

<u>APPLICATION NO:</u>	24/00533/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	62A Church Road, Flat 1, 62 Church Road, Flat 2, 62 Church Road & Flat 3, 62 Church Road , Roby, Knowsley		
<u>PROPOSAL:</u>	CONVERSION OF 4 NO. SELF-CONTAINED FLATS (CLASS C3) TO A FAMILY ASSESSMENT CENTRE (CLASS C2) WITH SINGLE STOREY FRONT EXTENSION		

KNOWSLEY LOCAL PLAN POLICES MAP ALLOCATION

Primarily Residential Area

Site Description

The application site is located on the eastern side of Church Road, Roby close to the junction with Rupert Road / Western Avenue. The property comprises of a large four-storey (including basement) Victorian property. The property forms one half of a semi-detached building attached to No. 60 Church Road. No. 60 has recently been granted planning permission for a single storey extension and conversion to a house in multiple occupation (HMO) for 11 persons (24/00031/FUL).

The application property has private amenity space to the rear with a large garden building and a car parking area to the front site set behind a low level brick wall vehicular access is taken directly off Church Road.

The site is surrounded by other residential dwellings. Immediately to the north sits semi-detached properties of a similar scale to the host property, comprising Nos. 64 and 64a (2 no. apartments) and No. 66 Church Road. Dwellings on the opposite side of Church Road consist of two-storey properties. The dwelling immediately to the rear of the application site, faces onto Rupert Road and comprises a bungalow.

The site is located in a sustainable location close to local amenities including Jubilee Park at approximately 220m to the north, local shopping parades, located on Twig Lane and Kingsway are within walking distance and Huyton Town Centre is located just over half a mile from the site.

Proposal

The application proposes a single storey extension to the front together with revised access ramp and conversion of the existing premises to provide a Residential Family Assessment Centre. The purposes of the Residential Family Assessment Centre is to provide accommodation for parents and their children and to monitor and assess them and to provide advice and guidance. The children would be between the ages of 0 and 8 years old.

The application is accompanied by a supporting statement that indicates that the

applicant will provide a safe and nurturing home for families whilst undergoing a parenting assessment. The applicant will provide accommodation for families supporting parents in developing their parenting style safely, with staff on hand to offer support and guidance in line with the needs of each family. Families would be resident on the premises during the assessment period, which is expected to be approximately 12 weeks.

The proposed use would include 2 no. self-contained units to be used for families that need to experience more independence during their assessment. The applicant's agent has advised that there be a maximum of six families resident at any one time. The children would be aged between 0 and 8 years old.

There would be a maximum number of 5 staff on shift throughout the day and 2 staff on shift during the night. The applicant advises that during handover periods this would still not exceed the 5 members of staff due to the balance of the shift start times.

It is not proposed that other families other than those being assessed would visit the centre, for example as a family contact centre. Although, families would be able to have visitors, nevertheless, the applicant has advised that this would be on a rota basis and would be promoted to happen at the weekend.

The existing property is within Class C3 (dwellinghouses). The Town & Country Planning (Use Classes) Order 2017 (as amended) defines Class C3 (dwellinghouses) as:

Use as a dwelling house (whether or not as a sole or main residence) by -

- a) a single person or by people to be regarded as forming a single household;*
- b) not more than six residents living together as a single household where care is provided for residents; or*
- c) not more than six residents living together as a single household where no care is provided to residents (other than within Class C4).*

The proposal is for the site to be used as a residential Family Assessment Centre, providing short term accommodation for up to six families whilst an assessment of the parenting skills and capabilities is carried out. As the property would provide accommodation for up to 6 families, this would fall within Class C2.

Class C2 (Residential Institutions) is defined as:

Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

In this instance, the proposal falls under Class C2.

Consultations

Highway Authority - No objection.

Environmental Health - No objection. Request a contaminated land advisory note if planning permission is granted.

Representations

This application has been publicised by letters sent to 8 neighbours. It has also been advertised by Site Notice

There has been 1 letter of objection. The representations are summarised as follows:-

- a) Highway safety
- b) Anti-Social behaviour - can only assume if it is to assess families then the families have issues. Have enough problems with anti-social behaviour so the last thing I want is potentially more problems on doorstep.

Planning History

APP. NO: 95/00401/APP
PROPOSAL: PROPOSED ERECTION OF 1 NO. DETACHED HOUSE
DECISION: Refused
DECISION DATE: 4 October 1995

APP. NO: 01/00337/COU
PROPOSAL: CONVERSION OF EXISTING HOUSE TO FORM 3 NO. SELF CONTAINED FLATS AND ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING TO FORM AN ADDITIONAL 2 NO. SELF CONTAINED FLATS
DECISION: Refused
DECISION DATE: 9 November 2001

APP. NO: 01/00341/COU
PROPOSAL: CONVERSION OF EXISTING HOUSE TO FORM 3 NO. SELF CONTAINED FLATS AND ERECTION OF TWO STOREY EXTENSION TO FORM ONE NO. 3 BEDROOMED HOUSE
DECISION: Granted
DECISION DATE: 9 November 2001

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.

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

SUPPLEMENTARY PLANNING DOCUMENTS

- Ensuring a Choice of Travel SPD (2010)
- Design Quality in New Development SPD (2016)

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.

ASSESSMENT

Principle of Development

The site is located within an area allocated as Primarily Residential Area on the Local Plan Policies Map.

Saved policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) states 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 of neighbouring 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...”

Saved Policy H7 of the UDP relates to the provision of flats, nursing and residential homes, hostels and houses in multiple occupation (HMOs). Whilst the proposal does not fit squarely into the above categories this policy is relevant. This policy recognises the value that these types of use can make in providing a valuable addition to the stock of housing which have a legitimate role to play in meeting housing needs. However, it recognises that there can be cumulative impact of several of these uses on residential areas. Therefore, criterion set by saved Policy H7 are intended to ensure that such uses will only be permitted where they would have an acceptable impact on the character of the area and the amenity of the occupiers of neighbouring property. These impacts are discussed in detail further on in this report.

Save Policy H7 at criterion 1 e) seeks to ensure that:

In the case of proposals for nursing or residential homes, hostels or Houses in Multiple Occupation, the proposals would not result in:

- *An existing dwelling having a nursing home, residential home, hostel or HMO on both sides; or*
- *More than 2 adjoining properties being used as a nursing home, residential home, hostel or HMO.*

The application property adjoins No. 60 Church Road which was granted planning permission in May 2024 for the erection of single storey extension and conversion of the building to a house in multiple occupation (HMO) (11 persons) (sui generis) with demolition of existing rear extension and attached garage (Ref: 24/00031/FUL). Work has commenced on bringing that permission forward.

The property immediately to the north of the application site is occupied by two apartments (64 and 64a Church Road).

The proposal would not result in an existing dwelling being flanked on both sides by either a nursing home, residential home, hostel or HMO and would not result in more than 2 adjoining properties being used as a nursing home, residential home or HMO. As a result, the proposed development would not conflict with criterion 1 e) of Saved Policy H7.

Policy CS16 of the Core Strategy acknowledges that there is an established shortage of housing available to meet the needs of those who require specialist or supported accommodation. Specialist and Supported Housing Accommodation is defined in the Core Strategy (Appendix B – Detailed Definitions) as accommodation designed or designated specifically to meet the needs of older and / or vulnerable people.

Appendix B defines vulnerable people which incorporates a wide range of people in the community and includes (inter alia) homeless families with support needs;

offenders and people at risk of offending; people with alcohol problems; people with drug problem...teenage parents; people at risk of domestic violence... This vulnerability covers a wide range and levels of need.

It is acknowledged that “some people may require on-going support and care in permanent supported housing accommodation, whereas for others the need for support may be for a limited period requiring tailored services that may be only for a few months...in order to support residents into more independent living...” Accommodation for vulnerable people includes all housing which is specially designed or designated to meet the particular requirements of these groups.

Criterion 1a) of Policy CS16 states that the Council will work with partners to:

a) Make better use of the current housing stock through improvements to its quality, remodelling or replacing existing accommodation to meet changing needs...

Criterion 2) a) and c) state that the Council will provide or support the provision of new specialist and supported residential accommodation, which will:

a) Be located in an appropriate environment, near to highways and public transport links and local amenities...

c) Facilitate opportunities to align residential facilities with health and social care services...

It is acknowledged that Class C2 includes hospitals, nursing homes, boarding schools, residential colleges and training centres, and has permitted development rights for a change of use to a state funded school; however, this application has been considered on the basis of the specific information provided any planning permission if granted would therefore be subject to a condition restricting the use to that as a Family Assessment Centre.

Layout

Extension

The proposed development involves the erection of a small extension to the front of the building which is currently occupied as No. 62a Church Road. The extension would provide a new entrance and would be served by a new access ramp.

The extension would have dimensions of 4.2 m wide by 1.31 m deep. It would have a hipped roof attaining a maximum height of 3.3 m. The extension would provide an extended entrance.

The proposed layout would provide accommodation comprising:

Basement – Store area.

Ground Floor (No. 62): Front entrance and hallway; staff office, staff bathroom and kitchen and 2 no. communal rooms.

First Floor (No. 62): Living room; 2 no. bedrooms; kitchen and bathroom with associated circulation space.

Second Floor (No. 62): Living room; kitchen; bathroom and 2 no. bedrooms.

Ground Floor Flat (No.62a): Communal entrance with access ramp and circulation space; separate entrance and hallway leading to a; living /bedroom; bathroom and kitchen/dining room.

First Floor Flat (No. 62a): Living room; kitchen; bedroom; landing and bathroom.

Accessible from the communal ground floor there would be a walkway to the 2 no. self-contained flats.

Parking

6 no. parking spaces would be provided at the front of the site, accessed from the existing vehicular access point off Church Road. Parking is discussed in detail in the Highways section below.

Waste Management

Policy WM9 of the Waste Local Plan requires that the design and layout of new developments must provide within part of their design strategy facilitation of collection and storage of waste, including separated recyclable materials and that provision is made for sufficient access to enable waste and recyclable materials to be easily collected and transported for treatment.

The proposed layout indicates that a bin store would be sited to the side of the property on what is an existing hardstanding. The applicant's agent has advised that the bins would be attended to by a private company. They would provide 2 x 1100L bins which would be emptied weekly.

No scheme details of the associated waste management and any bin store have been provided, nevertheless, there is adequate space on the site to achieve the requisite facilities and the scheme details can be secured by condition should planning permission be granted.

Amenity Space

The proposed development would benefit from an area of approx. 225 sq m of private amenity space to the rear. It is considered that the area would provide adequate amenity space to serve the users of the property.

Design

The National Planning Policy Framework and Policies CS2 and CS19 of the Local Plan and Saved Policy H5 of the UDP seek amongst other matters, to ensure that development promotes good quality design, respects its setting.

The proposed extension would be of limited scale and would be sub-ordinate to the existing building. A hipped roof is proposed and there would be an entrance door within the front elevation. No other openings are proposed within the extension.

The extension would be of appropriate design and providing the materials match that of the existing building it is not considered that the extension would have a detrimental impact on the visual amenity of the street scene or the character of the host property. It is recommended that a condition is added to any approval of planning permission to ensure that the finer details of the materials are secured. Overall, provided suitably conditioned, it is considered that the proposed development would not have any detrimental impacts on the visual amenity or character of the host property or the streetscene. As such the proposed

development would accord with paragraph 116 of the NPPF, Saved Policies H5 of the UDP and Core Strategy Policies CS2 and CS19.

Crime and Anti-Social Behaviour

Chapter 8 of the NPPF seeks to promote healthy and safe communities. Decisions should aim to ensure that safe places that are...safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...Saved Policy DQ2 of the UDP seeks to ensure that new development is designed so as to provide good levels of personal and property security.

In regard to the objection received from a local resident, which raises concern that the proposal would result in anti-social behaviour, the application is supported by a statement which sets out how the proposed use would operate. It identifies that there would be clear rules in place that relate to general conduct and respectful behaviour. There would be clear 'house rules' that include, amongst other things, being respectful of neighbours. It also states that all new families and staff would have an induction to the property, added features such as continual staff presence will further contribute to the safe management of the home. Furthermore, before admission, parents would be required to understand key expectations and information, for example, conduct expectations, responsibility etc. There is no reason to doubt that the use would not be operated in accordance the statement.

There is no evidence that the proposal would worsen any existing issues of anti-social behaviour or lead to new instances. Furthermore, as detailed above, certain measures would be put in place to mitigate this. A use of this nature and scale is unlikely to generate significant incidents of anti-social behaviour more so than that which would be likely to occur from the existing use of the premises as four separate residential units, despite concerns to the contrary.

In view of the above it is not envisaged that the proposal would result in significant disturbance to the neighbouring properties to the extent that a refusal of planning permission could reasonably be sustained on such grounds.

As such, the development would not conflict with The NPPF, Saved Policies H5, H7 and DQ2 of the Knowsley UDP and Policies CS2 and CS19 of the Local Plan.

Highways

NPPF Para 116 sets out 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 would be severe.

Core Strategy Policy CS7 states that new development will be required to be:

- Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.
 - In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.
- It is noted that a resident has objected on the grounds of highway safety, although they do not expand further on the precise reason for this objection.

The Council's Highway Engineer has however considered the proposal and raises no objection to the proposal.

Parking Provision

The proposed development would be served by 6 no. parking spaces provided at the front of the site accessed from an existing point directly off Church Road.

The Council's Highways Engineer has advised that they do not anticipate any increase in parking demand and have no concerns, indicating that the current parking provision is adequate to serve the proposed development. This is also having regard to the development's location to good transport links for sustainable travel.

Cycle Parking

No details of cycle storage to serve the proposal supports the application although the required provision could adequately be provided on the site and this can be secured by way of a planning condition if planning permission is granted.

Having regard to the concern raised by a local resident and the advice of the Council's Highway Engineer, it is not considered that the development would result in unacceptable impacts on highway safety and impacts on the road network would not be severe. As such there is no evidence to substantiate a reasonable ground for refusing planning permission on highway safety grounds in this instance.

On balance, the proposal would not lead to unacceptable impacts on highway safety and as such it would be consistent with paragraph 116 of the NPPF, Saved Policies H5 and H7 of the UDP and Core Strategy Policies CS2, CS7 and CS19 and the Ensuring a Choice of Travel SPD.

Residential Amenity

In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policies H5 of the UDP amongst other matters, seeks to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.

As the proposed extension would be domestic in scale and the works to convert the property would predominantly be internal it is not considered that there would be excessive impacts from noise / dust during construction works.

Nos. 64 and 64a Church Road

These properties are located on the adjacent plot immediately to the north of the application site and comprises a large property containing a ground floor and first floor apartment. There is an existing boundary wall and planting along the common boundary with the nearest properties (Nos. 64 and 64a Church Road).

No additional openings are proposed within the gable of the application property and as such, the proposal would not result in overlooking or loss of privacy to the detriment of those properties.

The front extension would be minor in scale, projecting 1.3 m from the front of the building where it would be sited. Given the scale of the extension, and the distance from neighbouring properties, it is not considered that the development would have any detrimental impacts on residential amenity.

No. 152 Rupert Road

No 152 shares its side boundary with the rear of the application site. There would be minor variations to the room layout with two of the first floor rooms facing the rear garden of No, 152 changing from 2 no. bedrooms to a kitchen and a living room. Whilst this could result in more activity in those rooms, given the distance and the juxtaposition of the two properties this does not raise any significant concern relating to loss of privacy or overlooking of the neighbours in this instance.

Nos 49 and 51 Church Road

These properties are located on the opposite side of Church Road at a distance of approximately 26.5 m from the application property. No additional openings are proposed within the host property and the extension would be set into the site by 18.2 m. As such, the proposal does not raise any concern regarding impacts on those neighbours.

No. 2 Western Avenue

The application site is close to the junction with Western Avenue with No, 2 sited at the junction with Church Road and presents a blank gable elevation to Church Road. The property is located approx. 30m from the host property. As such there would be no overlooking and loss of privacy for the occupiers of that dwelling

Other Amenity Considerations

Due to the nature of the proposed use, it is acknowledged that there would be some noise associated with the comings and goings from the property, by staff, residents and visitors in the form of cars arriving and leaving, car doors opening and closing etc. However, it is not considered that the associated activity would be likely to have a significantly greater adverse impact on the neighbours than that which could be expected from the current use of the premises as four individual residential units. The level of activity likely to occur would be unlikely to result in significant harm to residential amenity. This is supported by the views of the Council's Environmental Health team who have no objection to the proposal having regard to potential impact on neighbours from the typical residential use of the four residential units currently on this site.

Turning to the objection raised in relation to concern over anti-social behaviour, in which the objector suggests "*if it is to assess families then the families have issues*" Officers consider that it would be unreasonable to assume that users of the proposed facility would lead to increased incidents of anti-social behaviour. There is no evidence to support the view that the proposed use would result in a change in the standard of behaviour or that the conduct of users would be different to that which could be expected from the current residential use of four separate residential units. It is therefore considered that the amenities currently enjoyed by neighbouring properties would not be unduly harmed as a result of the proposal.

Nevertheless, the proposed use within Class C2 also includes provision for other types of residential institution and uses such as residential school, college or training centre and permitted development rights would allow change of use to a state funded school which may not be acceptable in this location without full and proper consideration. As such, so that the level of impact is kept to a minimum, it is recommended that a condition is imposed if planning permission is granted, to limit

the number of families supported in the centre to 6 at any one time and for permitted development rights for any other uses within Class C2 to be removed (including change of use to a state funded school).

Subject to the recommended conditions, it is considered that the proposed development would integrate effectively with its surroundings and that there would be no significant harm to amenity. As such it would comply with the NPPF, Saved Policies H5, H7 and ENV2 of the UDP and Core Strategy Policies CS2 and CS19.

Environment and Ecology

Contamination

Saved Policy ENV5 of the UDP seeks to ensure that development does not occur on contaminated sites that could place future occupiers, or the surrounding area at risk from contamination. The Council's Environmental Health Officer has reviewed the information submitted and stated that they have no objections to this application but, given that the proposal would involve the carrying out some groundworks for the proposed extension, they have asked that a contaminated land advisory note is included as an informative if planning permission is granted.

Subject to the imposition of the above advisory note, the proposed development does not raise any environmental concerns and as such complies with the NPPF, Policy CS2 of the Local Plan and Saved Policy ENV5 of the UDP.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is a policy approach that ensures new developments leave biodiversity in a better state than before. Developers should deliver a BNG of 10% unless the development is exempt.

The development is for the change of use of existing premises together with a minor extension. The development is *de minimus* as it meets the first and second conditions of the BNG Requirements (Exemptions) Regulations 2024. Firstly, the development does not impact on onsite priority habitat; and secondly the development impacts - (a) less than 25 square metres of onsite habitat that has a biodiversity value greater than zero; and (b) less than 5 metres in length of onsite linear habitat.

The proposal does not raise any biodiversity concerns and does not conflict with the NPPF or Policy CS8 of the Core Strategy.

Conclusion

The principle of a Family Assessment Centre as proposed is an acceptable use within a Primarily Residential Area. The proposal would help towards meeting a specialised housing need within the Borough and would not cause unacceptable harm to visual amenity, the character of the streetscene or the amenity of neighbouring properties. The proposal does not raise any highway safety issues nor would it be likely to contribute to unacceptable levels of anti-social behaviour.

On balance it is considered that the development would comply with the National Planning Policy Framework and relevant policies included within the Knowsley Local Plan:Core Strategy, Knowsley Replacement Unitary Development Plan relevant supporting Supplementary Planning Documents. The application can therefore be recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 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).

Contd...

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

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 28/03/2025

Informatives

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

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

developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.