



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00283/FUL

Name and address of applicant

Arnold Clark Automobiles
Arnold Clark Head Office
454 Hillington Road
Glasgow
G52 4FH

Name and address of agent

Taylor Design Architects Limited
Norcliffe House
Station Road
Wilmslow
SK9 1BU

Date of Receipt: 1 May 2025

Date Valid: 23 June 2025

Address/Location Of Development

Land At Knowsley Lane
Knowsley Lane
Knowsley

Nature And Particulars Of Application

ERECTION OF A CAR DEALERSHIP INCLUDING A VEHICLE REPAIR WORKSHOP, MOT TESTING CENTRE, CAR WASH FACILITY TOGETHER WITH ASSOCIATED VEHICLE DISPLAY AND PARKING PROVISION.

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **refused** for the carrying out of the development referred to above for the following reasons:-

1. The proposed car showroom would not fall within any of the employment uses permitted on the site (Use Class E(g) or B8) and as such would lead to a significant loss of employment land on this site. Therefore, the proposal would be detrimental to the wider development of the Earlsfield Park Sustainable Urban Extension and contrary to policies SUE1, SUE2, SUE2a and CS4. of the Knowsley Local Plan Core Strategy adopted January 2016.

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application within a timely manner. However the proposed development raises fundamental

issues which are contrary to local and national planning policies and which are incapable of being addressed within this application. The Local Planning Authority is willing to meet with the applicant to amplify the reasons for refusal.

A handwritten signature in black ink, appearing to read 'Dale Milburn', with a stylized, cursive script.

Dale Milburn

Executive Director – PLACE

Date: 26 May 2026

IMPORTANT NOTES FOR YOUR ATTENTION:

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.