



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00079/FUL

Name and address of applicant

Mr Carl Gardner
23 Albany Avenue
Eccleston Park
Prescot
L34 2QN

Name and address of agent

O'Rourke-Designs
9 Swansea Close
Garston
Liverpool
L19 2HF

Date of Receipt: 10 February 2025

Date Valid: 7 April 2025

Address/Location Of Development:

38 Howden Drive
Roby
Knowsley
L36 4NU

Description of Development:

CHANGE OF USE FROM DWELLING HOUSE (C3) TO A CHILDREN'S HOME (C2)

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. The development hereby permitted shall not be brought into use until the areas to be set aside for parking indicated on the Site Layout Plans, Drawing 002 received 7 April 2025 have been surfaced and drained in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt, the layout should ensure that at least 50% of the area remains porous or provisions made to direct run-off water from the hard surface to a permeable or porous area / surface within the curtilage of the site. Thereafter those spaces shall be retained as such at all times thereafter that the use is in operation.

Reason: To ensure the satisfactory disposal of surface water and to prevent discharge of water onto the public highway and in order to comply with the National Planning Policy Framework (2024), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD (2010).

4. No part of the development hereby permitted shall be occupied until a scheme for the provision of cycle parking for at least 2 no. cycles has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt this should comprise long stay cycle parking that must be covered and offer a means to secure the cycles.

The approved scheme shall be implemented as approved before the development is brought into use and shall be retained as such thereafter at all times that the use is in operation.

Reason: To ensure adequate provision is made for parking cycles on the site and to promote sustainable modes of transport and to comply with the National Planning Policy Framework (2024), Saved Policies DQ2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD (2010).

5. No more than one child / young person aged between 7 - 17 years shall be cared for at the premises at any one time.

Reason: In order for the Local Planning Authority to assess any potential increase in the living occupancy of the approved use and to ensure that the use remains compatible with the character of the area and protects the residential amenity of neighbouring properties and to comply with the National Planning Policy Framework (2024), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

6. The staffing levels and shift patterns associated with the use hereby permitted shall not exceed or differ from those set out in the submitted Care Collective NW Ltd Supporting Statement received 4 August 2025.

Reason: To ensure that the intensity of the use remains as assessed and to safeguard the amenity of nearby residents and to comply with the National Planning Policy Framework (2024), Saved Policies H5, ENV2 and DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

7. The premises shall be operated in strict accordance with the submitted Care Collective NW Ltd Supporting Statement received 4 August 2025.

Reason: To ensure that the use is managed in accordance with the approved details and to safeguard the amenity of nearby residents and future occupants and to comply with the National Planning Policy Framework (2024), Saved Policies H5, ENV2 and DQ2 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

8. The premises shall be used solely as a Residential Care Home falling within Use Class C2 (Residential Institution) for the care of one child / young person only and for no other purpose (including any other purpose within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification or re-enacted).

Reason: To define the scope of the permission hereby granted and to ensure that the use remains compatible with the character of the area to ensure compliance with the National Planning Policy Framework (2024), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/08/2025	-	-	CARE COLLECTIVE NW LTD SUPPORTING STATEMENT
24/06/2025	001	-	PLANS (EXISTING AND PROPOSED FLOOR PLANS)
10/02/2025	003	-	LOCATION PLAN
07/04/2025	002	-	SITE LAYOUT PLANS

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:-

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 (Maxine Wishart on 0151 443 2319)

ARTICLE 35 STATEMENT

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.

0 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

- 1 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out.

Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com.



Executive Director - Regeneration and Economic Development

Date: 18 September 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.
- 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.