



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00324/FUL

Name and address of applicant

Domino's Pizza UK & Ireland
C/O Agent, Pegasus Group
First Floor, South Wing
Equinox North, Great Park Road
Bristol
BS32 4QL

Name and address of agent

Pegasus Planning Group Ltd
First Floor, South Wing
Equinox North, Great Park Road
Almondsbury
Bristol
Pegasus Group
BS32 4QL

Date of Receipt: 20 May 2025

Date Valid: 5 June 2025

Address/Location Of Development:

Barclays Bank Plc
St Chads Drive
Kirkby Town Centre
Knowsley
L32 8RA

Description of Development:

APPLICATION FOR A CHANGE OF USE FROM A BANK (USE CLASS E) TO A HOT FOOD TAKE AWAY (USE CLASS SUI GENERIS) TOGETHER WITH THE INSTALLATION OF VENTILATION / EXTRACTION EQUIPMENT AND EXTERNAL ALTERATIONS.

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 shall be carried out in accordance with the details of the extraction and odour control system as set out in the document submitted by Canopy Uk.com, dated 7th April 2025. The approved extraction system shall be installed prior to the commencement of the use hereby permitted and maintained and operated thereafter at all times the use is in operation in accordance with the manufacturers recommendations.

Reason: To control odour and ventilation in the interest of amenity and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

4. Fixed plant and equipment associated with the development hereby permitted shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Unless otherwise unable to for operational purposes all fixed plant shall be turned off when the premises closes.

Reason: In the interests of amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. The use hereby permitted shall not operate outside the hours of 09.00 to 23:00 Monday to Sunday and including Public Holidays.

Reason: To prevent noise disturbance in the interests of amenity and to comply with Local Plan Core Strategy and Saved Policy ENV2 of the Knowsley replacement Unitary Development Plan adopted June 2006.

6. Waste shall be stored securely at all times. and waste collections shall only take place between 07:00 and 19:00 Monday to Saturday, and/or between 09:00 and 19:00 on Sundays and Public Holidays.

Reason: To prevent undue noise and disturbance in the interests of amenity and to comply with Local Plan Core Strategy and Saved Policy ENV2 of the Knowsley replacement Unitary Development Plan adopted June 2006.

7. The drainage system from the kitchen area shall incorporate a grease trap of sufficient size and capacity to effectively manage kitchen waste grease before connection to any private or public sewer. The grease trap shall be installed and fully operational prior to the premises being brought into use and shall be retained and maintained in accordance with the manufacturers recommendations while the premises is operating and written confirmation of such together with the make and model of the grease trap shall be submitted to the Local Planning Authority prior to the use hereby permitted first becoming operational.

Reason: For protection of the water system, prevention of odour nuisance and in the interests of amenity and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

8. The use hereby permitted shall operate only in accordance with the submitted Delivery Driver and Customer Management Plan received 17 October 2025.

Reason: To mitigate impact on the highway in the interests of highway safety and traffic flow and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

9. Prior to installation details / drawing of the roller shutter to the front elevation shall be submitted to and agreed in writing, and only the agreed roller shutter type shall be installed. For the avoidance of doubt a solid roller shutter or similar, such as small perforations which would still give an appearance of solidity, would not be acceptable.

Reason: In the interests of visual amenity and to comply with Policies CS2, CS6 and CS19 of the Local Plan Core Strategy adopted January 2016 and Saved Policy S9 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/06/2025	10128-SD-XX-00-P-A-00001	(R02)	LOCATION PLAN
05/06/2025	10128-SD-XX-00-P-A-00002	(R02)	BLOCK PLAN
05/06/2025	10128-SD-XX-P-A-11001	(R03)	PROPOSED FLOOR PLANS
05/06/2025	10128-SD-XX-00-E-A-13001	(R03)	PROPOSED ELEVATIONS
28/07/2025	-	-	OOOR CONTROL AND VENTILATION SYSTEM DETAIL (CANOPYUK.COM)

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

CS4 - Economy and Employment

CS6 - Town Centres and Retail Strategy

CS19 - Design Quality and Accessibility in New Development

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

S1 - Retail and Town Centre Development Strategy

S4 - Kirkby Town Centre Action Area

S9 - Shop Fronts and Security Shutters

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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address

those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.



Executive Director - Regeneration and Economic Development

Date: 24 October 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.