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From: Chloe Smith <Chloe.Smith@pegasusgroup.co.uk>
Sent: 25 July 2025 14:42:59 UTC+00:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>
Cc: "Clark, Tony" <Tony.Clark@knowsley.gov.uk>; "Fergus Sykes" <fergus.sykes@pegasusgroup.co.uk>
Subject: RE: 25/00324/FUL - Barclays Bank, KTC
Attachments: Kirkby Delivery Management Plan 2.pdf, 3294730 Bush Road.pdf, 3272941 Swallow Croft.pdf

Hi Lee,

In receipt of the highway's comments, please find a Delivery Driver Management Plan attached, detailing the arrangements that will be put in place to ensure delivery drivers and customers do not park in a way that is detrimental to highway safety.

As detailed in the Management Plan, Domino's employ their own delivery drivers and do not use third parties, if they are required to park their vehicles they will do so in the Kirkby Retail car park approximately 50m to the northwest as well as the New Kirkby Market short stay car park approximately 85m to the south east. If they are simply loading orders they will utilise North Parade to the west, given loading is not restricted, drivers will also utilise North Parade at the rear of the premises outside of 8am to 6pm Monday to Saturday, when loading is not restricted.

It must be noted that parking and stopping on double yellow lines, although will be discouraged by Domino's in accordance with this delivery management plan, is a matter for the highways authority to enforce.

The site also has a Class E fallback position in which it could re-open under a Class E use providing a convenience store or restaurant use without requiring planning permission. Appeal decisions have also confirmed that if suitable parking is available to customers, it can be presumed that a hot food takeaway use will not result in highway safety impacts over and above the existing lawful Class E use, as confirmed in:

- **3294730** - Bush Road Rochester allowed a change of use to a hot food takeaway, on highways matters the Inspector stated that *"the premises is currently vacant, it could be brought back into use within Class E without requiring planning permission. Such action would undoubtedly add to the existing level of parking stress within the area, and could lead to the obstruction of the free-flow of traffic within the highway whilst customers park or seek to park."*

Demand for short term customer and delivery parking associated with the proposal would be likely to be relatively high during the hours the business is open. However, it

has not been demonstrated that such demand would be materially different from that which would arise from the use of the premises as a convenience store or other use within Class E, where frequent comings and goings may be reasonably anticipated. I cannot therefore conclude that the proposed development would lead to a demonstrable increase in harm to highway safety in the area."

- **3272941** - Swallow Croft Lichfield, was allowed for a change of use to a hot food takeaway, the Inspector confirmed that "*I accept that customers will try to park as close as possible to the proposed takeaway. Vehicles parked near to the junction could obscure visibility. However, this could potentially arise in connection with the existing use of the appeal site and the local centre. There is adequate car parking in the general area around the appeal site providing opportunities to park in locations where highway safety issues would not arise.*"

It must also be noted that there are also several planning applications for hot food takeaways recently determined by Knowsley Council that were within Town Centre locations, not provided with designated parking and in proximity of double yellow lines that received no objections from highways officers, this includes:

- **24/00038/COU** approved the change of use of 66 Eccleston Road to a hot food takeaway. The site is located in Prescott Town Centre and was provided with no designated parking with a pedestrianised area directly outside the premises, therefore it was reliant on nearby public parking for delivery drivers. The Highways authority had no objection to the proposals with the Officer's report confirming that the change of use would have no adverse impact on highway safety, with customers expected to use the establishment as part of a linked trip to the Town Centre.
- **22/00451/FUL** approved the change of use of Unit 13 Halewood Shopping Centre, a designated district centre. The site was not provided with any designated parking or servicing facilities and the highways officer had no objections to the proposed change of use.

Cycle parking is already available in immediate proximity of the site in the form of Sheffield Stands providing 6 no. cycle parking spaces which can be utilised by both customers and staff. These spaces appear to always be available and will be suitable to accommodate cycle parking demand from customers and staff along with the from the wider area. It must also be noted that there are no adopted minimum cycle parking standards for hot food takeaway uses, therefore it is considered that the site will have suitable access to cycle parking to accommodate its operations.

I would be grateful if the attached and above information could be considered by yourself and the highways officer in response to their previous comments.

I am awaiting the additional calculations and clarification requested by the EHO and will pass this over as soon as possible. I also look forward to hearing from you following your visit to Kirkby this week and confirmation of the number of existing takeaways.

Kind regards,

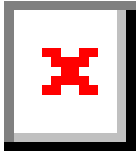
Chloe Smith

Planner - Planning

E Chloe.Smith@pegasusgroup.co.uk

M 07483 193934

First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4Q
L



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From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Sent: 21 July 2025 11:36

To: Chloe Smith <Chloe.Smith@pegasusgroup.co.uk>

Cc: Clark, Tony <Tony.Clark@knowsley.gov.uk>

Subject: RE: 25/00324/FUL - Barclays Bank, KTC

Hi Chloe,

I will likely be going to Kirkby tomorrow or Wednesday; I will let you know if the figures still reflect what is on the ground.

Kind Regards

Lee

Lee Osborne

**Senior Planner
Planning**

Telephone: [0151 443 2395](tel:01514432395)

Knowsley Council , Huyton Library , Civic Way , Huyton , Knowsley , L36 9FB



From: Chloe Smith <Chloe.Smith@pegasusgroup.co.uk>

Sent: 21 July 2025 10:25

To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Cc: Kilroe, Alan <Alan.Kilroe@knowsley.gov.uk>; Fergus Sykes <fergus.sykes@pegasusgroup.co.uk>

Subject: RE: 25/00324/FUL - Barclays Bank, KTC

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Hi Lee,

Thank you for providing these comments, we will review and get back to you.

Do you know when you will be able to do your walk through, to check that there are only 4 hot food takeaways in the Town Centre.

Kind regards,

Chloe Smith

Planner - Planning

E Chloe.Smith@pegasusgroup.co.uk

M 07483 193934

First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL

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From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Sent: 18 July 2025 16:34

To: Chloe Smith <Chloe.Smith@pegasusgroup.co.uk>

Cc: Kilroe, Alan <Alan.Kilroe@knowsley.gov.uk>; Fergus Sykes <fergus.sykes@pegasusgroup.co.uk>

Subject: 25/00324/FUL - Barclays Bank, KTC

Hello Chloe

I have not got back to you to date as I was asked not to send comments until an internal meeting today. After that meeting I have been advised that I can send you Highways and EH comments and requirements, with both at present objecting to the application as currently submitted. I would note that the highways issues should be addressed to be able progress this further; the EH issues can be overcome by consideration of a filtration/ventilation system appropriate for the proposal and EH concerns, and which would be acceptable within the street scene. In addition to the concerns/objections of Highways and the requirements to overcome those, could you also please give details of where the delivery drivers and their vehicles will park/wait (e.g. in-house delivery, Uber Eats, Deliveroo etc.)?

The other 2 consultee responses are from Public Health and Policy, both noting the Town Centre SPD policy for maximum of 5% of town centre uses as an appropriate level for hot food take-aways in town centres. Policy notes that whilst with the proposed unit there would be less than the 5% threshold, with 4 HFTAs currently, the response is based on 2024 figures, and I will be doing a walk-through to check if those are still relevant figures. Policy also notes that KFC, McDonalds etc are not included as HFTAs as they are "fast food restaurants." Whilst not HFTAs

they are still considerations to take into account due to the HFTA element of their turnover being so significant against the overall turnover.

My manager's name is Jo Sheridan (email: jo.sheridan@knowsley.gov.uk) although she is on leave at present. The Head of Service is Alan Kilroe whose email is alan.kilroe@knowsley.gov.uk.

If you have any queries please give me a call.

Kind Regards

Lee

Lee Osborne

**Senior Planner
Planning**

Telephone: [0151 443 2395](tel:01514432395)

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