

APPLICATION NO: 24/00490/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescott North

PARISH: Prescott
Town Council

LOCATION: The Prescott Centre, Eccleston Street, Prescott, Knowsley, L34 5GA

PROPOSAL: ERECTION OF NEW WALLS FOR INTERNAL SHOPPING AREAS
(FOLLOWING PARTIAL DEMOLITION OF THE EXISTING
SHOPPING CENTRE)

Site Description

The application site consists of part of a shopping centre complex within Prescott Town Centre. The area to be demolished is to the east of the existing dome structure and is irregularly shaped. The site is surrounded by other town centre uses to the north and west, however to the south is a car park with dwellings beyond this on Kemble Street. To the east there are other commercial buildings with residential dwellings further to the east on Cyrus Street.

Proposal

The proposal is for the erection of new walls for internal shopping areas (following partial demolition of the existing shopping centre).

Consultations

Cadent Gas - No objection, informative note required.

Environmental Health – No objection subject to a condition to require a Construction Management Plan.

Highways - Highways have no objections to this development.

Representations

This application has been publicised by letters sent to 172 neighbours. No representations have been received.

Planning History

Numerous applications have been approved at the site however none a directly relevant. A related prior approval application for demolition has yet to be determined (24/00513/DEMCON).

Relevant Policy

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PS/DC/OP04/05	003	23/9/02

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS7 - Transport Networks
CS14 - Principal Regeneration Area – Prescott Town Centre
CS19 - Design Quality and Accessibility in New Development

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

N/A

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within Prescott Town Centre.

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Policy CS14 Principal Regeneration Area – Prescott Town Centre states that the future viability and vitality of Prescott Town Centre will be supported by Encouraging a wider mix of town centre uses, services and facilities in areas surrounding Eccleston Street,

The demolition and rebuilding of the wall would contribute to the regeneration of the Town Centre and pave the way for new development that would improve and enhance the Town Centre. The application is therefore in accordance with Core Strategy Policy CS14 and is acceptable in principle.

RESIDENTIAL 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 proposal would be over 75 metres away from the nearest residential properties on Cyprus Street (to the east) and over 70 metres away from the properties on Kemble Street (to the south). It is considered that at this distance there would not be material harm to amenity from the proposal. Nevertheless, in order to control any impacts from the demolition, a construction management plan will be secured via condition. This is supported by the views of Environmental Health who have no objection to the proposal subject to conditions.

HIGHWAYS

NPPF para 115 states that a development should only be refused on highways grounds if *“there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.

The application would not create significant highways implications through impacting on traffic movements. This is supported by the council’s highways team who have no objection to the development. Overall, there would not be significant harm to highway safety and, the application complies with Core Strategy Policy CS7.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to Conservation, highway safety or amenity. The proposed development complies with policies included within the Core Strategy (2016), and National Planning Policy Framework (2019).

RECOMMENDATION:

That Planning Permission be granted 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) Plans

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The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- a. Proposed Sections 3 and 4 – Rev A (Received 28/10/2024).
- b. Proposed Sections 1 and 2 – Rev A (Received 28/10/2024).
- c. Proposed Detailed Elevations – Rev B (Received 28/10/2024).
- d. Proposed Elevations – Rev B (Received 28/10/2024).
- e. Proposed Roof Plan – Rev B (Received 28/10/2024).
- f. Proposed First Floor Plan – Rev B (Received 28/10/2024).
- g. Proposed Upper Ground Floor – Rev B (Received 28/10/2024).
- h. Proposed Lower Ground Floor – Rev B (Received 28/10/2024).
- i. Demo Elevation – Rev A (Received 24/10/2024).
- j. Demo Roof Plan – Rev A (Received 24/10/2024).
- k. Demo First Floor Plan – Rev A (Received 24/10/2024).
- l. Demo Upper Ground Floor - Rev A (Received 24/10/2024).
- m. Demo Lower Ground Floor - Rev A (Received 24/10/2024).
- n. Site Plan – Rev A - (Received 24/10/2024).
- o. Location Plan Rev A - (Received 194/10/2024).

Reason: For the avoidance of doubt.

Pre Commencement

3) Noise Measures

Prior to commencement of construction or demolition, a scheme for the control of noise (which includes the working hours) and dust from site operations, shall be submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be implemented while construction works are ongoing.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>6 December 2024</u>

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

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1) Coal Mining

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

2) Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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