

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Planning (Listed Buildings & Conservation Areas) Act 1990
Planning (Hazardous Substances) Act 1990
Planning & Compensation Act 1991

Approval Notice

Approval has been granted for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

Application Details

Reference No: DC/2017/02090

Location of Development: Land To The Rear Of 30 Boyer Avenue, Maghull

Description of Development: Outline planning application for the erection of 3 self-build/custom dwellinghouses with all matters reserved (layout, scale, appearance, access and landscaping reserved for future consideration)

Date Notice Issued: 23rd January 2018

Signed: *Stuart Barnes*
Chief Planning Officer

Notice Issued to:

Applicant

Mr Alistair Malpas
Sefton MBC Regeneration and Housing
Magdalen House
30 Trinity Road
Bootle
L20 3NJ

Conditions

- 1) The development hereby permitted must be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

- 2) Details of the reserved matters set out below must be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (a) Layout
 - (b) Scale
 - (c) Appearance
 - (d) Access and
 - (e) Landscaping

Approval of all reserved matters must be obtained from the Local Planning Authority in writing before any respective phase of development is commenced and must be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

- 3) Full details of a scheme for a sustainable drainage system to serve the site, and method of implementation including arrangements to secure maintenance for the lifetime of the development must be submitted to the Local Planning Authority as part of any individual or combined matters application. The approved scheme(s) must be implemented and managed accordingly thereafter.

Reason: To ensure satisfactory drainage of the site.

- 4) A preliminary ground investigation of the site must be prepared in accordance with best practice and current guidance and submitted to the Local Planning Authority as part of any individual or combined reserved matters application.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

Informatives

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development and Design Team on Tel: 0151 934 4175 to apply for new property numbers.
- 2) The detailed landscaping scheme submitted as individual or combined reserved matters must include:
 - i) Details of boundary treatments and hard surfaces
 - ii) The location, size and species of all trees to be planted
 - iii) The location, size, species and density of all shrub and ground cover planting
 - iv) A schedule of implementation.

- 3) Details regarding storage and handling of domestic waste must be provided under any subsequent application of reserved matters, in particular the location of bins.
- 4) If the proposed development is to incorporate piling in the foundation detail, the developer is advised to consult with Sefton Council Pollution Control to obtain guidance to reduce the chance of enforcement action if an unsuitable method of piling is chosen without appropriate consultation and which subsequently causes nuisance by way of noise and/or vibration.
- 5) The applicant is advised that the standard hours for construction works accepted by Sefton Council are 08:00 - 18:00 Monday to Friday and 08:00 - 13:00 Saturday with no works on Sunday or Bank Holidays.
- 6) The applicant is advised to use waste audits or a similar mechanism such as a site waste management plan to monitor waste minimisation, recycling, management and disposal.
- 7) Trees on site may provide potential habitat for bats which are a protected species. The applicant is advised that it is an offence to destroy a bat roost without a necessary license being obtained from Natural England.
- 8) At the time of this decision being issued the 'best practice and current guidance' is Investigation of Potentially Contaminated Sites, Code of Practice BS 10175:2011+A1:2013 and CLR 11 Model Procedures for the Management of Land Contamination (Defra and Environment Agency, 2004). The preliminary ground investigation must also include a survey of ground associated with the garages in order to identify the presence of asbestos.

It is the responsibility of the person(s) implementing this development that, where necessary approval under the Building Regulations has been obtained before works commence. The plans approved under the Building Regulations should be for the same works as approved under this permission and the plans must not conflict with this permission or the conditions contained within it. You must ensure that any amendments made to meet the requirements of the Building regulations are drawn to the attention of Planning Services.

Important Notes

We expect strict compliance with all conditions. Failure to do so may result in the service of a Breach of Condition Notice and prosecution.

It is your responsibility to make sure that where necessary approval under Building Regulations has been obtained before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. You must make sure that any changes made to meet Building Regulations are sent to Planning Services as well. In some cases you may need to make another planning application.

Details of how to appeal against the conditions on this decision are given below.

This informative is only intended as a summary of the reasons for approval of permission. For further details on the decision please see the application report on Sefton's website.

Confirmation of Compliance with Planning Conditions

It is possible to get written permission from Planning Services that you have fully complied with the planning conditions relating to your development. To do should complete an application form and pay the relevant fee (available via www.sefton.gov.uk) to get written confirmation that conditions imposed on this permission are complied with. The Council will try to confirm whether conditions have been complied with within 8 weeks, if you have not received a formal written response within 12 weeks your fee will be refunded.

Appeals to the Planning Inspectorate

You can appeal against this decision within the time given below. Appeals should be made to the *Planning Inspectorate in all cases. In respect of applications for:

- Planning permission,
- Details pursuant to an outline planning permission,
- Removal or variation of a condition,
- Discharge of condition,
- Listed building consent,
- Conservation area consent, and
- Applications for the determination of prior approval of details,

you have 6 months from the date of the decision to appeal.

In respect of householder applications and minor commercial applications (shop fronts, ground floor security shutters or any other ground floor level external alterations) you have 12 weeks from the date of decision to lodge an appeal.

* Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone: 0303 444 5000
Email: enquiries.pins@gt.net.gov.uk
Website: www.planning-inspectorate.gov.uk

Compliance with Plans

You are reminded that the development must be carried out strictly in accordance with the details shown on the approved drawings. Failure to do so may result in enforcement proceedings

If you need to vary any details from those submitted with your application, we would be pleased to advise you whether or not a further planning application is required. Please send copies of any amended plans to both the Planning Services and Building Control.

Contact Details

Planning Services
Magdalen House
30 Trinity Road
Bootle, L20 3NJ
(Phone : 0345 140 0845 - option 4)

Email: planning.department@sefton.gov.uk
Website: www.sefton.gov.uk/planning