



**Knowsley Council**

**REGENERATION AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990**

## **PLANNING PERMISSION**

**Application No: 26/00094/FUL**

**Name and address of applicant**

Ancorra Environmental Services  
3 Webber Road  
Knowsley Industrial Park  
Kirkby  
Knowsley  
L33 7SW

**Name and address of agent**

Conway Architectural Design  
6 Conway Close  
Middleton  
Manchester  
M24 1EW

**Date of Receipt:** 5 March 2026

**Date Valid:** 22 April 2026

**Address/Location Of Development:**

3 Webber Road  
Knowsley Industrial Park  
Kirkby  
Knowsley  
L33 7SW

**Description of Development:**

**PARTIAL CHANGE OF USE OF THE EXISTING WAREHOUSE (USE CLASS B8)  
TO OFFICES (USE CLASS E) ASSOCIATED WITH THE EXISTING BUSINESS  
TOGETHER WITH INSTALLATION OF GROUND FLOOR AND FIRST FLOOR  
WINDOWS PLUS REPLACEMENT ENTRANCE DOOR TO THE SOUTH  
ELEVATION, TARMAC OVER GRAVEL/HARD SURFACE AREA**

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. Prior to the first occupation of the office use hereby approved, a scheme for the protection of the proposed offices from external noise shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall demonstrate that internal noise levels within the offices can achieve the standards set out in BS8233:2014 (or any subsequent revision), taking into account noise from surrounding industrial and commercial activities.

The approved scheme shall include details of any acoustic glazing, ventilation strategy and sound insulation measures required to achieve these standards and shall be implemented in full prior to occupation and retained thereafter.

Reason: In the interests of amenity and to ensure a reasonable working environment for the office employees.

4. No development shall commence until a Phase 1 Preliminary Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall identify and evaluate all potential sources of contamination and the potential risks to future users of the site. The assessment shall include a desk study, site walkover and conceptual site model.

Where the Phase 1 assessment identifies potential risks, a Phase 2 Site Investigation and risk assessment shall be carried out, the results of which, together with any required remediation strategy, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Any approved remediation measures shall be implemented in full prior to first occupation of the development.

Following completion of any remediation works, a verification report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the site is suitable for its proposed use.

If, during the course of development, any contamination is found which has not been previously identified, works shall cease immediately and the Local Planning Authority shall be notified. A remediation strategy shall be submitted to and approved in writing prior to the recommencement of development.

Reason: In the interests of human health.

## **SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>           |
|----------------------|----------------|----------------|-----------------------------------------|
| <b>22/04/2026</b>    | <b>987-04A</b> | -              | <b>PROPOSED SITE PLAN</b>               |
| <b>22/04/2026</b>    | <b>987-08A</b> | -              | <b>LOCATION PLAN</b>                    |
| <b>05/03/3036</b>    | <b>987-05</b>  | -              | <b>PROPOSED GROUND FLOOR PLAN</b>       |
| <b>05/03/3036</b>    | <b>987-06</b>  | -              | <b>PROPOSED FIRST FLOOR PLAN</b>        |
| <b>05/03/3036</b>    | <b>987-07</b>  | -              | <b>EXISTING AND PROPOSED ELEVATIONS</b> |

## **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:-

ENV2 - Noise and Vibration

### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS4 - Economy and Employment

CS19 - Design Quality and Accessibility in New Development

CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Lee Osborne on 0151 443 2395)

## **ARTICLE 35 STATEMENT**

The Local Planning Authority has acted positively and proactively in determining this application by 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.

Informative

1. See attached letter from Cadent Gas

A handwritten signature in black ink, appearing to read 'Dale Milburn', with a stylized, cursive script.

**Dale Milburn**

**Executive Director – PLACE**

**Date: 25 June 2026**

## **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.
1. 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.
2. 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.
3. A fee is normally payable to discharge planning conditions in accordance with government regulations.
4. 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.
5. 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.

Date: 20/05/2026

LinesearchbeforeUdig ref: 41586783

Your ref: 26/00094/FUL (MF)

Dear Sir/Madam,

**Your planning application – No objection, informative note required**

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

**What you need to do**

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

*Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.*

*If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/our-services/gas-diversions](https://cadentgas.com/our-services/gas-diversions)*

*Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](https://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.*

**Your responsibilities and obligations**

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) or on 0800 688 588 quoting your reference at the top of this letter.

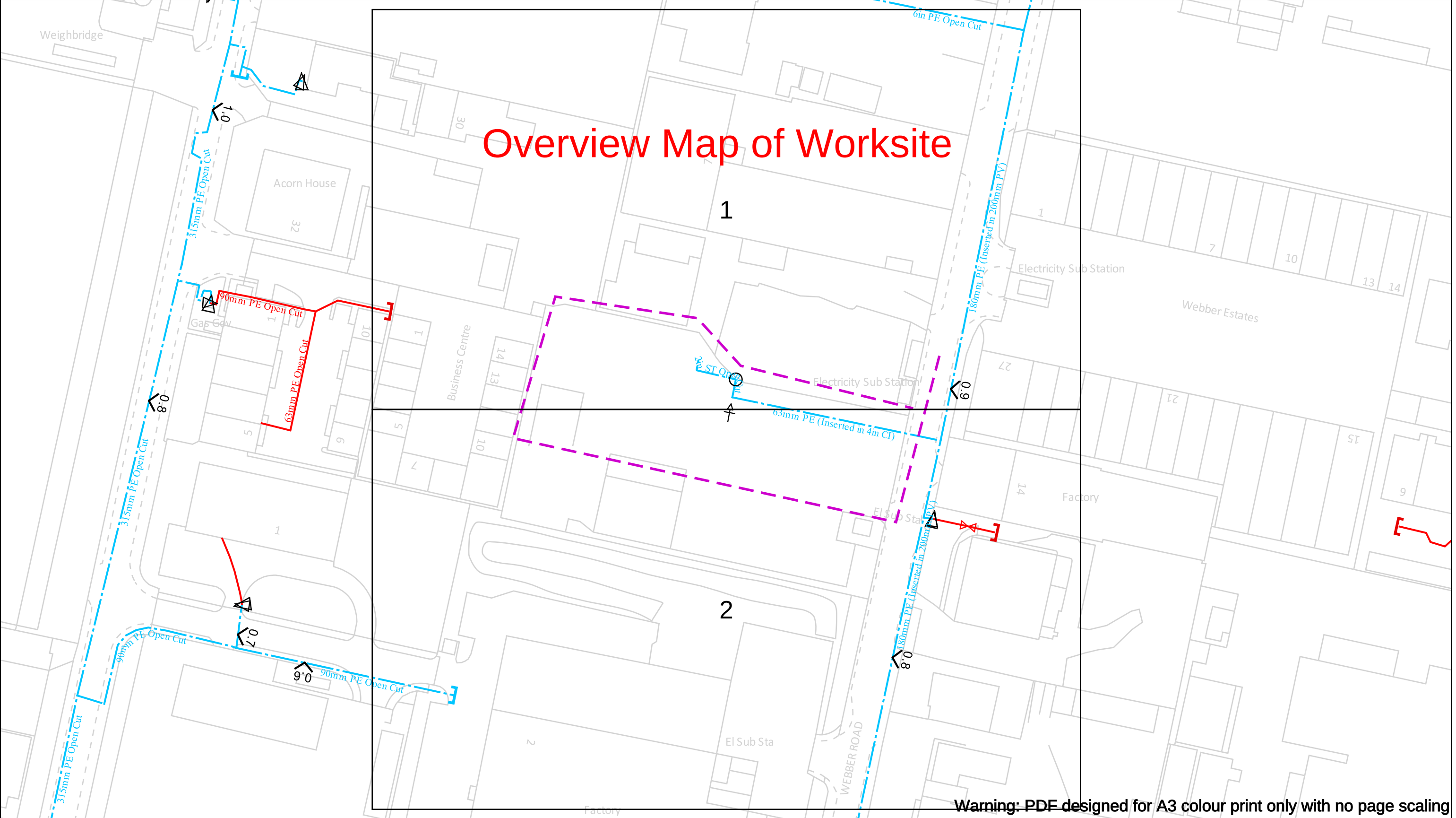
**Kind Regards,**

Plant Protection Team

T: 0800 688 588

[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

cadentgas.com



Date Requested: 20/05/2026  
Job Reference: 41586783  
Site Location: 342944 398472  
Requested by:  
Miss Mosope Fagbulu  
Your Scheme/Reference:  
26/00094/FUL (MF)

Scale: 1:1025 (When plotted at A3)

View extent: 200m, 115m

**IMPORTANT NOTICES**

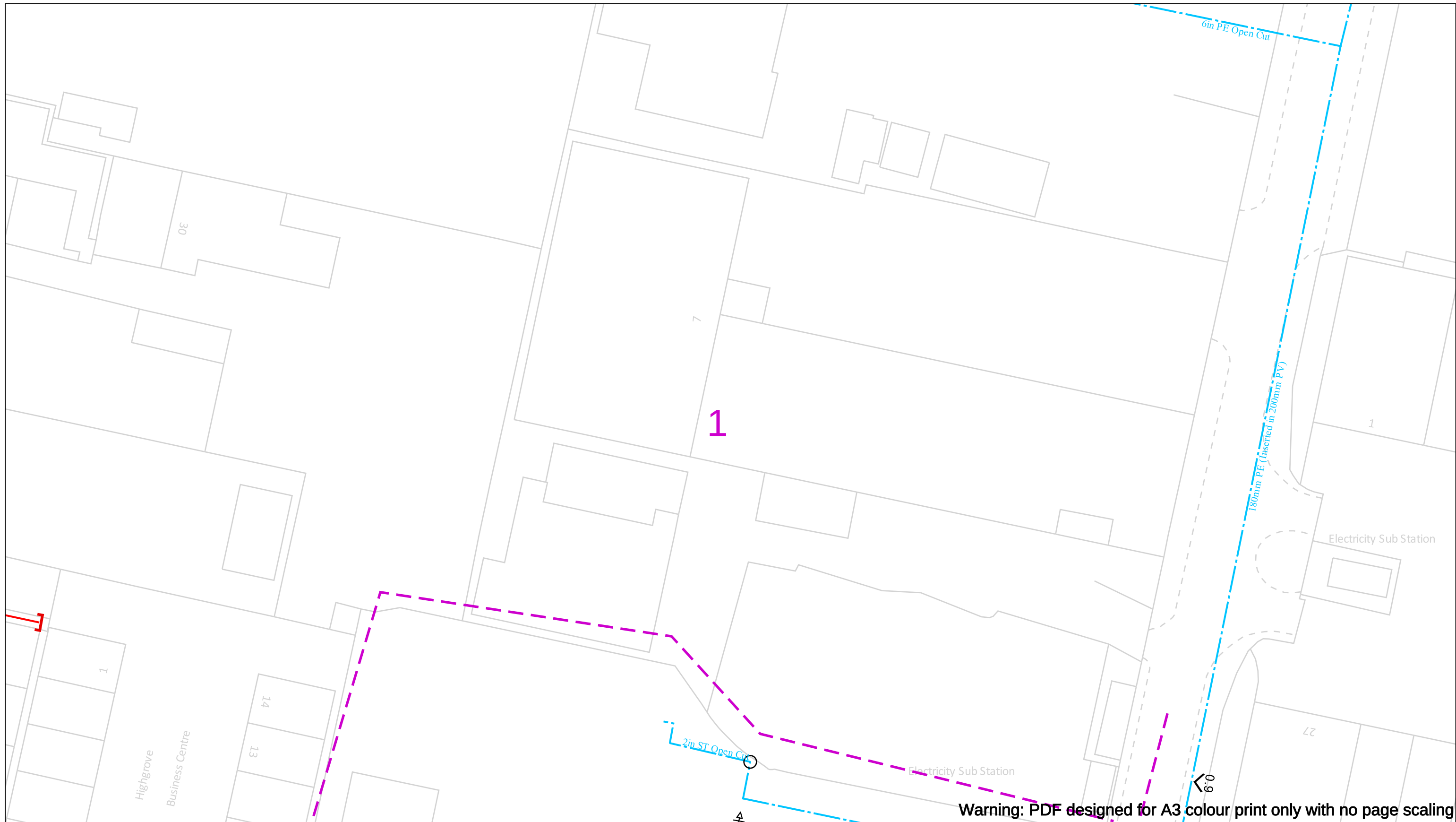
This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

**In case of an emergency call 0800 111 999**

|                  |              |              |                         |
|------------------|--------------|--------------|-------------------------|
| <b>Dig Sites</b> | <b>Area:</b> | <b>Line:</b> |                         |
|                  | LP Mains     |              | Valve                   |
|                  | MP Mains     |              | Depth of cover          |
|                  | IP Mains     |              | Syphon                  |
|                  | LHP Mains    |              | Diameter Change         |
|                  |              |              | Material Change         |
|                  |              |              | Out of Standard Service |

**Cadent**  
Your Gas Network

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Warning: PDF designed for A3 colour print only with no page scaling

View extent: 200m, 115m

## IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, sub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Date Requested: 20/05/2026  
Job Reference: 41586783  
Site Location: 342944 398472  
Requested by:  
Miss Mosope Fagbulu  
Your Scheme/Reference:  
26/00094/FUL (MF)

Scale: 1:500 (When plotted at A3)

**In case of an emergency call 0800 111 999**



## Dig Sites

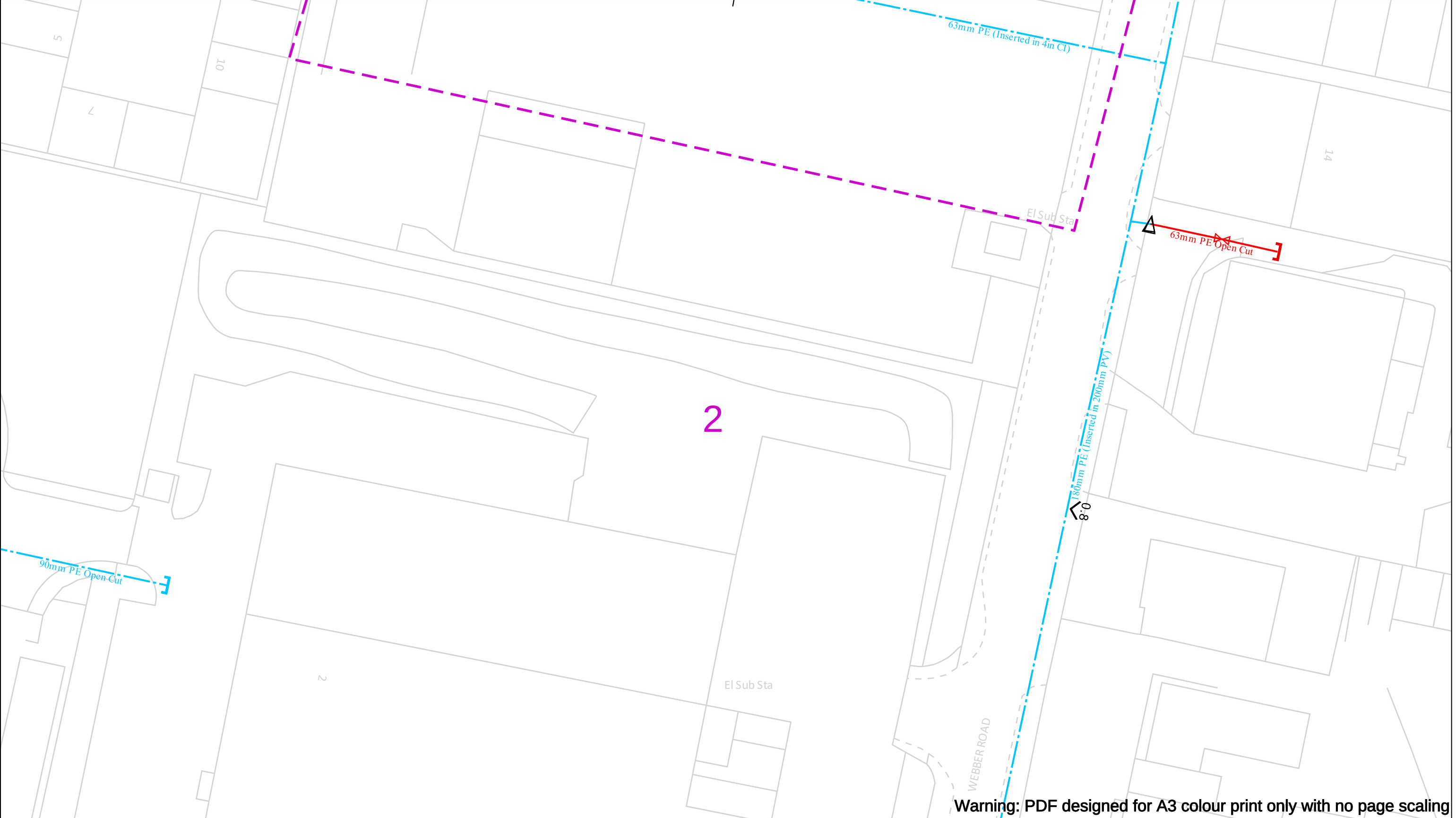
Area:  Line: 



 Valve  
 Depth of cover  
 Syphon

- ⚡ Diameter Change
- Material Change
- ! Out of Standard Service

**Cadent**  
Your Gas Network



|                                                                                                                                                                                                                                       |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                    |                 |           |       |       |       |                 |          |          |          |                |                 |           |  |        |                         |  |                                           |
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| <p>Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</p> |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                    |                 |           |       |       |       |                 |          |          |          |                |                 |           |  |        |                         |  |                                           |