

Planning Statement



NINE POINTS PROPERTY LTD

ST. AIDAN'S ROMAN CATHOLIC CHURCH, ADSWOOD ROAD, HUYTON

PROPOSED EXTERNAL WORKS

Introduction

This Planning Statement has been prepared by Alder King Planning Consultants on behalf of Nine Points Property Ltd in connection with an application seeking planning permission for various external works to the former St. Aidan's Roman Catholic Church, Adswood Road, Huyton.

In summary, the proposed works comprise:

- External alterations to the building, including fenestration changes and new doors; and,
- External works to the grounds, comprising new fencing, additional car parking and new trees

The application site is shortly to be brought into use for education purposes. Such use does not require planning permission, as confirmed by the Certificate of Lawful Proposed Use (Ref: 25/00585/CLD) issued by the Council on 20 January 2026 (see [**Appendix A**](#)).

Therefore, the proposed use is not relevant to the determination of this planning application. It is solely the acceptability of the physical works that is for consideration.

Site Description

St. Aidan's Roman Catholic Church is located on the south east side of Adswood Road, Huyton. It consists of a large, detached building which is set back from the road frontage and surrounded by both hardstanding and grassed areas. Vehicular and pedestrian access to the site is from Adswood Road. There are residential properties located to the rear and across Adswood Road to the front. St. Aidan Catholic Primary School adjoins the site to the south west.

The site is located within Flood Zone 1 and it is not subject to any heritage designations.

Application Proposal

As noted above, the proposed works involve external alterations to the building and its grounds.

The proposed works to the building comprise:

- New and replacement windows
- New and replacement doors

The proposed works to the grounds are:

- New fencing to site boundaries and within the site
- Additional car parking
- Planting of new trees

As already noted above, the use of the site for education purposes does not require planning permission and, therefore, does not form part of the application.

Relevant Planning History

The Council's planning records confirm that the previous lawful use of the application site as a place of worship.

Most recently, and as noted above, a Lawful Development Certificate (Ref: 25/00585/CLD) has been issued confirming that bringing the application site into use for education purposes does not require planning permission.

Relevant Planning Policy

The relevant planning policies here are set out within the Knowsley Local Plan Core Strategy and the National Planning Policy Framework (NPPF).

Relevant Core Strategy policies are:

- SD1: Sustainable Development
- CS2: Development Principles
- CS7: Transport Networks
- CS8: Green Infrastructure
- CS19: Design Quality and Accessibility in New Development
- CS21: Greenspaces and Trees

The NPPF states at paragraph 48 that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible.

Importantly in the context of these proposals, paragraph 100 of the NPPF states that local planning authorities should give great weight to the need to create, expand or alter schools through decisions on applications.

Planning Assessment

This section of the statement provides an assessment of the key planning considerations relating to the principle of the proposed development, design and appearance, residential amenity, transport and movement, and BNG, ecology and trees.

Principle of Development

As has already been noted, the proposed education use does not require planning permission and, therefore, there is no planning assessment required relating to the proposed use.

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The application proposal comprises very limited works to the building and the grounds in connection with the proposed use as a school. The works will provide a better environment for pupils and will also ensure that impacts on the locality are reduced, when compared with the fallback position of using the site as a school without these works being undertaken. For example, if the works were not implemented then there would be less car parking available for the school

There will be some limited loss of existing grassed area, which is not public open space but private land. However, much will be retained, and eleven new trees are to be planted, with five of these along the street frontage. Furthermore, all the grassed/landscaped area to the rear of the building is unaffected by the proposals.

The image below indicates just how much greenspace there is within the wider site and how relatively little of it will be lost.



The proposals will not result in any significant harm in terms of visual amenity, biodiversity, recreation impacts, or links with nearby green spaces.

In addition, paragraph 100 of the NPPF states that local planning authorities should give great weight to the need to create, expand or alter schools through decisions on applications. These proposals are necessary to meet school operational requirements and will benefit the local area by ensuring that the schools needs can all be met on-site. Therefore, great weight should be afforded in the decision-making process.

Accordingly, it is clear that the application proposals accord with policies contained within both the development plan and the NPPF.

Design & Appearance

As already noted, the physical works proposed are limited in their nature and type. The proposed works to the grounds primarily involve some new and replacement fencing and the additional car parking.

The fencing is of a scale and design that is both appropriate for the use of the site and reflects the prevailing context and much of the existing fencing.

The works to the building are minor in nature and comprise revised window and door arrangements. They will not give rise to any adverse visual impacts.

Eleven new trees are proposed, with some along the street frontage. These will provide visual benefit to the character and appearance of the local area.

The proposed works are in keeping with the character of the site and would not have a detrimental impact on the existing building or on the street scene, thereby according with development plan policies.

Residential Amenity

As has been noted on several occasions within this statement, the proposed use of the application site does not require planning permission. Therefore, it is only the potential impacts on adjacent residents through the proposed external works that are material considerations here.

The nearest residential properties are located opposite the site across Adswood Road and to the rear on Huyton Lane. The former are about 30m away from the nearest point of the existing building and the latter more than 40m away.

Given the distances involved and the very minor nature of the works, no detrimental impacts will arise on residential neighbours. The proposed fenestration arrangements will not give rise to any issues of privacy or overlooking.

The proposed fencing is sited and designed so as not to give rise to any adverse impacts on neighbours, as is the additional car parking.

Overall, the proposed works will not give rise to any adverse impacts on the amenities of residential neighbours and, therefore, complies with Core Strategy policies.

Transport & Movement

While the proposed use is not a material consideration, the application is supported by a Transport Statement which assesses matters such as the additional car parking.

The Transport Statement confirms that:

- The site is located within a well-connected and sustainable transport environment. The surrounding area benefits from gentle topography, and good quality pedestrian infrastructure,

including footways on both sides of Adswood Road, pedestrian crossing facilities, and proximity to PRowWs.

- Existing vehicle crossovers into the site would be retained to provide an In and Out arrangement with the northern access being widened to facilitate vehicle movements out of the site. It is proposed that access to the site is made from the southern access only and egress from the northern access only.
- Visibility splays of 2.4m x 25m in accordance with Manual for Streets guidance and the posted speed limit on Adswood Road of 20mph are achievable at the site access.
- The existing gated pedestrian access to the site will be retained which connects to 2.6m wide internal footways within the site which lead from Adswood Road to the school entrance. This provides a segregated route from Adswood Road to the school from the vehicle access creating a safer environment for pedestrians.
- Access into the existing substation on the site would remain as existing although with an additional gate located within the site adjacent to the west of the substation separating the substation access from the school car park. The layout has been developed in a manner that still provides sufficient space for a maintained vehicle to park next to the substation.

It is concluded that the proposals would deliver a positive improvement in transport terms when compared to the existing situation. It is also noted that the site could lawfully operate as a school in its existing form without any changes. Therefore, the proposals offer a betterment.

Overall, the proposals would not exacerbate or create any new highway safety concerns in accordance with paragraph 116 of the NPPF.

BNG, Ecology & Trees

The application is supported by a BNG Report and Statutory Metric, a Preliminary Ecological Assessment, and a tree survey/constraints plan.

These technical reports are comprehensive and demonstrate that the proposals will comply with relevant requirements.

Key findings include:

- The scheme is predicted to deliver an on-site area-based biodiversity value of 1.87 units, representing a net gain of +13.13%, with all BNG trading rules satisfied. This uplift is achieved through the enhancement of retained other neutral grassland to good condition (including delivery of wildflower meadow objectives), the creation of new native tree planting aligned with LNRS measures, and the creation of a short length of native hedgerow. As such, the proposals are compliant with the statutory requirement to deliver a minimum +10% biodiversity net gain.
- The ecological assessment identified several habitats including other neutral grassland, modified grassland, broadleaved woodland, and bramble scrub. These habitats offer value

for a range of wildlife including bats, common birds, hedgehogs, widespread reptiles, and invertebrates. The building was assessed as having low suitability for roosting bats, with no evidence found, and the single tree scheduled for removal (T4) was assessed as negligible for roosting bats. No constraints were identified for great crested newts, dormouse, badger, barn owl, or riparian species. The proposed development will result in the loss of some grassland and one tree, though woodland, scrub and most trees will be retained. No impacts to statutory or non-statutory sites are anticipated.

- To ensure compliance with relevant legislation and planning policy, several mitigation and enhancement measures are recommended. Works to the building should follow a Bat Mitigation Plan to manage noise and vibration impacts, and a low-impact lighting strategy should be adopted to maintain dark corridors. Vegetation clearance must be undertaken outside the nesting bird season or be preceded by an ecologist's inspection. Precautionary working methods are required for reptiles, hedgehogs, and common amphibians, including staged vegetation clearance, covering excavations, and pollution prevention measures. A pre-commencement badger check within 4–6 weeks of works is recommended.

Summary & Conclusion

This Planning Statement has been prepared in connection with an application seeking planning permission for various external works to the former St. Aidan's Roman Catholic Church.

In summary, the proposed works comprise:

- External alterations to the building, including fenestration changes and new doors; and,
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The application site is shortly to be brought into use for education purposes. Such use does not require planning permission and, therefore, is not relevant to the determination of this planning application.

When assessed against relevant planning policy provisions in the development plan and NPPF, it is clear that the application proposals are acceptable for the following reasons:

- Great weight is required to be given to proposals to alter/improve schools
- The proposals will not give rise to any adverse impacts on the amenities of site neighbours or the character and appearance of the area
- Transport benefits will accrue when compared with the existing arrangements
- New tree planting will be of significant visual benefit to the street scene and application site
- BNG requirements will be met

In light of the above, we trust that planning permission will be granted for this policy compliant proposal.

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Appendix A:

Certificate of Lawful Proposed Use (Ref: 25/00585/CLD), 20 January 2026



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No: 25/00585/CLD

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: 29 October 2025

Date Valid: 29 October 2025

FIRST SCHEDULE

CERTIFICATE OF LAWFULNESS FOR CHURCH (F1) TO SCHOOL (F1)

SECOND SCHEDULE

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

Knowsley Metropolitan Borough Council hereby certify that on 29 October 2025 the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed change of use from a Use Class F.1(f) as a place of public worship / religious institution to Use Class F.1(a) for the provision of education is within the same Use Class and subsequently, would not constitute 'development' and therefore an application for full planning permission would not be required.

Therefore, the application should be approved and the local planning authority should grant a Certificate of Lawful Development under the Town and Country Planning (General Permitted Development) (England) 2015.



Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

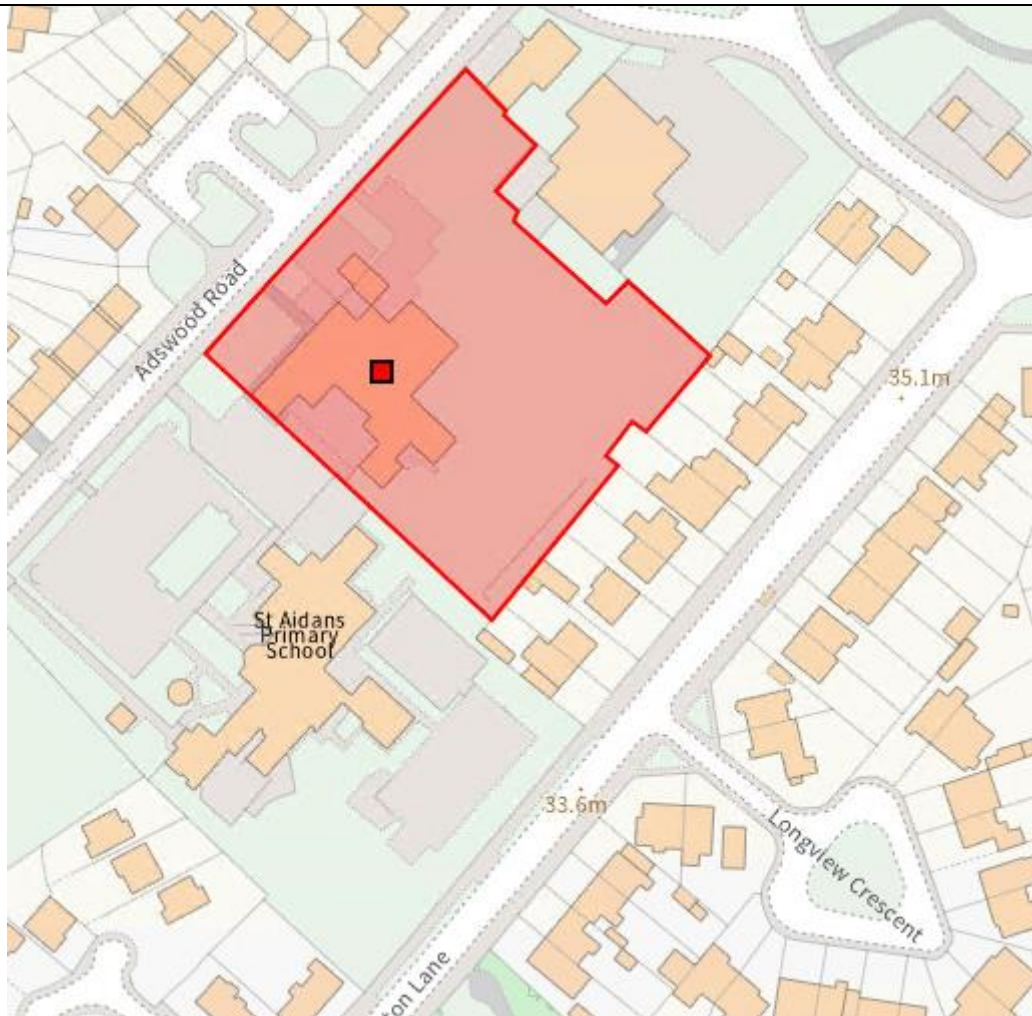
Date: 20 January 2026

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

CERTIFICATE OF LAWFULNESS FOR CHURCH (F1) TO SCHOOL (F1)

St Aidans R C Church, Adswood Road, Huyton, Knowsley



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Dated: 20 January 2026