



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00428/FUL

Name and address of applicant

Gozo Group Ltd.
7 Dover Point
2A Liverpool Road
Southport
Merseyside
PR8 4AU

Name and address of agent

Revival Architecture Ltd.
Suite 203
Queens Dock Business Centre
67-83 Norfolk Street
Liverpool
L1 0BG

Date of Receipt: 9 August 2024

Date Valid: 16 October 2024

Address/Location Of Development:

Unicorn Inn
405 Cronton Road
Cronton
Knowsley
WA8 5QF

Description of Development:

'ERECTION OF SINGLE STOREY SIDE EXTENSION WITH INSTALLATION OF GLASS ROOF LANTERN AND PARTIAL DEMOLITION OF EXISTING EXTENSION. ERECTION OF 2M HIGH PERIMETER FENCE AND INSTALLATION OF NEW EXTERNAL STEEL FIRE ESCAPE'

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. Notwithstanding any description of materials included within the application, no above ground construction works shall take place until a full specification of materials to be used externally on the proposed development, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those on the existing building, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. No above ground construction works shall take place until full details of a glazed privacy screening to serve the steel fire escape staircase, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be retained at all times thereafter.

Reason: To protect the residential amenities of the adjacent neighbours and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

5. No part of the proposed development hereby approved, shall be commenced until an assessment has been carried out in accordance with the EMAQ document "Control of Odour and Noise from Commercial Kitchen Exhaust Systems". The outcome of the assessment shall be submitted to and approved in writing by the Local Planning Authority.

The information submitted must include:

- a. Details of the equipment that will be installed to control odour and smoke,
- b. The dimensions and location of any external ventilation stack; and,
- c. Details of any measures which are necessary to attenuate noise from the ventilation stack / external fans.

The approved scheme shall be fully installed and operating prior to the first occupation of the proposed extension, hereby approved. It shall thereafter be retained at all times thereafter and operated to the manufacturer's specification.

Reason: To protect the residential amenities of the adjacent neighbours and to comply with Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

6. Whilst music is playing in the premises, the bi-fold doors leading to the beer garden shall remain closed and shall only be used for access and egress. In any case, other than an emergency, the bi-fold doors shall remain closed from 10pm every day.

Reason: To protect the residential amenities of the adjacent neighbours and to comply with Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

7. A) Empty bottles shall only be loaded into the bins within the designated bin storage area between the hours of 08:00-20:00 on any day.

B) Waste Bins shall only be taken out of the bin store on the day of collection and not before 08:00. They shall be returned to the bin store once emptied and before 18:00 on any day.

Reason: To protect the residential amenities of the adjacent neighbours and to comply with Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

8. No construction work shall take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To protect the residential amenities of the adjacent neighbours and to comply with Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

9. No above ground works shall take place until full details of the number, type and location of bird nesting boxes and bat roost boxes, on an appropriately scaled plan, as well as timing of installation, have been submitted to and approved in writing by the Local Planning Authority. Both the bird and bat boxes shall be attached to a retained tree or integrated within the new extension area of the existing building. The bird and bat boxes shall be installed in accordance with the approved details prior to the first occupation of the proposed development hereby approved and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

10. No hedgerow removal or vegetation management works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season, then hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

11. Prior to any demolition, and/or ground and site clearance and preparation work taking place, the following reasonable avoidance measures in relation to hedgehogs/mammals shall be undertaken and implemented throughout the construction phase of the development hereby approved:

- A pre-commencement check for hedgehog mammals.
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

12. Prior to any commencement of development, a Biodiversity Gain Plan must be submitted to and approved in writing by the Local Planning Authority. The plan must include the following:
- Information about the steps taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat.
 - the pre-development biodiversity value of the onsite habitat.
 - the post-development biodiversity value of the onsite habitat.
 - any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development.
 - any biodiversity credits purchased for the development.
 - any such other matters as the Secretary of State may by regulations specify.

Reason: In the interests of protecting biodiversity and to comply with CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and Environment Act 2021.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/10/2024	2009-RA-XX-XX-DR-A-0000	-	LOCATION PLAN
20/02/2025	2009-RA-XX-XX-DR-A-0100 P04	-	PROPOSED SITE PLAN
15/10/2024	2009-RA-XX-XX-DR-A-0110	-	PROPOSED PLANS AND ELEVATIONS
09/08/2024	2009-RA-XX-XX-DR-A-0200	-	DEMOLITION PLAN
16/10/2024	-	-	DESIGN AND ACCESS STATEMENT

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

SD1 - Sustainable Development
 CS1 - Spatial Strategy for Knowsley
 CS2 - Development Principles
 CS8 - Green Infrastructure
 CS19 - Design Quality and Accessibility in New Development
 CS26 - Waste Management

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas
 DQ2 - Security in the Built Environment
 DQ3 - Gateway Sites and Corridors
 ENV2 - Noise and Vibration
 T10 - Access for the Less Mobile
 WM9 - Sustainable Waste Management Design and Layout of New Development

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Reece Black on 0151 443 5040)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions, and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised, and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

Informative

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

2. Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

A handwritten signature in black ink, appearing to read 'D. Brown', is positioned above the title.

Executive Director - Regeneration and Economic Development

Date: 4 July 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- 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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State 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.