



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00533/FUL

Name and address of applicant

Bridgeway Support Ltd
Unit 20
Gerards Park
St Helens
WA10 1FZ

Name and address of agent

O'Rourke-Designs
9 Swansea Close
Garston
Liverpool
L19 2HF

Date of Receipt: 7 October 2024

Date Valid: 16 October 2024

Address/Location Of Development:

62A Church Road, Flat 1, 62 Church Road, Flat 2, 62 Church Road & Flat 3, 62
Church Road
Roby
Knowsley
L36 9TR

Description of Development:

**CONVERSION OF 4 NO. SELF-CONTAINED FLATS (CLASS C3) TO A FAMILY
ASSESSMENT CENTRE (CLASS C2) WITH SINGLE STOREY FRONT
EXTENSION**

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. a) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

b) The materials of the access ramp shall match that of the existing building and any associated handrails shall be finished black.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023); Saved Policies H5, H7, H8 and T10 of the Knowsley Replacement Unitary Development Plan and in accordance with Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

4. Prior to the first occupation of the development hereby approved, the parking spaces indicated on the approved Proposed Site Layout Drawing 005, received 16 October 2024, shall be made available for the parking of vehicles and the approved areas shall remain available for parking associated with the approved use at all times that the use is operational thereafter.

Reason: To secure adequate parking provision In the interests of highway safety and to comply with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5, H7 and T7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Ensuring a Choice of Travel SPD, adopted September 2010.

5. The development hereby permitted shall not be occupied until precise scheme details of cycle parking provision within the site for a minimum of 2 bicycles has been submitted to and agreed in writing by the Local Planning Authority.

The cycle parking shall be implemented in accordance with the agreed details prior to first occupation of the development and shall remain available for its intended purpose thereafter.

For the avoidance of doubt, the scheme should provide long stay cycle parking which must be covered and offer a means to secure the cycles and does not preclude storage within a secure shed.

Reason: In the interests of ensuring the provision and availability of adequate cycle storage and promoting sustainable travel opportunities and to comply with the National Planning Policy Framework (2024), Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy adopted January 2016 and the Ensuring a Choice of Travel SPD, adopted September 2010.

6. Notwithstanding the details on the approved plans, no part of the development hereby permitted shall be occupied until precise scheme details of a Waste Management Plan together with scheme details of a secure bin store have been submitted to and approved in writing by the Local Planning Authority.

The scheme details shall include:

- a) Details of the arrangements for the facilitation of collection of residual waste, garden waste and recyclable materials;
- b) The location design and external appearance of a suitable store; and
- b) Details of waste receptacle provision showing the requisite level and type of bins that would serve the development.

For the avoidance of doubt, the siting of bin storages shall avoid being located in a highly visible location within the site and should be out of public view and in a convenient location for use by future occupiers and staff and for the facilitation of collection from the site.

The approved scheme details shall be in place before first occupation. The refuse /recycling bins shall be stored in the agreed refuse storage area at all times, with the exception of the allocated refuse collection day. The agreed management plan and storage arrangements shall be maintained at all times that the use is in operation.

Reason: In the interests of the amenities of the surrounding area, to comply with the National Planning Policy Framework (2024), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy WM9 of the Joint Waste Local Plan (2013).

7. No external lighting shall be installed on the site unless precise scheme details have first been submitted to and approved in writing by the Local Planning Authority. The details of any scheme shall include:

- The type, number, and location of all external lighting fixtures.
- The design and appearance of the lighting fixtures.
- The intensity of illumination and the spread of light (including lux levels).
- Measures to minimize light spillage and glare, particularly to neighbouring properties and wildlife habitats.
- The operational hours of the lighting.

The approved external lighting scheme shall be implemented only in accordance with the approved details prior to its first installation and shall be maintained as such thereafter.

Reason: To ensure that the external lighting is appropriate for the site and its surroundings, in the interest of visual and residential amenity and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies H5 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. No more than six families (not including staff) shall be resident at the property at any one time.

Reason: In the interests of protecting the amenities of neighbouring properties and to comply with the National Planning Policy Framework (2024), Saved Policies H5, H7 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification) and / or permitted by the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) (or any order revoking

or re-enacting that Order with or without modification). The application premises shall be used for a Family Assessment Centre for the care of families and for no other purpose including any other purpose within the same Use Class (C2) unless a separate planning application has first been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain a degree of control over development and to assess whether another use within Use Class C2 would be appropriate in this location, in the interest of residential amenity, highway safety and to comply with the National Planning Policy Framework (2024), Saved Policies H5, H7 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Ensuring a Choice of Travel SPD (2010).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/02/2025	002	-	PROPOSED PLANS
05/10/2024	003	-	SITE LOCATION PLANS
16/10/2024	005	-	PROPOSED SITE PLAN
16/10/2024	-	-	STATEMENT OF PURPOSE
31/01/2025	-	-	EMAIL FROM AGENT - ADDITIONAL INFORMATION RELATING TO STAFFING / OPERATIONS / VISITORS / BINS
31/01/2025	-	-	RAE EXAMPLE STAFF ROTA TEMPLATE

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:-

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS16 - Specialist and Supported Accommodation

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

H7 - Provision of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOS)

H8 - Extensions and Alterations to Residential Properties

T10 - Access for the Less Mobile

DQ2 - Security in the Built Environment

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV5 - Contaminated Land

The Joint Merseyside and Halton Waste Local Plan 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

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 (Maxine Wishart on 0151 443 2319)

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.

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 Contaminated Land Advisory Note

Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.



Executive Director - Regeneration and Economic Development

Date: 28 March 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.
- 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.