



Town and Country Planning Act 1990

Approval Notice

The application for the development referred to below is approved subject to the condition(s) set out on the attached sheet. The Local Planning Authority has sought to work with the applicant in a positive and proactive manner to resolve issues which it considered necessary to be addressed to make the proposal acceptable. On this occasion this was achieved by either securing necessary amendments to the proposal and/or attaching necessary conditions. Where pre-commencement conditions have been attached, this was with the agreement of the applicant.

Application Details

Reference No: DC/2023/00994

Location of Development: Shell Garage Crosby Road North Waterloo

Description of Development: Provision of an EVC Hub and associated works

Date Notice Issued: 5th December 2023

Signed: *Derek McKenzie*
Chief Planning Officer

Notice Issued to:

Agent

JMS Planning & Development Ltd
Harry Capstick
Build Studios
203 Westminster Bridge Road
Lambeth
London
SE1 7FR
United Kingdom

Applicant

Shell UK Oil Products Limited
N/A
C/O The Agent
C/O The Agent
C/O The Agent
C/O The Agent

Conditions

Time Limit for Commencement

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development shall be carried out in accordance with the following approved plans and documents:

PLNG 000 - Site Location Plan

PLNG 003.D - Proposed Site Plan

PLNG 004.A - Proposed Site Elevations

PLNG 005 - EV Canopy Elevations

PLNG 006 - Ancillary Details

SY23-370-LPP-23-05 - Landscape Planting Plan

SY23-370-ARB-23-01- Tree Survey Report and Tree Constraints Plan & Arboricultural Impact Assessment

Reason: For the avoidance of doubt.

Before the Development is Commenced

- 3) No development shall commence, until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of trees T10, T11 and T12 shown to be retained on drawing number SY23-370-AIA-TPP-23-04 within the Tree Survey Report. The approved scheme shall be carried out throughout the course of the construction of the development.

Reason: These details are necessary prior to the commencement of development to safeguard all existing trees on site.

Before the Development is Occupied

- 4) The charging points shall not come into operation until all the parking spaces have been laid out within the site in accordance with drawing no PLNG 003.D and the spaces shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason: To ensure that enough car parking is provided for the development and to ensure the safety of highway users.

Ongoing Conditions

- 5) Within the first planting/seeding season following completion of the development, all planting, seeding or turfing comprised in the approved landscaping plan (Drawing No.SY23-370-LPP-23-05) shall be carried out; and any trees or plants which within a period of 5 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.

Reason: To ensure an acceptable visual appearance to the development.

Notes to Applicant

- 1) The applicant should contact Sefton Council (ETSContact@sefton.gov.uk) for advice regarding any changes to the environmental permit relating to the petrol filling station activities, including the relocation of tank vents etc.

Complying with Planning Conditions

This application is subject to conditions. We expect you to comply strictly with all conditions. If you do not, we may serve you with a Breach of Condition Notice and this may lead to you being prosecuted.

Where stated, further details will need to be submitted and approved by us at certain stages of the development (including prior to its commencement) and what details must be submitted to do so. You will need to apply to us to approve details required by conditions, a fee will be required. For further details please visit <https://www.sefton.gov.uk/planning-building-control/apply-for-permission/confirming-compliance-with-planning-conditions.aspx>

You are responsible, where necessary, for obtaining approval under Building Regulations before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. Our Building Control Team will be happy to answer any queries you have regarding this, please contact building@sefton.gov.uk or call 0345 140 0845.

Appeals to the Planning Inspectorate

You can appeal against this decision (including an appeal against conditions) within **6 months** of the date of this decision notice (except for householder applications and minor commercial (e.g. shop fronts), which have **12 weeks** from the date of this notice).

Appeals should be made to the Planning Inspectorate.

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

Phone: 0303 444 5000
Email: enquiries@planninginspectorate.gov.uk
Website: <https://www.gov.uk/appeal-planning-decision>

In respect of a retrospective/part retrospective application being refused, the period for an appeal would be reduced to 28 days from the date on which any enforcement notice has been served.

Amendments following your decision

There are various ways to obtain approval if you need to vary any details from those submitted with your application. These include “non-material amendments” and “minor material amendments”. For more information, please visit www.sefton.gov.uk/amendpp

Issued By

Planning Services
Magdalen House
30 Trinity Road
Bootle
L20 3NJ

Phone : 0345 140 0845
Email: planning.department@sefton.gov.uk
Website: www.sefton.gov.uk/planning