

<u>APPLICATION NO:</u>	25/00293/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	Unicorn Inn, 405 Cronton Road, Cronton		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING GARAGE, ERECTION OF A SINGLE STOREY CONTAINER TO BE USED AS A FARM SHOP (CLASS E) TO THE REAR OF CARPARK AND RETENTION OF RECENTLY ERECTED SINGLE STOREY BUILDING TO BE USED AS ICE-CREAM KIOSK (CLASS E) TO THE FRONT OF CARPARK		

Site Description

The application site is located at the Unicorn Inn Public House (PH), which is a two-storey premises, located on Cronton Road (A5080) and is situated within a Primarily Residential Area in the Development Plan. The plot of the wider site is largely rectangular; however, the application site relates to the existing car park to the western side of the wider site, which is rectangular in shape, extensively hard-surfaced and has recently been reconfigured in layout which include diagonally orientated parking bays and the introduction of a one-way system. This carpark can accommodate 39 no. vehicles.

There is an existing detached garage structure to the rear of the existing carpark and to the front of the carpark lies a recently erected kiosk structure used for the sale of ice-cream on site.

There are residential properties to the west, north and east of the site with fields to the other side of the highway of Cronton Road (which form part of the Green Belt).

Proposal

The proposal is for the demolition of the existing garage, the erection of a single storey detached container to be used as a farm shop (Class E), sited to the rear of the car park and the retention of the recently erected, single storey, detached building to be used as an ice-cream kiosk (Class E) to the front of the carpark.

The proposal seeks the creation of a new 'artisan' farm store to the rear of the existing PH carpark, which would be housed within a newly created, single storey, detached building. This would have a length of 24m, a width of 4m and the footprint would have a footprint of 98sqm. This would be served by a mono-pitched roof, which would measure 2.5m at the eaves and attain a maximum height of 3.1m. It is proposed that the farm shop will sell a selection of wine, flowers, chocolates, cards, gifts and pet products with the attached deli section selling cold meats and cheese. The shop would open and trade from 9am – 5pm.

The kiosk building to the front of the carpark, applied to be retained, measures 5m in length with a width of 3m and the footprint covers an area of 15.5sqm. This is served by a mono-pitched roof, which measures 2.5m at the eaves and 3.1m at the tallest

point. This is currently faced in horizontal black steel cladding with dark grey UPVC windows and is situated behind an existing hedgerow, adjacent to the existing vehicular access into the carpark. The kiosk would open and trade from 11am – 5pm.

The description of development has been revised since its original submission to reflect the fact that the ice-cream kiosk has been recently erected and the permission for this is retrospective.

Consultations

Highway Authority (Knowsley Council): - No objections, subject to a condition for the provision of cycle parking for at least 8 bicycles.

Environmental Health (Knowsley Council): - No objections, subject to conditions for fixed plant noise control, opening hours for the operation of the farm shop and construction hours.

Arboricultural Officer (Knowsley Council): - No objections, advised that no Tree Survey is required to determine the application.

Cronton Parish Council: - No comments received.

Representations

This application has been publicised by letters sent to 8 neighbours. It has also been advertised by way of site notice. There have been 2 rounds of publicity following the amended description of development.

There have been 2 letters of objection*, 0 letters of support and 0 letters of neutral comment.

*The letters of objection come from the same property, 7 Forge Close, 2 letters of objection have been submitted, 1 from the original neighbour notification and the second letter received following re-consultation with neighbours from the revised description of development. This is recorded as **1 objection** overall and the contents of both letters of objection are considered.

The letters of objection are themed on loss of light and visual amenity and summarised below:

- I live next door to the Unicorn Pub and have done so for 40 years. Apart from the positioning of three bottle banks exactly where the present garage is set for demolition, I have not had any noise or interference from the pub in all those years. Those bottle banks were removed after the Council took noise measurements at different times of the date, including very late at night and were found to be unacceptable. This was many years ago. We now have new owners of the Unicorn, and they are changing the pub from a country pub, in a quiet village, into an events pub which is already impacting the neighbours and residents of Cronton.
- Complaints about outdoor music playing loudly and bouncy castles in what is now a 'beer garden' (it used to be a private garden belonging to the pub) have already been made by residents.
- The proposal for a large farm shop that will back onto the rear of my garages and to the side of my house is unacceptable.

- I will need access to the rear of my garages (which previously was available to me) to maintain the soffits and gutters and waste pipes to the drains. The main rainwater downpipe goes below ground under the Unicorn carpark.
- We do not want refuse bins attracting flies or vermin and the noise associated with their filling and emptying. Likewise, we do not want bottle banks.
- Presumably the farm shop will require refrigeration equipment and / or chillers and we do not want the constant background hum of this type of electrical equipment.
- Delivery times and waste collection times will have to be tightly controlled if this goes ahead.
- Obviously, there will be much more vehicle and people activity in and around the farm shop with the associated noise and disturbance.
- The new owners have already applied for an outdoor music licence I understand and to date they have already played very loud outdoor music without a licence and no regard for their neighbours.
- They are trying to run a business and are trying to change what has been a country pub for a very long time into an events centre and shopping venue and are doing it at the expense of the peace and quiet of their neighbours and the village who will bear the brunt of all this.
- When the new owners removed all the fir trees with a large JCB type machine, they damaged my fence and to date, despite promises, nothing has been done about it.
- Many residents are opposed to the noise being created by the new owners and it has to be addressed. If they are granted an outdoor music licence and a large farm shop the local residents will be the ones who suffer the most.
- The value of the houses belonging to the neighbours will be affected.

Any material planning considerations relevant to the determination of the application will be discussed during the assessment section of the report. This includes consideration of an increase and intensification of the PH and its associated curtilage as well as issues pertaining to noise and disturbance and impacts to the local highway network and adequate provision of on-site parking. Amendments to the scheme and use of planning conditions would be included to mitigate impacts which would otherwise be considered unacceptable on factors such as residential amenities, privacy and living conditions of occupiers of nearby properties and highways etc.

Some matters are relevant material planning considerations, however, are not pertinent to the current application considered and are more directly related to other developments within the site and have been previously considered (i.e. 24/00428/FUL) or are more appropriately administered under alternative statutory powers such as a statutory nuisance, under Environmental Health powers.

There are certain points raised which are considered non-material planning considerations and therefore cannot be considered; these include matters such as boundary disputes, i.e. for the maintenance of the garages on Forge Close as the proposed development does not appear to encroach outside of land within the ownership of the PH and consequently, any further disputes on boundary issues would be a civil matter between landowners. Similarly, any impact to property prices are not a material planning consideration. Previous alleged damage to private property is also a civil matter.

Planning History

APP. NO: 24/00428/FUL
PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION WITH
INSTALLATION OF GLASS ROOF LANTERN AND PARTIAL
DEMOLITION OF EXISTING EXTENSION. ERECTION OF 2M
HIGH PERIMETER FENCE AND INSTALLATION OF NEW
EXTERNAL STEEL FIRE ESCAPE
DECISION: GRANTED
DECISION DATE: 4 July 2025

Relevant Policy

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
CS4 - Economy and Employment
CS6 - Town Centres and Retail Strategy
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS26 - Waste Management

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

H5 - Development within Primarily Residential Areas
DQ2 - Security in the Built Environment
DQ3 - Gateway Sites and Corridors
DQ4 - Trees and Development
ENV2 - Noise and Vibration

SUPPLEMENTARY PLANNING DOCUMENTS (SPD's)

Design Quality in New Development (2016)

Ensuring a Choice of Travel SPD (2010)

PLANNING PRACTICE GUIDANCE (PPG)

Town Centre and Retail (2020)

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.

Assessment

Core Strategy Policy CS2 (Development Principles – Principle 4) states that new development must *recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place* by (as outlined by sub-criterion: (a) *understanding and respecting the character and distinctiveness of places and landscapes* and (c) *promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice*.

Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) stipulates that new development within Knowsley will be expected to: (a) *respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment, and density of the existing built environment*.

Saved Policy H5 'Development within Primarily Residential Areas' in the Replacement Unitary Development Plan states that *proposals for development within Primarily Residential Areas will be permitted provided that:*

New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:

- a) *Have an unacceptable impact on the amenity occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or,*
- b) *Adversely affect the character or street scene of the area*

PRINCIPLE OF DEVELOPMENT

The NPPF (Paragraph 91) states that *local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered*.

The application site is located within a Primarily Residential Area in the Development Plan. The application property is a carpark within the curtilage of a PH. The application seeks permission for the creation of a new artisan farm store to the rear of the existing carpark associated with the PH.

For the consideration of the erection of physical buildings in association with the PH, the proposal is within a Primarily Residential Area and therefore incidental buildings, which are subordinate in form, scale and massing and faced in suitable materials, which would positively integrate would be acceptable in principle.

Turning to the consideration of a partial change of use of the existing PH site and the introduction of a diversified, ancillary retail function, this would not significantly detract from the current use of the site, the nearby crossroads in Cronton represent a mixture of both residential and complementary commercial uses which all fall the Primarily Residential Area allocation. Furthermore, as a point of reference, the site allocation is defined by Saved Policy H5 (Development within Primarily Residential Areas) within the Development Plan, which the accompanying guidance (5.48) to this policy outlines that *some non-residential development and uses, such as corner shops, and local services, may be appropriately sited within Primarily Residential Areas. In many cases uses are indeed needed to provide facilities close to where people live. Such uses should be carefully sited and designed to avoid causing loss of amenity for neighbours, and planning conditions will be imposed where necessary to ensure that such uses do not adversely affect occupiers of neighbouring property.* Therefore, given that certain uses (including small-scale new retail uses) are permissive by Saved Policy H5, the proposed development would be acceptable in principle, subject to compliance with relevant policy and guidance.

Notwithstanding this, the application has been further supported by a Sequential Evaluation Report. The PPG (Paragraph 011) outlines that *the application of the test will need to be proportionate and appropriate for the given proposal.* It also sets out the considerations that should be taken into account in determining whether a proposal complies with the sequential test, as follows:

- *with due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. It is important to set out any associated reasoning clearly.*
- *is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.*
- *if there are no suitable sequentially preferable locations, the sequential test is passed.*

Core Stagey Policy CS4 (Economy and Employment) outlines that for the consideration of 'Town Centre' Employment Uses – Retail, Leisure and Offices that: *new retail and other main town centre uses, as defined in Appendix A: Glossary, will be primarily located within existing town centres in accordance with Policy CS6: Town Centres and Retail Strategy. A sequential approach to site selection shall be applied with locations in existing town, district and local centres of an appropriate scale being considered first, then edge of centre locations and then only if suitable sites are not available should out of centre sites be considered. For edge of centre*

and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre.

Core Strategy Policy CS6 (Town Centres and Retail Strategy) (Criterion 2) outlines that *proposals for retail and other 'main town centre uses' outside the above centres will only be permitted if they would complement regeneration opportunities, avoid significant impact upon the viability and vitality of the town, district and local centres, and comply with the sequential test in Policy CS4: Economy and Employment.*

Cronton Village does not contain a Town Centre or a major local centre in the hierarchy of retail centres as defined by CS6. Given that the proposal would sell 'artisan' goods to the local community and would be of a relatively small scale would not warrant a Town Centre such as Prescott or Huyton, and although the submitted sequential test does not explicitly rule out these Town Centres, the LPA accepts that these would not be viable options given the nature and scale of the proposal; this was agreed with the agent, prior to the submission of the sequential test.

Within the retail sequential test, consideration has also been given to the nearby medium local centre shopping parade of Hampton Drive, located to the north of the application site. An assessment was undertaken of the commercial units along this shopping parade, which comprises of a convenience store, the Parish Council, tutor agency, barber shop, two ladies hair salons and a café. As part of the assessment, a site visit was carried out on the 1st October 2025 to identify any suitable alternatives to the application site. It was recorded that at the time of the site visit, all the commercial units appeared occupied. Premises were all well maintained, and signage across the range of units appeared relevant to the businesses residing within the properties; photographic evidence supported the findings of the site visit.

Further investigations into viable alternative sites were completed, including searches via Rightmove and Zoopla with no suitable alternative considerations available. Contact was also made with four property agencies for potential opportunities, with no opportunities identified.

For the reasons outlined above, the application is considered to have due consideration to completing a retail sequential test. The retail test has considered viable alternatives within the hierarchy of centres, including Local Centres, demonstrating the methodology and conclusions of these considerations. The submitted retail sequential test evaluation and its findings are accepted, particularly for the scale and nature of the proposed use, the proposed scheme is broadly considered to comply with the requirements set out in Core Strategy Policy CS4, CS6 and the NPPF.

DESIGN AND RESIDENTIAL AMENITY

Saved Policy DQ3 requires that new development proposals which are *within or adjacent to, or visible from certain road and rail routes within Knowsley should seek to enhance the visual appearance of the route.* The highway of the A5080 (Tarbock Road/Cronton Road) is listed as one of the key gateway sites and corridors.

The proposed farm store would be single storey, located to the rear of the carpark on an area of disused, vacant space (following the existing garage demolition) and would be sited over 40m from Cronton Road (A5080). The farm shop building would be situated adjacent the garages located to the head of the cul-de-sac on Forge Close. The proposal would feature an appropriate form, scale and massing given its location and distance from the highway to reduce any prominent appearance. Given

the distance from the highway and its overall low height (3.05m at its tallest), the proposal would not present unduly enlarged within the street scene or when observed from Cronton Road. The existing kiosk structure, although sited close to the highway, is a modest structure in footprint and height and is suitably screened by the existing hedgerow which ameliorates any appreciable visual impact. The proposal would be served by a mono-pitched roof, which would be acceptable in design.

For the consideration of external facing materials, it is proposed that the elevations of both the existing ice-cream kiosk building, and the proposed farm shop building would be faced in red Canadian Cedar board cladding to the elevations. In principle, this has been agreed to avoid the use of steel cladding, given concerns it presented too industrial for the character of the locality and that it has been agreed that timber cladding would be supported, subject to final approval. No further information pertaining to materials have been included within the application, however, precise, finalised details can be secured by way of planning condition to outline a full schedule of materials to be used. The existing ice-cream kiosk is currently faced in horizontal black steel cladding with dark grey UPVC windows. The LPA has communicated with the agent that this would not be supported permanently as the cladding presents as industrial in character and appears visually incongruous within the area. The final details submitted within a materials schedule shall cover both the kiosk building for retention and the proposed farm shop building.

Physically, both the erected ice-cream kiosk and the proposed farm shop building would not raise any significant amenity concerns. The existing kiosk would be within a remote location to the middle of the front part of the site and not within any close proximity to bordering neighbours. The proposed farm shop building would not present any severe harm to residential amenities, privacy or living conditions of the properties to the end of Forge Close given the adequate levels of existing screening of the boundary treatment, vegetation and adjacent detached garages. The single storey scale of the proposal would further ensure that the proposed farm shop building would not appear unduly dominant or prevent the use or enjoyment of the private amenity areas of the nearby properties.

For the consideration of the functional uses of the proposed farm shop building and the ice-cream kiosk, there may be a partial and appreciable level of intensification of use to the existing carpark associated with the PH. Notwithstanding this, as covered, Saved Policy H5 is permissive of certain uses which can be complimentary to a wider, existing residential area, with conditions included to mitigate any unacceptable harm to residential amenities.

Environmental Health have been consulted on the application and raise no objection, subject to conditions. To minimise any unacceptable impacts on living conditions of nearby properties, it is recommended that the opening hours proposed within the application (between 9am – 5pm) are further secured by condition to protect residential amenities.

Account has been given to the scale of the development and therefore a full Construction Management Plan is not required, however, to further mitigate the impact from any construction works associated with the development, it is recommended that an hours of construction condition is included for any construction and demolition works to further protect residential amenities.

The agent has confirmed in an email that there will be no external fixed plant, although, given the refrigeration equipment needed for the deli section of the proposed farm shop and the proximity to the adjacent properties of Forge Close, it is

recommended that a fixed plant condition to minimise the noise impact on nearby residential properties.

HIGHWAYS

The application site is located from Cronton Road with an existing entrance which measures approximately 5.5m in width, allowing for two-way traffic for access and egress. The existing vehicular access would not be altered.

The Local Highway Authority (LHA) have reviewed the application and raise no objections. Highways are satisfied with the findings of the Transport Statement and agree that the predicted peak-hour flows are low and concur that the proposed development would have a negligible impact on local junction capacity.

The proposed development would lead to a minor increase in deliveries to the site than currently takes place for the PH. The arrangements for existing deliveries and refuse collection will remain as they currently do. As existing, a daily food order arrives prior to 10am in a 'transit' sized van, on average, one additional delivery will occur, prior to the pub opening, which would not result in any significant change to the existing level of deliveries and would be acceptable.

The carpark associated with the PH can accommodate 39 no. vehicles. The existing carpark is to be retained with no changes to the current layout or reduction in any spaces. The current level of provision 39 no. spaces, the site exceeds the maxima for both the use A1 food retail use and for a pub use. Compensatively, the existing carpark provides more than adequate level of off-street / on-site parking. The proposal would not lead to any unacceptable highway safety impact. Moreover, the plans show that the recently laid out 'one-way' direction painted markings within the carpark would be retained as shown on the submitted plans.

Along with the retention of the existing 39 no. spaces, the proposal would also make provision for on-site cycle parking provided in the form of 4 no. Sheffield Stands capable of accommodating 8 no. bikes, serving both the existing PH and the proposed farm shop. In principle, this is accepted and welcomed and exceeds the SPD minimum. Precise details will be secured prior to occupation.

The NPPF (Paragraph 116) stipulates that *development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*

The proposed development would not be deemed to result in any unacceptable impact to highway safety on the local highway network or result in inadequate on-site car parking provision. The lha raise no objections to the proposal to support this view.

OTHER ISSUES:

ECOLOGY / BIODIVERISTY NET GAIN (BNG)

Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) seeks to (criterion b) *complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest.* Saved Policy DQ4 of the UDP outlines that *proposals for new development should include appropriate planting of trees or other soft landscaping, the location and details of which should be determined as an integral part of the development,*

and which shall have regard to the character of the surrounding area

The proposed building would be erected where trees and hedgerow border the plot boundary. The application was not supported by a Tree Survey and during the assessment of the application, the Council's Arboricultural Officer was consulted. The Officer reviewed the proposal and Officers' site visit photos and advised that the application did not require a Tree Survey in order to be determined.

Throughout recent years the application site overall has seen sections of vegetation removed (with some restoration captured within the BNG compensation for any site degradation under 24/00428/FUL) however, the carpark included within the red line boundary and which includes the existing kiosk building and proposed farm shop, presents an appreciable absence of any soft landscaping and vegetation, accentuated from previous vegetation clearance.

It was requested to the agent whether a degree of soft landscaping within the carpark could be provided. The agent has agreed in writing to include some low-level soft planting along the westerly boundary as requested and has agreed for this to be attached as a condition with precise detail to be determined at the discharge of condition phase. Although, these details have been secured by negotiation rather than as an integral element of the original design from the inception, nevertheless, it would provide significant benefits to the visual amenity of the carpark, particularly when considered in the wider context of the rural setting of Cronton generally. Additional soft landscaping for the site is a benefit, and the precise details can be agreed during discharge of condition stage.

The proposed development relates to the retention of an existing building and a proposed building. Both of these are / would be located / erected on existing hardstanding. This constitutes a sealed service and therefore the proposal would not trigger the requirement to provide a 10% uplift as no ecology is / would be lost due to the application.

WASTE MANAGEMENT

The submitted Transport Statement outlines that waste and recycling collection is carried by a private operator in standard refuse collection vehicles. The collections take place 2 times per week, with a dwell time of approximately 1-2 minutes. The refuse collection takes place from Cronton Road with an operative collecting the bins from the storage area at the rear of the premises, then returning them after emptying. Waste collection occurs in the morning when the PH is closed.

The Transport Statement furthers that the proposed facility will lead to a small increase in deliveries to the site than currently takes place for the PH. The arrangements for existing refuse collection will remain as they do.

Under 24/00428/FUL, in which the proposed extension provided enhanced waste storage facilities, conditions were included to control the movement of refuse bins to only the day of collection, not outside the hours of 08:00-18:00 with empty bottles only loaded into the bins in the bin storage between 08:00-22:00. As the application has outlined, the waste management arrangements are to remain the same as currently operated by the business. The information submitted indicates that the proposed development within this application, would not lead to a significant intensification on waste generation and as the existing waste management would cover the proposed development, this would be sufficient.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways, ecology and waste management. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

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) 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) Notwithstanding any description of materials included within the application, no above ground construction works shall take place until a full specification of materials to be used externally on the proposed farm shop building and the recently erected ice-cream kiosk building, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Prior to occupation, secure and covered cycle parking for at least 8 bicycles shall be provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be retained thereafter.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016

- 5) The proposed farm shop building and the erected ice-cream kiosk shall not operate and serve customers outside the hours of 09:00 to 17:00 on any day.

Reason: To safeguard the amenities of nearby residents and to comply with the NPPF, Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted 2006.

- 6) No construction / demolition 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 without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) Any fixed plant and machinery associated with the development 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.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8) No part of the development, hereby approved, shall be occupied until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

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

- a) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- b) existing plants / trees to be retained
- c) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the first use of the proposed development to which it relates unless otherwise agreed in writing by the Local Planning Authority.

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 5 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: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/06/2025	2009-RA-XX-XX-DR-A-0000	REV P01	LOCATION PLAN
17/10/2025	2009-RA-XX-XX-DR-A-0120	REV P08	PROPOSED FLOOR PLAN, ELVATIONS AND 3D VISUAL
23/05/2025	-	-	TRANSPORT STATEMENT

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Alan Kilroe**

Date: **28 October 2025**

Informatives

- 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

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