occupation of any unit on site and shall be retained for the lifetime of the development.
7. Notwithstanding the approved plans, details shall be submitted to and approved in writing to the Local Planning Authority that requires the footpath running between section line FF – II as shown on Drawing Ecology Footpath and Pond Sections Sheet 1 of 2 - TPM Landscape Drawing No. 113 Rev C to incorporate a level pathway at a width of 2 metres in width.  
Only the approved details shall be carried out in full.
8. Notwithstanding the approved plans, details shall be submitted to and approved in writing to the Local Planning Authority that requires the footpath running between section 9 – 10 as shown on Drawing Mound Sections Plan - Cundall Drawing No. PKS-CDL-XX-XX-DR-C-54004 (Sheet 3 of 4) P5 to incorporate a level pathway.  
Only the approved details shall be carried out in full.
9. No development, baring ground remediation, shall take place until a scheme for the disposal of surface water (including to/from the footpaths of the Heritage trail and ecology area), from the development has been submitted to and approved in writing by the Local Planning Authority. A detailed drainage strategy and design will need to be submitted covering the full specifications of all related surface water drainage assets and connections. Connections to the watercourse may require a Land Drainage Consent with the Environment Agency.

Details of a management and maintenance plan for the drainage system, including any arrangements for adoption by an appropriate public body or statutory undertaker must be provided and approved by the local planning authority prior to site commencement.

The duly approved scheme shall be implemented before any of the building are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority. Prior to site development of the proposed development, the drainage schemes shall be completed in accordance with the approved details covering the following:

- (a) Comparison of pre and post-development impermeable areas - this relates specifically to consistency between the submitted documents in relation to post-development impermeable areas. This point remains unresolved as there are still inconsistencies between the data sources.
- (b) Catchment area plan - as with the above, this relates to consistency between submitted documents.

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- (c) Justification of the proposed discharge rate including pre- and post-development rates including supporting calculations - as with the above, this relates to consistency between submitted documents. Identification of measures to alter the final discharge rates as the phases of the scheme are added.
- (d) Detailed design of all storm water storage areas and allocation of all proposed storage areas relating to this application with mapping. Storage storm events must look at 1 in 1 year, 1 in 2 years, 1 in 30 year, 1 in 100 year and 1 in 1 in 100 year plus climate change.
- (e) Detailed Drainage drawings to be provided in separate files, where possible if large plan can be provided for the full site along with any printer A1 or A3 friendly versions.
- (f) Full details of surface water treatment features.
- (g) Operation and Maintenance Plan are the associated access arrangements.
- (h) Specification of materials used for the drainage design.
- (i) Full Micro Drainage or equivalent software calculations for the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 1 in 100 year plus climate change events. Including evidence of the required storage volume requirements and that these can be accommodated on site. This needs to be provided for both the on-plot and site-wide systems. Micro Drainage or equivalent software results to be provided as a separate pdf and the actual software files used i.e. mdx file.
- (j) Details of inlets, outlets and flow controls (including manufacturing type).
- (k) Construction details;
- (l) Drainage plan including full details of the system including pipe sizes, gradients, invert levels, cover levels and allocation of storage volumes. This needs to include both the on-plot and site-wide systems. References of drainage assets in the hydraulic modelling must be consistent with any drainage plans submitted, i.e. pipe reference numbers like 1.001 etc.
- (m) Long and cross sections of the design.
- (n) Consideration of submerged outfalls.
- (o) Health and Safety Risk Assessment.
- (p) Construction Management Plan and how surface water will be managed on site to not cause harm of flooding outside the boundary, any infrastructure businesses or residential properties.

**P/2023/0341/RES**

**Land Site Of Former Parkside Colliery,  
Winwick Road, Newton Le Willows**

Reserved Matters Application seeking approval for Access, Appearance, Landscaping, Layout and Scale for the three employment units (B8 with ancillary B1(a)) at Plots A, B and C, landscaping works, associated servicing and infrastructure, noise mitigation, car parking, vehicle and pedestrian circulation space, including means off access from the PLR,

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pursuant to outline planning permission ref:  
P/2018/0048/OUP

The Principal Planning Officer - West presented the application to Members, during which a presentation was screened detailing the following:

- Location Plan
- Proposed Layout
- Site Photos
- Proposed Site Layout
- Unit A
- Unit B
- Unit C
- Residential Amenity
- Parking Provision
- HGV Monitoring Areas
- Summary of Other Considerations

The Applicants' Agent appeared before the Committee to present the application on behalf of the applicant.

Grant planning permission subject to planning conditions listed below. With authority delegated to the Head of Planning to add, amend, or remove conditions as they deem necessary:

1. The development shall be carried out in accordance with the following application drawings:
  - Location Plan - Fletcher Rae Architects Drawing No 22017-FRA-AV-XX-DR-A-0101 Rev P2
  - Location Plan with PLR - Fletcher Rae Architects - Drawing No 22017-FRA-AV-XX-DR-A-0102 Rev P2
  - Proposed Masterplan - Fletcher Rae Architects Drawing No. 22017-FRA-AV-XX-DR-A-0501Rev P3
  - Unit A Proposed Site Plan - Fletcher Rae Architects Drawing No. 22017-FRA-V1-XX-DR-A-0501 Rev P5
  - Unit A Proposed Ground Floor GA - Fletcher Rae Architects Drawing No. 22017-FRA-V1-00-DR-A-2001Rev P6
  - Unit A Roof Plan - Fletcher Rae Architects Drawing No. 22017-FRA-V1-R1\_DR\_A-2003 Rev P5
  - Unit A Proposed Office GA Plans - Fletcher Rae Architects Drawing No. 22017-FRA-V1-ZZ-DR-A-2002 Rev P4
  - Unit A Proposed OPS Office GA Plans - Fletcher Rae Architects Drawing No. 22017-FRA-V1-ZZ-DR-A-2004 Rev P3
  - Unit A Proposed GA Elevations - Fletcher Rae Architects Drawing No. 22017-FRA-V1-XX-DR-A-2101 Rev P9
  - Unit A Proposed GA Sections - Fletcher Rae Architects Drawing No. 22017-FRA-V1-XX-DR-A-2201 Rev P4
  - Unit B Proposed Site Plan - Fletcher Rae Architects Drawing No. 22017-FRA-V2-XX-DR-A-0501Rev P4

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- Unit B Proposed Ground Floor GA - Fletcher Rae Architects Drawing No. 22017-FRA-V2-00-DR-A-2001Rev P4
  - Unit B Roof Plan- Fletcher Rae Architects Drawing No. 22017-FRA-V2-R1-DR-A-2003 Rev P5
  - Unit B Proposed Office GA Plans - Fletcher Rae Architects Drawing No. 22017-FRA-V2-ZZ-DR-A-2002 Rev P4
  - Unit B Proposed OPS Office GA Plans - Fletcher Rae Architects Drawing No. 22017-FRA-V2-ZZ-DR-A-2004 Rev P3
  - Unit B Proposed GA Elevations - Fletcher Rae Architects Drawing No. 22017-FRA-V2-XX-DR-A-2101 Rev P6
  - Unit B Proposed GA Sections - Fletcher Rae Architects Drawing No. 22017-FRA-V2-XX-DR-A-2201 Rev P3
  - Unit C Proposed Site Plan - Fletcher Rae Architects Drawing No. 22017-FRA-V3-XX-DR-A-0501Rev P4
  - Unit C Proposed Ground Floor GA - Fletcher Rae Architects Drawing No. 22017-FRA-V3-00-DR-A-2001Rev P4
  - Unit C Roof Plan - Fletcher Rae Architects Drawing No. 22017-FRA-V3-R1-DR-A-2003 Rev P5
  - Unit C Proposed Office GA Plans - Fletcher Rae Architects Drawing No. 22017-FRA-V3-ZZ-DR-A-2002 Rev P4
  - Unit C Proposed OPS Office GA Plans - Fletcher Rae Architects Drawing No. 22017-FRA-V3-ZZ-DR-A-2004 Rev P3
  - Unit C Proposed GA Elevations - Fletcher Rae Architects Drawing No. 22017-FRA-V3-XX-DR-A-2101 Rev P6
  - Unit C Proposed GA Sections - Fletcher Rae Architects Drawing No. 22017-FRA-V3-XX-DR-A-2201 Rev P3
  - Proposed Cycle Shelter - Fletcher Rae Architects Drawing No. 22017-FRA-AV-XX-DR-A-0901 Rev P2
  - Proposed Waste Compound Details - Fletcher Rae Architects Drawing No. 22017-FRA-AV-XX-DR-A-0902 Rev P2
  - Proposed Gatehouse - Fletcher Rae Architects Drawing No. 22017-FRA-AV-XX-DR-A-0903 Rev P2
  - Combined On-Plot and Off-Plot Landscape Masterplan - TPM Landscape Drawing No. 3681 123 Rev D
  - Combined On-Plot and Off-Plot Landscape Masterplan - TPM Landscape Drawing No. 3681 124 Rev D
  - Planting Plan - Unit A - TPM Landscape Drawing No. 3681 209 Rev \_
  - Planting Plan - Unit B - TPM Landscape Drawing No. 3681 210 Rev \_
  - Planting Plan - Unit C - TPM Landscape Drawing No. 3681 211 Rev \_
  - Lighting Strategy Plan (Plots A, B and C) - Ridge 5002670 RDG XX 00 DR E 906001Rev P02
  - Phase 1 Proposed Levels Plan - Cundall Drawing No. PKS-CDL-XX-XX-DR-C-63001 Rev G
2. No development above slab level shall take place until details of the proposed facing materials have been submitted to and agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed details.
3. Prior to their use on site, details of the elevations of the boundary treatments as shown in drawings:

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- Combined On-Plot and Off-Plot Landscape Masterplan - TPM Landscape Drawing No. 3681 123 Rev D
- Combined On-Plot and Off-Plot Landscape Masterplan - TPM Landscape Drawing No. 3681 124 Rev D

shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed details.

4. Prior to first occupation of the units hereby permitted, the bunds detailed with P/2023/0342/RES shall be constructed in full accordance with the details approved therein.
5. Prior to any above groundworks, elevational details of the substation and associated screening shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be carried out in full prior to first occupation of the development hereby permitted.
6. For the avoidance of doubt, the glazed element in the western elevation of Unit A shall be obscurely glazed, non-opening and shall be retained as such at all times thereafter.
7. Prior to first occupation of each unit, associated parking facilities (including for cars, disabled persons, HGVs (including early arrival bays), motor cycles, cycles and all related turning and manoeuvring areas) shall be provided in full accordance with the details shown on the approved drawings and shall be retained at all times thereafter exclusively for such purposes.
8. Prior to any above groundworks, the number and exact location of solar panels for each individual unit shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be carried out in full prior to first occupation.
9. Prior to first use of the Heritage Trail Car Park, details of a 2-metre-high vehicle height restriction barrier shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be carried out in full prior to first use.
10. The Heritage Trail Car Park hereby approved shall be made available for use prior to first use of the Heritage Trail as approved by details on application P/2023/0342/RES.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 or any Order revoking or re-enacting that Order, no further development shall take place within the curtilage of the units, as identified on the plans within Condition 1, unless planning permission is sought from and granted by the Local Planning Authority
12. Prior to first occupation of each unit the early arrival bays and additional welfare provisions shall be made available for use in accordance with the



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HGV Management Plan (Curtins Ref: 081542-CUR-ZZ-XX-RP-TP-001-HGVMP P11) and retained for the lifetime of the development.

13. The development hereby permitted shall be operated at all times in accordance with the submitted HGV Management Plan (Curtins Ref: 081542-CUR-ZZ-XX-RP-TP-001-HGVMP P11). Pursuant to Section 4.5 of the HGV Management Plan, and prior to first use of any building, a HGV Monitoring and Review Plan shall be submitted to and approved in writing by the Council as Local Planning Authority. The HGV Monitoring and Review Plan shall include (as a minimum):
1. Details of a Driver Requirements Pack (in general accordance with paragraphs 4.3.9 to 4.3.13 of the HGV Management Plan)
  2. Details of the HGV Management Plan Coordinator (in general accordance with Section 4.4 of the HGV Management Plan)
  3. Details of active measures to engage regularly with local residents/stakeholders and associated outcome reporting (in general accordance with paragraph 4.4.2 of the HGV Management Plan)
  4. Details of an on-plot HGV parking monitoring regime to review the operation of the dedicated early arrival parking bays and to provide details of backloading and vehicle booking systems
  5. Details of an off-site HGV parking monitoring regime (including frequency of monitoring) to review if any HGV's attributed to the development are present within the zone shown on the Parking Regime Area - Drawing No. 001.

The approved HGV Monitoring and Review Plan shall be updated and resubmitted to the Council every 6 months for a minimum period of 5 years.

In the event that the requisite off-site HGV parking monitoring regime identifies the presence of HGV's attributed to the development within the zone shown on Parking Regime Area - Drawing No. 001 for two consecutive survey periods then within 6 months, a HGV parking layby (including related North-South spine road and turning facility) shall be provided and made available as indicated on Drawing No. PKS-CDL-XX-XX-DR-C-55002 REV B attached to application P/2023/0342/RES and in accordance with precise details (including associated driver welfare facilities) that have first been submitted to and approved by the Council as Local Planning Authority. The HGV parking lay-by and associated facilities so provided shall be retained exclusively for such use at all times thereafter.

14. No development baring ground remediation shall take place until a scheme for the disposal of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. A detailed drainage strategy and design will need to be submitted covering the full specifications of all related surface water drainage assets and connections. Connections to the watercourse may require a Land Drainage Consent with the Environment Agency.

Details of a management and maintenance plan for the drainage system, including any arrangements for adoption by an appropriate public body or

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statutory undertaker must be provided and approved by the Local Planning Authority prior to site commencement.

The duly approved scheme shall be implemented before any of the building are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority. Prior to site development of the proposed development, the drainage schemes shall be completed in accordance with the approved details covering the following:

- (a) Comparison of pre and post-development impermeable areas - this relates specifically to consistency between the submitted documents in relation to post-development impermeable areas. This point remains unresolved as there are still inconsistencies between the data sources.
- (b) Catchment area plan - as with the above, this relates to consistency between submitted documents.
- (c) Justification of the proposed discharge rate including pre- and post-development rates including supporting calculations - as with the above, this relates to consistency between submitted documents. Identification of measures to alter the final discharge rates as the phases of the scheme are added.
- (d) Detailed design of all storm water storage areas and allocation of all proposed storage areas relating to this application with mapping. Storage storm events must look at 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 1 in 100 year plus climate change.
- (e) Detailed Drainage drawings to be provided in separate files, where possible if large plan can be provided for the full site along with any printer A1 or A3 friendly versions.
- (f) Full details of surface water treatment features.
- (g) Operation and Maintenance Plan are the associated access arrangements.
- (h) Specification of materials used for the drainage design.
- (i) Full Micro Drainage or equivalent software calculations for the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 1 in 100 year plus climate change events. Including evidence of the required storage volume requirements and that these can be accommodated on site. This needs to be provided for both the on-plot and site-wide systems. Micro Drainage or equivalent software results to be provided as a separate pdf and the actual software files used i.e. mdx file.
- (j) Details of inlets, outlets and flow controls (including manufacturing type).
- (k) Construction details;
- (l) Drainage plan including full details of the system including pipe sizes, gradients, invert levels, cover levels and allocation of storage volumes. This needs to include both the on-plot and site-wide systems. References of drainage assets in the hydraulic modelling must be consistent with any drainage plans submitted, i.e. pipe reference numbers like 1.001 etc.
- (m) Long and cross sections of the design.

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- (n) Consideration of submerged outfalls.
- (o) Health and Safety Risk Assessment.
- (p) Construction Management Plan and how surface water will be managed on site to not cause harm of flooding outside the boundary, any infrastructure businesses or residential properties.

In addition, it was resolved that the Chair write on behalf of the Committee to the Council's Highway Authority, the Portfolio Holder for Strategic Transport and the Portfolio Holder for Regeneration and Planning to request that consideration be given to the addition of weight restrictions in order to ensure heavy goods vehicles use the Parkside Link Road to M6 route and that a wider package of highways measures were introduced to ensure that any potential impact on the A49 was mitigated.

**P/2023/0696/FUL**

**Land Between 115-117, Birley Street, Newton Le Willows**

Erection of 1no detached dwelling and outbuilding with associated landscaping and access works

The Development Control Manager presented the application to Members, during which a presentation was screened detailing the following:

- Ariel View
- Location Plan
- Site Photographs
- Proposed Elevation and Streetscene
- Proposed Site Plan
- Proposed Floor Plan and Proposed Outbuilding
- Other Matters

The Committee was advised on a further objection that had been received since the publication of the agenda.

Grant Planning Permission Subject to the following conditions:

1. The works hereby permitted must be begun within 3 years of the date of this decision notice.
2. The development shall be carried out in accordance with the following application drawings/documents:
  - Location Plan
  - Existing & Proposed Plans (dwg no. A101-B – Rev. 3)
3. No development hereby approved shall commence until:
  - (a) A Phase 1 Site Investigation and Risk Assessment has been carried out to investigate the potential contamination issues associated with the site and the proposed development. The Phase 1 Site Investigation shall include a desk study, site walkover, human health and environmental risk assessment and an initial conceptual site model. A written report on the Phase 1 investigation shall be submitted to and approved in writing by the Local Planning Authority.

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- (b) Unless otherwise agreed in writing with the Local Planning Authority, a Phase 2 Site Investigation and Risk Assessment Methodology, to assess the nature and extent of any contamination on the site, whether or not it originates on the site, shall be submitted to and approved in writing by the Local Planning Authority.
- (c) Unless otherwise agreed in writing with the Local Planning Authority a Phase 2 Site Investigation and Risk Assessment shall be completed in accordance with the approved methodology. A written report, including a remedial options appraisal, shall be submitted to and approved in writing by the Local Planning Authority.
- (d) Unless otherwise agreed in writing with the Local Planning Authority a detailed Remediation Strategy, which removes unacceptable risks to all identified receptors from contamination, shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy must include proposals for verification of remedial works. Where necessary, the strategy shall include proposals for phasing of remedial works and verification. The strategy shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.

All such reports shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).

- 4. Prior to the first occupation of the development, unless otherwise agreed in writing with the Local Planning Authority, a Remediation Verification Report prepared in accordance with the agreed Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Verification Report shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).
- 5. Prior to the dwelling hereby approved being first occupied, at least one bird box shall be installed and made available for use within the site. The duly installed bird box shall be retained as such thereafter.
- 6. Prior to the first occupation of the dwelling hereby approved, the access and parking area as shown on the approved plans shall be provided and thereafter retained.
- 7. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), before the dwelling hereby approved is first occupied, the utility / W/C / en-suite / stairway windows in the first and second floor of the east and west facing side elevation of the dwelling (facing no. 115 and no.117 Birley Street), as shown on the approved plans, shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the

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greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

8. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.
9. All proposed landscaping and tree planting as shown on the approved plans (dwg no. A101-B – Rev. 3), shall be fully implemented prior to the first occupation of the dwelling hereby approved, or the first planting season post occupation if occupation occurs outside of the planting season. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
10. No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between of 08.00am - 18.00pm Monday to Friday, 08.00am - 13.00pm Saturday and not at all on Sundays/Public Holidays.
11. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in National Planning Practice Guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.
12. There shall be no tree felling, vegetation clearance works, or other works that may affect nesting birds on the development site or off-site habitat creation areas, between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections and approved in writing by the Local Planning Authority.
13. Prior to first occupation of the dwelling hereby approved a minimum of one smart electric vehicle charging point shall be installed within an accessible distance of the in-curtilage parking spaces detailed on drawing reference A101-B – Rev. 3 and retained thereafter.

**P/2023/0668/FP3**

**Allanson Street Primary School, Gaskell Street**  
Provision of new external timber classroom within  
school playing field

The Development Control Manager presented the application to Members, during which a presentation was screened detailing the following:

- Ariel View
- Proposed Site Plan
- Proposed Building
- Site Photograph

## PLANNING COMMITTEE

- Summary of Issues

Grant Planning Permission Subject to the following conditions:

1. The works hereby permitted must be begun within 3 years of the date of this decision notice.
2. The development shall be carried out in accordance with the following application drawings;
  - Location Plan (dwg no. AMCP35164 / 05)
  - Existing School Layout Plan (dwg no. AMCP35164 / 07)
  - Proposed Timber Classroom Position (dwg no. AMCP35164 / 03)
  - Proposed Timber Classroom Elevations (dwg no. AMCP35080 / 04)
  - Proposed Timber Classroom Floor Plan (dwg no. AMCP35080 / 05)
  - Vanguard Log Cabin W5.9m x D5.0m [Brochure]

**P/2024/0005/TPO**

**15 Knowsley Road, Rainhill, St Helens  
L35 0PA**

Works to 1no beech tree covered by Tree Preservation Order (TPO)

The Development Control Manager presented the application to Members, during which a presentation was screened detailing the following:

- Aerial View
- Site Photograph
- Summary of Issues

Grant Planning Permission Subject to the following conditions:

1. The works hereby permitted must be begun within 2 years of the date of this decision notice.
2. All tree works shall be carried out to British Standard BS 3998 (2010), with work only taking place between the 31 August and the 31 March to avoid disturbance to breeding birds. Any work outside this period can only be carried out if the trees are first inspected to ensure there are no breeding birds present.

### **55. CURRENT PLANNING APPEALS**

A report was submitted which informed Members of the current position with regards to the planning appeals that were pending or had recently been concluded alongside details of any call in inquiries.

\* **Resolved that the report be noted.**

### **56. PLANNING APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

## PLANNING COMMITTEE

A report was submitted which informed Members of planning applications determined under delegated powers.

\* **Resolved that the report be noted.**

### 57. **CURRENT ENFORCEMENT CASES**

A report was submitted which provided members with an overview of all planning enforcement complaints received and resolved between 2020 and 2024, alongside statistics and commentary on the number of cases received and resolved.

The report continued in providing information on planning enforcement internal performance indicators, details on other works and enquires received since the last Committee and concluded with a progress report on current extant notices.

\* **Resolved that the report be noted.**

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