



St. Helens Council

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## TOWN AND COUNTRY PLANNING ACT 1990

### Notice of Decision on Permission In Principle P/2024/0371/PIP

**Proposal:** Application for permission in principle to construct 1 no dwelling.

**Location:** Land Between 111 And 113 Carr Mill Road (North), Billinge

#### **DECISION: GRANT PERMISSION**

##### POSITIVE AND PROACTIVE WORKING:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development, such that the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

##### INFORMATIVES:

You are advised that an application for approval of Technical Details Consent must be made no later than the expiration of three years beginning with the date of this permission.

In addition to national information requirements as required by article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015, applications for the approval of technical details should be accompanied by an Arboricultural Impact Assessment, Landscaping Scheme, Ecology Survey, Drainage Strategy, Access and Parking Arrangements and Biodiversity Metric.

This aforementioned required information is not exhaustive and additional information may be required during the determination process.

Where planning permission is granted subject to conditions, it is the responsibility of the applicant, or any subsequent developer, to ensure that the terms of all conditions are met in full at the appropriate time. For each request to discharge one or more conditions, the fee payable is currently £145.00 per request. It should be noted that any number of conditions, relating to the same planning application, can be discharged at one time and therefore will only incur the one applicable fee. If conditions are discharged individually, a fee will be payable for each request made. Should you wish to discuss or seek advice in advance of the submission, you should contact the planning case officer who dealt with the application.

**Signed:** Joe Nanson

**Dated:** 02/09/2024

On behalf of St. Helens Council

## NOTES

This decision grants permission under the Town and Country Planning Act 1990. It does not grant approval for anything else, such as the display of advertisements, works to a Listed Building, works under the Building Regulations or works in an adopted highway, which would require separate approval. If you are unsure whether any additional approval is required, please contact the Council on 01744 676789.

If a site notice has been placed on or around the application site, can you please ensure it is removed and disposed of properly.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal against your local planning authority's decision, you must do so within 6 months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate). The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

If you require any further assistance or clarification please contact:

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Development Control Manager	Joe Nanson	<a href="mailto:joenanson@sthelens.gov.uk">joenanson@sthelens.gov.uk</a>	01744 676122
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