

[REDACTED]

From: Alan Porter
Sent: 29 November 2022 12:44
To: Nick Porter
Subject: FW: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Should all be in the chain

From: Ronnie Stafford [REDACTED]
Sent: 21 September 2022 15:40
To: Alan Porter [REDACTED]
Cc: John Fitzpatrick1 [REDACTED]
Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Alan

All fine , as per John's comments

Regards

Ronnie

Ronnie Stafford
Highways and Public Protection
Sefton M.B.C.
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ
0151 934 4666

[REDACTED]

From: John Fitzpatrick1 [REDACTED]
Sent: 21 September 2022 14:54
To: Ronnie Stafford [REDACTED]
Cc: Alan Porter [REDACTED]
Subject: Re: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Afternoon Ronnie

Long Lane Thornton can be signed off, they have installed the HAPAS approved over-band tape, looks fine and will protect the joints.

Regards
John Fitzpatrick

Get [Outlook for Android](#)

From: Ronnie Staffor [REDACTED]
Sent: Tuesday, September 20, 2022 1:57:38 PM
To: John Fitzpatrick1 [REDACTED]
Cc: Alan Porter [REDACTED]
Subject: FW: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi John

Please see email below from Alan , can you please arrange inspection

Regards

Ronnie

Ronnie Stafford
Highways and Public Protection
Sefton M.B.C.
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ
0151 934 4666

From: Alan Porter [REDACTED]
Sent: 20 September 2022 12:04
To: Ronnie Stafford [REDACTED]
Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Ronnie

CH Civils have been out eventually and fixed the edge of our tarmac. When convenient would you be able to call past and check you are happy with their work

Kind Regards
Alan

From: Ronnie Stafford [REDACTED]
Sent: 25 April 2022 15:22
To: Alan Porter [REDACTED]
Subject: FW: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Alan

Can you please phone me to discuss

Regards

Ronnie

Ronnie Stafford
Highways and Public Protection
Sefton M.B.C.
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ
07768 072 452

From: Alan Porter [redacted]
Sent: 19 April 2022 09:05
To: Ronnie Stafford [redacted]
Cc: Nick Porter [redacted]
Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Morning Ronnie

Don't know if you remember last autumn we discussed a road entrance on our site on Long Lane Thornton. We are now at the point where we have the entrance dug through to the road and are almost ready to make our new entrance up to the road way. I have discussed this with the contractor and they have requested to see if you or a colleague are able to visit to offer some advice on how we need to key our surface to the existing.

If this is OK could you let me know a time (ASAP) and I will get other parties organised

Kind Regards
Alan

From: Alan Porter
Sent: 18 April 2022 13:49
To: Nick Porter [REDACTED]
Subject: FW: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

From: Alan Porter
Sent: 06 October 2021 11:10
To: Ronnie Stafford [REDACTED]
Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Ronnie

Sorry for being thick, am I paying £1351 as per the document you sent?

Regards
Alan

From: Ronnie Stafford [REDACTED]
Sent: 06 October 2021 10:42
To: Alan Porter [REDACTED]
Cc: Ronnie Stafford [REDACTED]
Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Alan

Please see [attached] for your attention.

It would be appreciated, if you would fill this application form out and send back, with proof of payment

Also can I have a current copy of your PLI Docs, for £5,000.000

Please see payment link for your attention to pay by card.

https://www.civicaepay.co.uk/Sefton/Webpay_Public/Webpay/Default.aspx

The online payments procedure can be found on the Sefton Internet Page

- (1) The online facility for payment please follow the link 'Highway Licences and payments:
- (2) Payment Type = Highways
- (3) Select Service for pay = drop down menu will list s184
- (4) Reference No can be ie: location of works

Regards

Ronnie

Ronnie Stafford
Highways and Public Protection
Sefton M.B.C.
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ
0151 934 4666

From: Alan Porte [REDACTED]
Sent: 06 October 2021 09:41

To: Ronnie Stafford [REDACTED]

Subject: FW: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Ronnie

Further to our discussion this morning please find attached documents relating to our proposed site on Long Lane in Thornton. If you require further information please do not hesitate to contact me

Kind Regards

Alan

From: Keith Davies [REDACTED]

Sent: 29 September 2021 08:02

To: Alan Porter [REDACTED]

Cc: Stephen Birch [REDACTED] Ronnie Stafford [REDACTED]

Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Alan

As promised my colleagues have reviewed the required works on the adopted highway in respect to your scheme at Wrakes Farm. As such it has now been agreed that these works can be carried out using a s184 licence under the Highways Act 1980. Whilst there will still be a fee to pay and information to provide, it will be less than that required for a full s278 HA 1980 legal agreement.

As such, please contact my colleague Ronnie Stafford email: mobile: 07768072452 who will be pleased to explain the process and the payment required.

Kind regards

Keith

Keith Davies

Highway Development & Design
Transportation and Highway Infrastructure,
3rd Floor Magdalen House,
30 Trinity Road,
Bootle L20 3NJ

From: Alan Porter [REDACTED]
Sent: 24 September 2021 08:30
To: Keith Davies [REDACTED]
Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Keith,

Thanks for your help. We can move on with the bank now and will be in touch once we know our plans

Kind Regards
Alan

From: Keith Davies [REDACTED]
Sent: 24 September 2021 08:32
To: Alan Porter [REDACTED]
Cc: [REDACTED]
Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Alan

The option to carry out the works using a full s278 HA 1980 legal agreement will involve the following:

The required fee payments would be:

- £1,912 for drafting the legal agreement.
- £1,500 or 10% of the cost of the works (whichever is greater) for the Councils Fees

We would also need the following information to draft the legal agreement:

- Confirmation of the name and address of the land owner
- Plans suitable for technical approval including materials and standard details
- Confirmation of the estimated cost of the works
- The name and address of your contractors (must be 'streetworks' accredited)
- The name and address of your solicitor

- The name and address of your surety/bondsman (a monetary deposit based on the cost of the works is the alternative option if you prefer this –80% would be released on the issue of the stage 2 Certificate following the completion of the works followed by the remaining 20% on the issue of the final certificate at the ends of the 12 month maintenance period).

An initial payment of £2,000 would be required before the technical approval process and the drafting of the legal agreement could commence.

Please note that the s278 legal agreement would need to be in place and advance notification needs to be arranged before the works could be carried out on site. You should also be aware that our legal team are currently experiencing a very heavy case load and as a result the drafting of legal agreements is taking longer than we would normally expect.

Given the limited amount of required works on the adopted highway, you will understand why we want to review the situation to see if there is an alternative way of delivering the works that may prove cheaper and quicker for your benefit. In my absence this week, Stephen has already actioned this review and we intend to come back to you in the near future with a definitive response.

Kind regards

Keith

From: Alan Porter [redacted]
Sent: 22 September 2021 13:08
To: Keith Davies [redacted]
Cc: [redacted]
Subject: RE: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hi Keith

Thanks for the reply

In order to speed up our negotiations with the bank would you be able to give us a worst case scenario. This will allow us to get the approval from them and get the greenhouse ordered and hopefully avoid missing the building window

Kind Regards

Alan

From: Keith Davies [redacted]
Sent: 17 September 2021 08:17
To: Alan Porter [redacted]
Cc: Stephen Birch [redacted]; Brian Goodwin [redacted]
Subject: DC/2020/02628 - Land adjacent to Wrakes Farm, Long Lane, Formby

Hello Alan

Brian has passed your request on to myself. On looking at the limited extent of works required on the adopted public highway, I have spoken to my manager and we have agreed that we want to carry out a quick review to determine whether a full s278 HA 1980 legal agreement is the most appropriate mechanism to deliver these works in this instance. You will be aware that a full s278 would involve significant costs to yourself in terms of fees and a bond/monetary deposit and would take some time to put in place and we want to ensure that there is not a cheaper and quicker mechanism that can be used instead.

I notice that the relocation of a telegraph pole is also conditioned on the approval notice. This relocation of the pole would not be part of any legal agreement or licence and would be an issue for you to agree and arrange with the utility company involved –I think that this would be Open Reach in this case.

Kind regards

Keith

Keith Davies

Highway Development & Design
Transportation and Highway Infrastructure,
3rd Floor Magdalen House,
30 Trinity Road,
Bootle L20 3NJ

Tel: (0151) 934 4260
[Redacted]

From: Alan Porter [Redacted]
Sent: 16 September 2021 09:17
To: Keith Davies [Redacted] >
Subject: FW: highways

Sent from my Galaxy

----- Original message -----

From: Alan Porter [REDACTED]

Date: 16/09/2021 09:11 (GMT+00:00)

To: [REDACTED]

Subject: FW: highways

Hi Brian.

I sent the email below a couple of days ago. Can you confirm you are the correct person to answer.

As we are restricted in building window and greenhouse lead times for April are upon us. It is imperative we get a quick response so we can satisfy the banks questions.

If it is not your remit could you please tell me who is best to contact so we can get moving forward

Kind Regards

Alan

Sent from my Galaxy

----- Original message -----

From: Alan Porter [REDACTED]

Date: 14/09/2021 13:55 (GMT+00:00)

To: [REDACTED]

Subject: FW: highways

Hi Brian

With reference to the planning approval and works below I would like to know if the council will require a bond for the 278 works.

I have the bank pushing for an answer before they can finalise their funding proposal for the project.

Hope you can help

Regards

Alan

----- Original message -----

From: Anthony Atkinson [REDACTED]

Date: 14/09/2021 13:35 (GMT+00:00)

To: Alan Porter [REDACTED]

Subject: highways

Hi Alan

From the 'notes' in the approval doc (as attached) –I'd try the email address as below

2) There will be a requirement for the applicant to enter into a s278 Highways Act 1980 Legal Agreement to enable the works on the adopted public highway. Please contact Sefton's Highway Development and Design team in this respect- email: HDD.Enquiries@sefton.gov.uk

The highways' consultee was

Consultee Details

Name: Mr Brian Goodwin

Address: Third And Fourth Floors, Magdalen House, 30 Trinity Road, Bootle L20 3NJ

Email [REDACTED]

On Behalf Of: Highways Development Design

Anthony Atkinson | Acorus Rural Property Services Ltd

North & Midlands

[REDACTED]
[REDACTED] acorus.co.uk

Head Office: The Old Market Office, 10 Risbygate Street, Bury St Edmunds, IP33 3AA.



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