

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 26/00079/DEMCON **CASE OFFICER:** Andrew Hunt

WARD: St Gabriels **PARISH:** N/A

LOCATION: St Agnes Parish Club, 82 Huyton Hey Road, Huyton, Knowsley, L36 5SR

PROPOSAL: PRIOR NOTIFICATION FOR THE DEMOLITION OF A SINGLE STOREY BUILDING (PARISH CLUB BUILDING ONLY).

Site Description

The application site is a Church (St Agnes Roman Catholic Church) and adjacent club building, car parking and grassed area located on Huyton Hey Road. The site also extends to St Mary's Road to the south. There are dwellings to the north, south east and west, with numbers 87 and 89 St Mary's Road in Close proximity.

Proposal

The proposal is a prior notification for the demolition of a single storey building (Parish Club building only).

Consultations

Environmental Health – No objection.

ESS – No objection.

Merseyside Environmental Advisory Service - No objection subject to conditions to secure compliance and a species license.

Representations

The application has been publicised by a site notice erected by the applicant in accordance with the General Permitted Development Order 2015 (as amended). No representations have been received.

Planning History

10/00402/FUL - ERECTION OF SINGLE STOREY EXTENSION TO FORM EXTENDED COMMUNITY ROOM. (AMENDMENT TO WITHDRAWN APPLICATION 09/00317/FUL). - 01.09.2010

Relevant Policy

General Permitted Development Order 2015 (as amended)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Amenity

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The 'Outline Demolition Method Statement' gives the following measures to reduce dust, noise and vibration:

"Water suppression at source

- *Controlled loading, handling and removal of materials.*
- *Prevention of dust migration beyond the site boundary.*
- *Wheel cleaning and site housekeeping.*
- *Prevention of the transfer of mud and debris to the public highway.*

Noise and vibration

- *Compliance with BS 5228 for noise and vibration control.*
- *Selection of suitable plant and controlled working methods.*
- *Monitoring where required.*

Working hours

- *08:00 to 18:00 Monday to Friday.*
- *08:00 to 13:00 Saturday.*
- *No works on Sundays or Public Holidays without the prior written approval of the Local Planning Authority where required".*

Overall, with these mitigation measures, any potential harm to neighbour amenity from noise and dust will be reduced and mitigated. This is supported by the views of the council's environmental health team who have no objection. Overall, the demolition would not adversely affect the occupiers of neighbouring premises.

Highways

NPPF policy TR6 states that a development should be refused on highways grounds if there would be an unacceptable impact on highway safety.

“Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.”

The club to be demolished is located at the western part of the site, away from the busier St Johns Road and on the quieter Huyton Hey Road. The demolition would also take place within the site, which has extensive parking areas and two accesses off relatively quiet roads. There is sufficient parking within the site to serve construction vehicles.

Therefore, overall, there would be no impact on highway safety from the proposal.

Ecology

Part 2 of Core Strategy Policy CS8 states that planning powers and other interventions will be used to:

- c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets;
- d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;

The application has been supported by documents relating to ecology including a Ground Level Tree Assessment (GLTA), Dusk Survey Results and Bats and Breeding Birds survey. The GLTA report states that no evidence of bat use or presence was found in trees on site.

Developments affecting European protected species must be assessed by the Local Planning Authority against three tests set out in the Habitats Regulations prior to determination.

Test 1: Regulation 55(1)(e): “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment” The proposals are for the demolition of an existing building which has fallen into state of disrepair where retention and refurbishment are not considered a reasonable or viable option. The proposals will allow the provision of beneficial consequences of primary importance for the environment by securing increased roost provision (2 bat boxes) for the loss of one day roost in close proximity to a known roost location. This test has been satisfied.

Test 2: Regulation 55(9)(a): “that there is no satisfactory alternative”

The proposals are for the demolition of a building which has been vacant and redundant for in excess of 10 years and has fallen into a state of disrepair where retention and refurbishment are not considered a reasonable or viable option. Given the nature of the proposal, no alternative measures are available. This test has been satisfied.

Test 3: Regulation 55(9)(b): “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range” Works at the site without appropriate mitigation would result in the loss of the confirmed roost of common and widespread species (Soprano Pipistrelle) within Knowsley. Works are unlikely to cause a detrimental change to the conservation status of the European Protected Species at a local or county level but may lead to offences under the Wildlife and Countryside Act 1981 and Habitats Regulations 2017 (as amended). Proposed mitigation and compensation measures within the submitted Bat Mitigation Strategy will ensure that new bat roosting provision is in place prior to the building works commencing and will ensure there is additional roosting provision at the site post-development. If the mitigation recommended within the mitigation section (Section 9, 10 and 11) of the submitted Demolition method statement, (Outline Demolition Method Statement St Agnes Parish Church, Property Surv, 10/08/2025, ADL00002 DS V2), and mitigation section (Section 6) of the Dusk Survey Results report (Dusk Survey Results, St Agnes Parish Church, Tyrer Ecological Consultants, 27/06/2025, V1) are implemented, then this test would be satisfied. The mitigation can be secured by a suitably worded planning condition.

It is considered that the requirement for a species license will need to be as an informative rather than a condition as it relates to a separate regulatory process and the prior approval process does not allow conditions to be imposed.

Overall, the documents submitted demonstrate that there would not be harm in relation to ecology. These have been reviewed by the council’s ecological advisors who accept the recommendations of the report and have no objection to the proposal. Overall, there would be no harm to ecology and the application complies with Core Strategy Policy CS8.

Trees

Part 10 of Core Strategy Policy CS21 (Trees and Greenspace) states that:

“10) The Council will encourage proposals for new development to incorporate:

a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;

b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and

c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size”.

The proposal has been supported by an Arboricultural Impact Assessment and Method Statement. The impact assessment indicates that no trees require removal. The method statement advises measures to reduce any impacts of demolition on the existing trees.

The documents have been reviewed by the council's tree officer who has no objection to the proposal.

Overall, there would not be harm to trees from the proposal. Therefore, the application complies with Core Strategy Policy CS21.

Conclusion

The development complies with the relevant criteria set out in Schedule 2, Part 11, Class B of the GPDO 2015 (As Amended). The submitted details are considered to be acceptable. Therefore, it is considered that prior approval is required and granted in accordance with the provisions of the GPDO.

Recommendation

The applicant be informed that under the terms of Class B of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval for the demolition of the buildings is required and hereby granted.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

17/09/2026

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

1) Plans List

The following Plans are approved:

- a. Method Statement – received 25/02/2026
- b. Arboricultural Impact Assessment – received 25/02/2026
- c. Existing Site Plan - Demolition Works – received 25/02/2026
- d. Dusk Survey – received 25/02/2026
- e. Location Plan – received 25/02/2026
- f. Bats and breeding birds – received 28/04/2026
- g. Demolition justification statement – received 08/06/2026
- h. Demolition Method Statement V2 - received 10/08/2026
- i. Ground Level Tree Assessment – received 18/08/2026

2) Species License

Before development starts, a licence is required from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017, authorising the specified development to go ahead