



Knowsl@y Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 26/00057/FUL

Name and address of applicant

Nine Points Property Ltd
c/o Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

Name and address of agent

Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

Date of Receipt: 13 February 2026

Date Valid: 24 March 2026

Address/Location Of Development:

St Aidans R C Church
Adswood Road
Huyton
Knowsley
L36 7XR

Description of Development:

EXTERNAL ALTERATIONS TO EXISTING BUILDING, INCLUDING FENESTRATION CHANGES AND NEW DOORS TOGETHER WITH ASSOCIATED EXTERNAL WORKS, INCLUDING ADDITIONAL CAR PARKING PROVISION, NEW FENCING AND NEW TREES.

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. Development mitigation measures shall be installed during all development works onsite. This shall include the following:
- a. Methods for dust control and suppression to be in place and used when circumstances dictate.
 - b. Control of transfer of mud out of the site shall be in place and used on all vehicles leaving the site.
 - c. Areas for the storage of plant and materials to not impact on residential amenities.
 - d. Location of site compound, including any loading/unloading areas to not impact on residential amenities.
 - e. Construction vehicle access arrangements shall not impact adversely on the highway network or residential amenities.
 - f. Construction work, delivery of materials/machinery/plant and collection times shall only take place between the hours of 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 Saturdays and not at all on Sundays and Bank Holidays, and deliveries shall avoiding school peak hours 08:15am - 09:15am and 15:00-16:00 during term time.
 - g. Contractor parking shall ensure that such do not park on the public highway.
 - h. Measures shall be in place to prevent waiting/loading on the highway

All site works shall then proceed only with such measures in place.

Reason: In the interests of highways safety and protecting the amenity of neighbouring occupiers.

4. No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays and deliveries shall only take place in accordance with details set out in the CEMP (condition 3).

Reason: In the interests of protecting the amenity of neighbouring occupiers.

5. Prior to the first use of the building as a school a scheme for the provision of cycle parking (minimum of 4 secure and covered spaces), in accordance with the Council's current standards, shall have been submitted to and approved in writing by the Local Planning Authority, and the agreed scheme implemented as approved, and shall be retained as such thereafter.

Reason: In the interests of air quality and promoting sustainable travel opportunities.

6. Prior to the first use of the building as a school details of electric vehicle charging infrastructure (including number, location and specification) shall be submitted to and approved in writing by the Local Planning Authority, and the approved infrastructure implemented as approved, and shall be retained thereafter.

Reason: In the interests of air quality and promoting sustainable travel opportunities.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: To protect the ground and water environment and in the interests of protection of end users of the site, local residents and the general public.

8. No topsoil is to be imported or used on the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported/used onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To protect the ground and water environment and in the interests of protection of end users of the site, local residents and the general public.

9. The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority and take into account the landscaping scheme required pursuant to Condition 11 of this planning permission. The biodiversity gain plan must include:
 - a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat.
 - b. the pre-development biodiversity value of the onsite habitat.
 - c. the post-development biodiversity value of the onsite habitat.
 - d. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development.
 - e. any biodiversity credits purchased for the development; and
 - f. any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the development hereby permitted first coming into use.

Reason: To accord with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and in the interests of biodiversity.

10. Prior to the commencement of development an Arboricultural Method Statement shall be submitted to and agreed in writing with the Local Planning Authority. The Method Statement shall detail tree protection measures to be used during construction works. All of the issues raised within the submitted Arboricultural Impact Assessment shall be covered by the Method Statement.

Reason: In the interests of tree protection and visual amenity.

11. Notwithstanding any details shown on the approved drawings, no part of the development shall be occupied until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority, and which should accord with the Biodiversity Gain Plan required to be submitted and approved pursuant to Condition 9 of this planning permission.

The details shall relate to all land surfaces not built upon and shall include:

- a. Hard surfaced areas and materials,
- b. Planting plans, specifications and schedules, planting size, species and numbers/densities, plants and trees to be retained and a scheme for the timing / phasing of work.

- c. A detailed regime for the establishment and ongoing and longer term maintenance of all soft landscaping.

The approved landscaping works shall be implemented and completed prior to the first use of the development hereby permitted, or the first available planting season if completed outside the planting season (planting season is October - March).

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 30 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of visual amenity and biodiversity.

12. Notwithstanding any submitted details prior to the first use of the building as a school details of bat and bird boxes which shall include number, type and location on an appropriately scaled plan as well as timing of installation shall be submitted to and agreed in writing by the Local Planning Authority (the scheme shall incorporate details submitted within the submitted Preliminary Ecological Appraisal and Roost Assessment by Arbtech). Evidence of implementation (i.e. photographs) shall be provided to the Local Planning Authority to verify implementation of the agreed bat and bird boxes.

Reason: In the interests of biodiversity.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/02/2026	SAC MHA XX ZZ D A 0100 S0	REV P02	SITE LOCATION PLAN
13/02/2026	SAC MHA XX ZZ D A 0210 S0	REV P01	PROPOSED PLANS GROUND FLOOR
13/02/2026	SAC MHA XX ZZ D A 0220 S0	REV P02	ELEVATIONS PROPOSED
19/03/2026	SAC-MHA-XX- ZZ-D-A-0201-S0	REV P04	SITE PLAN PROPOSED (FULL SITE)
19/03/2026	SAC-MHA-XX- ZZ-D-A-0202-S0	REV P04	SITE PLAN PROPOSED (CROPPED)

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

CS2 - Development Principles

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

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

H5 - Development within Primarily Residential Areas

ENV2 - Noise and Vibration

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 (Lee Osborne on 0151 443 2395)

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.

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. See attached letter from Merseyside Fire and Rescue Service

3. **Breeding Birds:**
No tree felling, scrub clearance or vegetation management 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 all trees, scrub 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 for approval.
4. **Hedgehog:**
The habitats on site are suitable for hedgehog (a Priority Species) and Local Plan policy CS8 applies. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:
 - A pre-commencement check for hedgehog.
 - 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.
 - Appropriate storage of materials to ensure that mammals do not use them.
5. A precautionary working method should be implemented for common amphibians during construction, including the following measures:
 - A staged approach will be adopted for vegetation clearance, whereby the vegetation will be trimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.
 - Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
 - Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
 - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
 - If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
 - In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.
6. The applicant, their advisers and contractors should be aware that if any European Protected Species are found, then as a legal requirement, work must cease and advice must be sought from an ecologist .



Dale Milburn

Executive Director – PLACE

Date: 9 June 2026

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.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email:
dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: David Shawcroft
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 26/00057/FUL

Our ref:00427092/1452113/DS/ED

Date:20th April 2026

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 26/00057/FUL
PROPOSAL: EXTERNAL ALTERATIONS TO EXISTING BUILDING INCLUDING
FENESTRATION CHANGES AND NEW DOORS TOGETHER WITH ASSOCIATED
EXTERNAL WORKS INCLUDING ADDITIONAL CAR PARKING PROVISION NEW
FENCING AND NEW TREES.
ADDRESS: St Aidans R C Church Adswood Road Huyton

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via:

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully,

David Shawcroft

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.