



The City of Liverpool

14 ALEXANDRA Drive
LIVERPOOL L17

Certificate issued to:-
North West Design
P.O BOX 29
Liverpool
L25 7AR

Application No: 02F/2302
Case No: 033793
Date Issued: 30th January 2003

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995**

Location: 14 Alexandra Drive, Liverpool, L17

Proposal: To convert existing building into 10 no. two-bedroom flats, and lay out 10 no. car parking spaces with vehicular turning head, and to carry out associated works within the curtilage including removal of fire escape

Applicant:

Date Received: 15th August 2002

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on 29th January 2003 GRANTED planning permission for the above-mentioned development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

M. Z. L. [Signature]

Planning & Building Control Manager



Liverpool City Council

Planning and Building Control, P.O. Box 88, Municipal Buildings,
Dale Street, Liverpool L69 2DH. web: www.liverpool.gov.uk

02F/230

SCHEDULE OF CONDITIONS AND REASONS

1. The development hereby permitted shall be commenced before the expiration of 5 years from the date of this permission.

REASON: As provided for by Section 91 of the Town and Country Planning Act 1990.

2. Approval of the following details shall be obtained from the local planning authority and the development shall not commence until all the stated details have been approved:-

- (i) materials to be used to surface car-park and create turning head
- (ii) refurbishment of curtilage boundary walls, especially to Alexandra Drive and Sandringham Drive
- (iii) all external vents, pipework and lighting

REASON: These details are not included in the application and the Council wishes to ensure that they are satisfactory.

3. Working drawings of:

- all new windows and doors
- bin store
- covered and secure cycle store containing 10 "Sheffield" cycle stands
- all new gates, means of enclosure, and steps to side and rear

shall be approved by the local planning authority before work commences.

REASON: In order to ensure that these details are satisfactory, particularly bearing in mind the location of the premises within the Lark Lane Conservation Area.

4. Before any construction commences, samples of the materials to be used in the external construction of this development (including walls, steps and car-park/turning head) shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure a satisfactory external appearance, particularly bearing in mind the prominent location of the premises within the Lark Lane Conservation Area.

5. Prior to the occupation of the flats all works shown on the approved plans or specified in other conditions (including the provision of secure covered cycle storage, turning head, and other external refurbishment works to walls) shall be completed to the satisfaction of the local planning authority.

REASON: It is in the interests of the residential amenity of the initial occupiers of the flats, and in the interests of pedestrian and highway safety.

6. The premises shall be acoustically insulated in accordance with a scheme to be submitted to and approved by the local planning authority (in consultation with the Council's Environmental Health Service) which shall be installed to their satisfaction prior to the use hereby permitted commencing.

REASON: It is in the interests of the amenity of adjacent occupiers.

7. (i) All trees shall be adequately protected during the period of construction by the erection of a braced scaffold vertical and horizontal framework at least 1.2 metres high (to BS 5837) enclosed by either cleft chestnut pale fencing (to BS 1722: Part 4) or chain link fencing (to BS 1722: Part 1), which shall extend beyond either the outermost branch-spread of the tree (the drip-line) or the root system, whichever is the greater distance;

(ii) No work on site (including the pre-construction delivery of equipment or materials or the creation of site accesses) shall be commenced until all details of the protective barrier have been agreed to, in writing, by the local planning authority and the protective barrier erected to its' satisfaction. Once erected, the protective fencing shall at no times be breached or removed without the prior written consent of the local planning authority;

(iii) There shall be no raising or lowering of levels; no storage of soil, debris or building materials; and no passage of vehicles or plant within the protective barrier under any circumstances, except with the written consent and advice of the local planning authority on additional protective measures;

REASON: It is in the interests of visual amenity, and in accordance with the duty of the Council under Section 197 of the Town and Country Planning Act 1990, in respect of the planting and preservation of trees, in order to protect, on the basis of advice given in BS 5837 "Trees in relation to Construction", the trunk and vulnerable surface root systems from damage, including breakage of limbs by vehicles and equipment, asphyxiation arising from soil compaction, chemical pollution, and the loss of foliage through the effects of heat.

8. (i) All fires on site shall be at least 20 metres from the outermost part of the tree spread, and oil, bitumen, concrete and similar injurious materials or substances must not be stored or prepared less than 10 metres from the outermost part of the tree spread;

(ii) No underground services, kerbing or hard surface materials shall be laid within the area bounded by the protective fencing, except with the written consent and advice of the local planning authority;

(iii) No notice boards, telephone cables, other services or similar elements shall be attached to protected trees on the site;

(iv) Any tree that suffers injury during the period of construction or dies within 3 years of the development shall be replaced with a tree of a suitable size and species, to the satisfaction of the local planning authority in the first available planting season thereafter, all works to be carried out to BS 4428: 1989 "Code of Practice for General Landscape Operations".

REASON: It is in the interests of visual amenity, and in accordance with the duty of the Council under Section 197 of the Town and Country Planning Act 1990, in respect of the planting and preservation of trees, in order to protect, on the basis of advice given in BS 5837 "Trees in Relation to Construction", the trunk and vulnerable surface root systems from damage, including breakage of limbs by vehicles and equipment, asphyxiation arising from soil compaction, chemical pollution, and the loss of foliage through the effects of heat.

. Construction work for the creation of car spaces 4 and 10, and the turning head, shall be carried out by hand, and in accordance with the "New Car Parking Surface: Constructional Specification" guidance note enclosed with this decision.

REASON: In order to ensure that the health of the frontage trees to Alexandra Drive is not harmed, and in particular that the silver birch adjacent to car park space 10 and the proposed turning head is not adversely affected.

10. Prior to work commencing on site full details of the number, size, species and location of trees and shrubs to be planted and the treatment of all ground surfaces not built upon (including the engineering works involved in creating the turning head) shall be submitted to and approved in writing by the local planning authority.

REASON: These details have not been submitted with the application and the Council wishes to ensure they are satisfactory in the interests of visual amenity.

11. (i) The approved landscaping scheme shall be completed either (i) not later than the first planting season following completion of the development or (ii) during the appropriate planting season progressively as the development proceeds, in accordance with a programme to be agreed in writing with the local planning authority.

(ii) Any trees or shrubs which die, become diseased, damaged or are removed within 3 years of planting shall be replaced with trees and shrubs of similar sizes and species or as may otherwise be agreed with the local planning authority in the first available planting season thereafter, all works to be carried out to BS 4428: 1989 "Code of Practice for General Landscape Operation".

REASON: It is in the interests of visual amenity and in accordance with the duty of the Council under section 197 of the Town and Country Planning Act 1990 in respect of the planting and preservation of trees.

1. The applicant should note that the premises lies within the Lark Lane Conservation Area, and that the trees are protected by Tree Preservation Order 82.