

**Planning, Design and Access Statement for the
Change of Use of a Bank (Class E) to a Hot Food
Takeaway (Sui Generis), installation of
extraction and ventilation equipment and minor
external alterations.**

3 St Chad's Drive, Kirkby, L32 8RA

On behalf of Domino's Pizza UK and Ireland Ltd.

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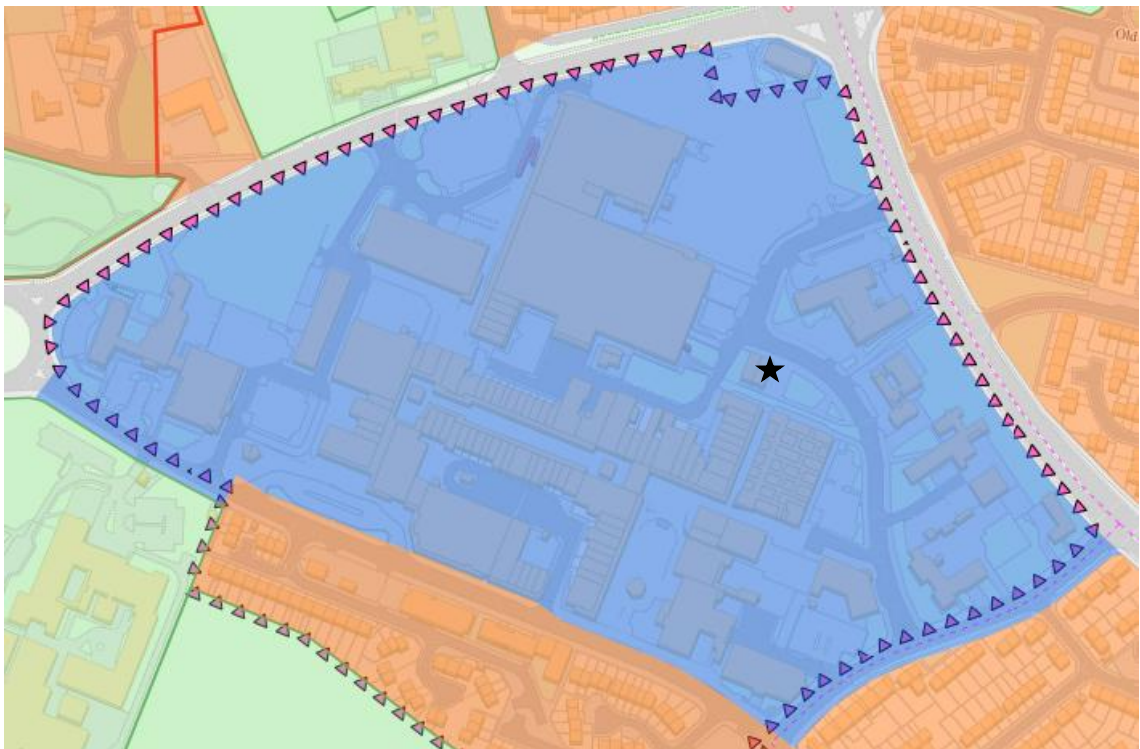
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1. Introduction

- 1.1. This Planning, Design and Access Statement has been prepared by Pegasus Group on behalf of Domino's Pizza UK and Ireland Ltd in support of a planning application for Full Planning Permission for the change of use of a Bank (Class E) to a Hot Food Takeaway (sui generis), installation of extraction and ventilation equipment and minor external alterations.
- 1.2. The statement will set out the justification for the change of use, reviewing the site, its surroundings, planning context and history and local and national planning policies.
- 1.3. It will then go on to outline the implications of the proposed change of use in regard to its principle of development, impact on amenity, highways implications, design and access within the context of the relevant planning policies.
- 1.4. This statement should be read in conjunction with the Full Planning application including the full set of plans prepared by Simons Design.

2. Site Description

- 2.1. The application site is in Kirkby, it comprises a former Bank (Class E) which is understood to have ceased trading in 2021 and has been vacant since. The wider building is a single storey in height and comprises two separate commercial units with the adjacent unit occupied by a Funeral Directors (Class E). At the rear of the building is a small, enclosed yard accessed via a locked gate.
- 2.2. The site is situated within Kirkby Town Centre, as identified in blue in the map excerpt below taken from the Knowsley Local Plan. The application site is identified with a black star.



- 2.3. The wider area is mixed use in nature and provides a variety of services. Nearby uses include the Premiere Public House (sui generis) to the south, St Chad's Medical Centre to the North and Morrisons Supermarket (Class E) to the west.
- 2.4. There is no off-street parking available and associated with the site, although public parking is available in the immediate vicinity including St Chad's Drive Car Park approximately 50m to the east and Morrison's Car Park approximately 50m to the north west. Bus connections are also available from Kirkby bus station approximately 250m to the south west, which provide regular services around Liverpool.
- 2.5. The Site is not statutory, locally listed or in proximity to any listed buildings. Neither is it located in a Conservation Area.
- 2.6. The site is in Flood Zone 1, the area at lowest risk of flooding.

3. The Proposals

Change of Use

- 3.1. This Planning Statement supports a Full planning application for the change of use of the building from a Bank (Class E) to a Hot Food Takeaway (sui generis) and installation of plant and other minor external alterations.
- 3.2. Once all necessary consents are in place the unit will operate as a pizza takeaway providing a gross internal floor space of 230m² with the customer area extending to 13m².
- 3.3. The hot food takeaway is proposed to open between 11am and 11pm daily, generating approximately 10 full-time and 15 part-time jobs with employees being recruited from the local area.
- 3.4. Minor internal alterations are proposed to accommodate the new use, this extends to the insertion of internal partition walls to accommodate the operational requirements and creating the required cold room and storage areas.
- 3.5. Refuse and recycling will be stored in 240L wheelie bins at the rear of the unit in the small yard.

Extraction and Ventilation Equipment

- 3.6. To facilitate the proposals, extraction and ventilation equipment will be installed. Technical specifications can be found in the extraction proposals document prepared in support of this application.
- 3.7. An oven extract system will be installed, travelling from internally mounted oven hoods, above the suspended ceiling where it will penetrate the flat roof and terminate in a stainless steel extract cowl 1m above eaves height. The system will be fitted with fine filters and silencers to minimise noise and odours emitted from the system.
- 3.8. A fresh air intake system is also proposed, terminating in a mushroom cowl on the flat roof to enable fresh air to enter all rooms in the unit.
- 3.9. Cold room and air conditioning compressors will be fitted on the rear elevation of the building.

External Alterations

- 3.10. Minor external alterations are proposed to accommodate the new occupant. This includes the removal of the existing cladding and its replacement on the primary elevation with powder coated metal panels finished in RAL 7043 (Traffic Grey). The existing shopfront windows will also be removed and replaced with a double panelled aluminium shopfront.
- 3.11. On the side (east) elevation all existing windows will be removed and replaced with new windows finished in RAL 7043 (Traffic Grey).

- 3.12. To the rear of the building a new timber door will be inserted and cold room and air conditioning compressors installed. The bin store will also be located at the rear and incorporate a metal mesh platform on a steel frame to ensure natural light can still enter the basement rooms via the existing light wells.
- 3.13. A signage zone has also been proposed above the shopfront, although specific details will be subject to a separate advertisement consent application.

4. Planning History

The Application Site

- 4.1. Applications of relevance to the site include:
- 4.2. **Reference 21/00567/FUL** was approved in November 2021 for the removal of existing fascia/projecting signage together with the removal of ATM and making good of elevation with brick.
- 4.3. **Reference 12/00326/ADV** was approved in August 2012 for the display of 2 no. internally illuminated fascia signs, 1 no. internally illuminated projecting sign, 1 no. branch nameplate and 1 no. sign within ATM fascia.
- 4.4. **Reference 03/00207/ADV** was approved in April 2003 for the display of 1 no. non-illuminated ATM box panel sign and 1 no. internally illuminated projecting sign.
- 4.5. **Reference 00/00416/ADV** was approved in September 2000 for the display of 2 no. internally illuminated fascia signs and 1 no. internally illuminated projecting sign.
- 4.6. **Reference 97/00621/APP** was approved in February 1998 for the construction of a ramp to provide disabled access.

6. Legislation and Planning Policy

The Development Plan

6.1. The relevant adopted planning policy is contained within the Knowsley Local Plan Core Strategy (adopted 2016) and saved policies of the Knowsley Replacement Unitary Development Plan (adopted 2006).

6.2. There are no emerging planning policies that need to be taken into consideration.

Knowsley Local Plan Core Strategy (2016)

6.3. **Policy CS1** details the spatial hierarchy for Knowsley. It identifies that Kirkby is a large suburban centre. It goes on to identify Kirkby Town Centre as a Principal Regeneration Area, an area in which opportunities for regeneration and development will be maximised.

6.4. **Policy CS6** outlines the Town Centres and Retail Strategy for the district. It begins by outlining the hierarchy of centres, placing Kirkby as a tier one settlement which should provide comparison and convenience shopping providing a mix of leisure, health, cultural, employment and service uses. Service provision should be contained within the boundaries of the defined town centres.

6.5. **Policy CS10** outlines agendas for the Principal Regeneration Area of Kirkby Town Centre. It states that *"Comprehensive regeneration will be supported to enhance the viability and vitality of Kirkby Town Centre by (in no order of priority):*

a) Encouraging a wider mix of town centre uses, services and facilities, including new comparison and convenience retail floorspace, key services, residential, employment uses, cultural and leisure facilities, and enhancements to the evening economy and existing market;

b) Directing new retail development and other town centre uses toward the existing town centre, particularly in the primary shopping area comprising St. Chad's Parade and its immediate surroundings."

Knowsley Replacement Unitary Development Plan (2006)

6.6. A total of 36 no. policies from the Unitary Development Plan were saved upon the adoption of the Core Strategy, those of relevance are detailed below.

6.7. **Policy S2** regards the diversification of uses within existing centres. It details that the change of use of existing buildings within existing Town Centres will be permitted whereby it is compatible with the role and scale of the centre; would not result in the grouping of a specific use; not have a detrimental impact on the surrounding environment or amenity of neighbours or exacerbate any parking problems. It goes on to detail policies for food and drink uses it states that hot food takeaway uses must meet the above criteria as well as the following:

A) Any external ventilation and extractor systems which are necessary would be provided without causing harm to the external appearance of the building or street scene and would not harm the amenity of neighbouring properties through noise or odour.

B) The proposal will not be permitted in a local centre or in any property (either within or outside an existing centre) that is close to existing or proposed residential uses unless the applicant has submitted convincing evidence that the impact on residential amenity would be acceptable.

6.8. **Policy S9** regards shopfronts and security shutters. A proposal for an altered shopfront must relate well to the streetscene in terms of its materials, form and proportions as well as providing good access for all members of the community. When security shutters are proposed they must fit with the design of the building.

6.9. **Policy ENV2** regards noise and vibration, it states that *“development that will either cause an unacceptable increase in noise or vibration levels or itself be subject to unacceptable noise or vibration from an existing source will not be permitted.”* Conditions can also be attached to planning permissions to ensure effective noise mitigation is installed.

Material Considerations

National Planning Policy

6.10. The National Planning Policy Framework (NPPF) was updated in December 2024 to outline the Government’s planning policies to ensure sustainable development can be achieved.

6.11. The key objective of the NPPF is to achieve sustainable development, **Paragraph 8** confirms that there are three overarching objectives which must be pursued, namely economic, social and environmental. The economic role should contribute to sustainable development by building a strong, responsive and a competitive economy to ensure that the sufficient amount of and right type of development is achieved to support growth.

6.12. **Paragraph 11** confirms that a presumption in favour of sustainable development is at the core of the NPPF, for planning applications this means proposals for development that comply with the relevant Development Plan should be approved without delay.

6.13. **Paragraph 38** goes on to outline that Local planning authorities should approach decisions on proposed development in a positive and creative way.

6.14. **Paragraph 85** states that *“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

6.15. **Paragraph 90** relates to the vitality of town centres, confirming that policies and decisions should *“support the role that town centres play at the heart of local communities.”*

6.16. **Paragraph 97** states that *“Local planning authorities should refuse applications for hot food takeaways and fast food outlets: a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.”*

- 6.17. **Paragraph 116** states 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.”*
- 6.18. In summary, the NPPF confirms that the primary objective of development management is to deliver sustainable development and not to hinder or prevent it.

Town Centre Uses SPD

- 6.19. The town centre uses SPD provides guidance on appropriate concentrations of hot food takeaways in retail centres. It states that:
- “1. Planning permission for a hot food takeaway within town, district, major or medium local centres, or local shopping centres / parades will not be granted if it causes an unacceptable grouping of hot food takeaways which would have a negative impact on the character of the centre.*
- 2. In operating this requirement, the following thresholds should not be exceeded:*
- a) More than 5% of units within town centres being hot food takeaways; or*
 - b) More than 10% of units within district, major or medium local centres, or local shopping centres / parades being hot food takeaways; and*
 - c) More than two directly adjoining hot food takeaways in a single centre’s or parade’s frontage; and*
 - d) Less than two non-hot food takeaway units between individual or groups of hot food takeaway units in a centre or parade.*
- Exceeding these thresholds would be considered as creating an unacceptable grouping of hot food takeaways which would have a negative impact upon the character of the centre.”*
- 6.20. It also goes on to provide guidance for hot food takeaways and the need to protect residential amenity. A proposal in proximity to residential properties will only be allowed where it can be evidenced to not have a detrimental impact on amenity in terms of noise, odour, visual intrusion of general disturbance.
- 6.21. In relation to highways impacts, the council will consider the hot food takeaway’s impact on the safety of both pedestrians and road users. A number of factors must be taken into consideration including existing traffic conditions at the site, the availability of public parking, access to public transport and whether there is suitable provision for delivery driver parking and servicing arrangements.
- 6.22. In relation to opening hours, hot food takeaways must consider their likely impact on residential amenity, the existence of an established late-night economy in the area, presence of schools in the surrounding area and the character of the surrounding area.

- 6.23. Any new hot food takeaway must incorporate suitable extraction systems to ensure odours are effectively dispersed. Such systems must have minimal visual impacts, be acoustically insulated and be suitably maintained. A new hot food takeaway must also account for waste disposal and litter, providing bins for both customer and commercial waste. Any bin store must be designed and managed effectively to ensure they are clean and free from vermin.
- 6.24. Finally, hot food takeaway proposals must account for crime and anti-social behaviour, protecting community safety and preventing crime and disorder.

7. Planning Assessment

- 7.1. This section of the statement sets out the justification for the proposed change of use, installation of extraction and ventilation equipment and minor alterations when considered against the relevant planning policies and material considerations.
- 7.2. The key issues arising from the proposal will be discussed in turn as follows:
- Principle of Development;
 - Residential Amenity; and
 - Highways and Parking

Principle of Development

- 7.3. The site is located within the designated Town Centre of Kirkby, placing it in an in-centre location in planning policy terms. As confirmed in Policy CS6 and CS10 such a location is suitable for a hot food takeaway use where it will diversify the services available to improve the vitality and viability of the Town Centre. Notably, its location within the designated Town Centre is therefore also not sensitive to the proximity of schools.
- 7.4. The wider Town Centre is mixed use in nature providing a variety of services including supermarkets (Class E), Doctors Surgery (Class E), retail premises (Class E) and cafés (Class E).
- 7.5. The Town Centre Uses SPD confirms that hot food takeaways are a main town centre use and contribute toward the vitality and viability of a centre by diversifying services and choice. As such, the principle of introducing a hot food takeaway within the Town Centre is acceptable and in accordance with CS10 as it will help to diversify existing town centre uses providing a wider variety of services.
- 7.6. This is further reinforced in Saved Policy S2 which seeks to diversify the uses available within Town Centre locations when they are appropriate in scale. As evidenced above there is a wide variety of uses in proximity to the site, in which the change of use will only further contribute toward. The site is also well separated from residential properties, with the closest being approximately 160m to the east of the site, a suitable separation distance that will ensure the proposed hot food takeaway use will not give rise to environmental issues that will detract from their amenity. Further reinforcing that the proposed change of use accords with Policy S2.
- 7.7. There are no adopted policies that seek to protect the existing Class E bank use (previously Class A2), further reinforcing the suitability of the change of use. Furthermore, following the 2020 use class amendments Class A2 uses were omitted and incorporated into the broader Class E which incorporates a number of commercial uses including restaurants, cafes and offices. This provides the site with a fallback position and greater flexibility as it can lawfully operate alternative Class E uses without planning permission and consideration from the local planning authority being required.

- 7.8. The change of use will also deliver a new active use at ground floor level within a long-term vacant unit, attracting footfall to the Town Centre and generating approximately 25 no. employment opportunities for local people, benefiting the Town Centre's economy. As such, the change of use will maintain and improve the vitality and viability of Kirkby Town Centre in accordance with Policy CS10.
- 7.9. There are 75 no. units (excluding vacant premises) within Kirkby Town Centre, this includes three sui generis hot food takeaways, as confirmed in the Town Centre Uses SPD. As such, following the proposed change of use, four units will be operating as a hot food takeaway, a proportion of 5% and a level which is compliant with the criteria set out in the Town Centre Uses SPD.
- 7.10. This calculation has excluded the McDonald's, KFC and Taco Bell within the Town Centre as these do not strictly accord with the definition of a sui generis hot food takeaway that is outlined in the Town Centre Uses SPD as they provide a mixed restaurant and takeaway service enabling both consumption on and off the premises. In comparison a sui generis hot food takeaway use, as proposed here, solely provides customer collections and deliveries for food to be consumed off the premises.
- 7.11. As detailed above, only four such premises will be available within the Town Centre following the change of use, a proportion that accords with the Town Centre Uses SPD.
- 7.12. Neither will the proposed change of use result in two directly adjoining hot food takeaways or the sandwiching of a non-hot food takeaway use. As such there is not considered to be a concentration of sui generis hot food takeaways within the town centre that will be detrimental to its vitality, enabling the change of use to accord with the concentration element of the Town Centre Uses SPD.
- 7.13. The closest sui generis, hot food takeaway to the site is Market Plaice approximately 45m to the south at 7 Market Place. This is a suitable separation distance to ensure that an over concentration of hot food takeaways in the Town Centre does not emerge.
- 7.14. Following the December 2024 NPPF amendments paragraph 97a was introduced, which seeks to restrict out of centre hot food takeaways within walking distance of schools or areas where young people congregate *"unless the location is within a designated town centre"*. Given that the site is located within the designated Kirkby Town Centre, paragraph 97a is not offended and will not result in health concerns that are detrimental to the wellbeing of nearby residents, enabling the proposals to remain in accordance with both the Town Centre Uses SPD and NPPF.
- 7.15. Turning to paragraph 97b of the Framework, the matter of over-concentration is addressed above, and therefore in the absence of evidence that such a concentration is having adverse impacts on local health, pollution or anti-social behaviour, no conflict arises in respect of this second criterion.
- 7.16. Further to this and as set out in detail below, the hot food takeaway will not give rise to unacceptable environmental and amenity impacts in regard to noise, odour or general disturbance by virtue of the effective abatement systems proposed. If necessary, planning conditions can be applied to approvals to further ensure opening hours or pollution emissions are effectively managed in accordance with the SPD and Policies S2 and ENV2.

- 7.17. Overall, the principle of introducing a hot food takeaway within the vacant building in Kirkby Town Centre is acceptable and accords with both the relevant policies of the development plan and NPPF.

Impact on Residential Amenity

- 7.18. The site is located within Kirkby Town Centre, a mixed-use commercial Town Centre. The closest residential property is located approximately 160m east of the site on Westhead Avenue, providing a significant separation distance.
- 7.19. Policy ENV2 and the Town Centre Uses SPD seeks to ensure that proposed hot food takeaway uses will not give rise to noise or other environmental issues that will detract from nearby residential amenity. In this case, the significant distance between the site and residential receptors will prevent any rise in background noise levels at the closest residential receptors. Especially as County Road (the A5208) produces a level of background noise in closer proximity to the closest residential properties on Westhead Avenue to the east. The proposed hot food takeaway and its associated plant equipment (subsequent to the installation of silencers) will not give rise to an increase in background noise levels at these receptors, instead preserving amenity.
- 7.20. The extract system will penetrate the flat roof and terminate in a stainless-steel extract duct at roof level. It will be fitted with sufficient filters and an odour neutralising system to ensure that odours produced by the premises operations can be suitably treated and dispersed. This will enable the hot food takeaway operations to remain unimpactful on the surrounding environment in accordance with the Town Centre uses SPD.
- 7.21. By virtue, pizza takeaways do not undertake deep fat frying or other highly aromatic processes instead exclusively using oven baking. As such, odour levels produced by the cooking process are relatively low compared to other food and drink uses, with the proposed abatement measures further enabling the Domino's takeaway to remain unimpactful on the surrounding residential properties.
- 7.22. Compressors will also be installed on the rear elevation of the unit within the small, fenced yard. Compressors such as this can be seen in the surrounding Town Centre, including on the flat roof of the Premier Public House to the south and at the rear of units within the shopping centre. As such the introduction of such is characteristic of the Town Centre and will not result in visual impacts detrimental to the surrounding Town Centre, further reinforcing the proposals accordance with the Town Centre Uses SPD.
- 7.23. Specifications of the proposed extraction and ventilation equipment can be found in the supporting extraction proposal.
- 7.24. As detailed above, the application site is positioned within a mixed-use town centre, where there are a range of units operating numerous opening hours. This includes the Premier pub to the south which opens 9am to 11pm daily, McDonalds 200m to the north which is open 24 hours a day and Market Plaice approximately 100m south at 7 Market Square which opens 11am to 11pm Monday to Saturday and 11am to 7pm on Sundays. As such the proposed opening hours of 11am to 11pm daily are considered appropriate in this location and are reflective of the surrounding operations in accordance with the Town Centre Uses SPD.

- 7.25. The proposals seek to manage waste and recycling generated by the premises through the use of 3no. 240 litre euro bins in the rear yard that will be secured on a metal mesh platform. This will provide separate storage for both general waste and recyclables to ensure that waste is suitably managed and disposed of correctly. All employees receive comprehensive training, which includes training on suitable refuse management practices. As such, the proposed hot food takeaway will suitably manage its waste, enabling it to remain unimpactful on nearby residential amenity and the Town Centre in accordance with the Town Centre Uses SPD.

Highways and Parking

- 7.26. The site is within the established Kirkby Town Centre, placing it in a highly accessible and sustainable location which is within easy walking distance of a number of services and public transport links.
- 7.27. Although not provided with any designated parking, the site is within a suitable distance of a number of public parking areas, including at St Chad's short stay public car park approximately 50m to the east which provides 3 hours of free parking and in Morrisons car park approximately 50m to the north west which also provides 3 hours of free parking. Such an arrangement previously accommodated the bank use and is suitable to accommodate parking demand from both delivery drivers and customers without resulting in dangerous on-street parking and stopping on the double yellow lines along St Chads Drive.
- 7.28. Such parking arrangements are also utilised by the existing hot food takeaways within the Town Centre including Market Place, Luke's Chippy and Flames. All of which are at a greater walking distance than the proposed site. As such the proposed parking arrangements are acceptable and will not result in highways safety impacts, further reinforcing accordance with the Town Centre Uses SPD.
- 7.29. Given the site's Town Centre location, it is expected that a number of customers will access the site on foot from the surrounding residential area or as part of a linked trip to the Town Centre, minimising the number of individual highways trips the hot food takeaway generates. In a similar vein, staff within the store are likely to walk to work from the surrounding area or use public transport connections to get to work by virtue of the time restrictions on the public car parks.
- 7.30. By virtue of Domino's efficient operating systems delivery drivers are out delivering for much of their shift, only returning for a brief period (a maximum of 5 minutes) to collect multiple orders, further minimising the number of times they have to return to the site.
- 7.31. The site is also in proximity to public transport connections, with Kirkby Bus Station approximately 250m south west of the site providing regular services to a number of locations across the wider Liverpool region.
- 7.32. In summary, the site has been demonstrated to have suitable access to car parking and is located within a highly sustainable and accessible location, enabling accordance with the requirements of the Town Centre Uses SPD.

8. Design and Access

Design

- 8.1. The proposed change of use proposes minor external alterations to the unit which are essential to both modernise the building and enable the takeaway to operate efficiently.
- 8.2. Shopfront changes extend to the removal of the existing windows and insertion of a double panelled aluminium shopfront finished in RAL 7043 (traffic grey). All the existing windows on the side elevation and the rear access door will also be replaced. The refuse store at the rear has also been designed in a way that will ensure sufficient natural light continues to enter the basement via the existing light wells.
- 8.3. The existing cladding will be removed and powder coated metal panels instead installed to remain in keeping with Domino's branding and ensure the premises are recognisable. The proposed signage zone will be fixed onto the roller shutter and will replicate the signage zone previously installed to respect the existing appearance of the building and the surrounding street scene in accordance with Policy S9, which is continually evolving subsequent to the ongoing developments.
- 8.4. The change of use will not extend beyond the existing curtilage of the unit, there is no greater risk of overlooking or loss of light to the surrounding commercial properties.
- 8.5. The extraction and ventilation equipment is proposed to be contained on both the roof and rear elevation. This will include two duct cowls on the flat roof and compressors on the rear elevations.
- 8.6. Overall, the proposal's design is acceptable and complementary of the appearance of the buildings and its surrounding context.

Access

- 8.7. The proposal will retain the existing stepped access and level access ramp to ensure all members of the public can enter the premises in accordance with Policy S9. The rear access point will also be retained into the back of house area.
- 8.8. The extraction and ventilation equipment installed on the roof and at the rear will be away from the public realm and will only be accessible by specialised personnel for cleaning and maintenance purposed.
- 8.9. By virtue of the site being located in a designated Town Centre it is in a highly sustainable and accessible location within easy walking distance of a variety of services and amenities. It also has easy accessibility to the wider area, subsequent to the public transport with Kirkby bus station approximately 250m south west of the site providing services around Liverpool.
- 8.10. As such, there are no access implications associated with the proposed development enabling the unit to remain accessible for customers, staff and delivery drivers accessing the site both on foot and in vehicles.

9. Summary

- 9.1. This Planning Statement has been prepared in support of an application for full planning permission for the change of use of 2 St Chad's Drive from a Bank (Class E) to hot food takeaway (sui generis), installation of extraction and ventilation equipment and minor external alterations.
- 9.2. The site is located in the designated Town Centre of Kirkby, a suitable location for a new hot food takeaway use, that will diversify the existing services available and improve the vitality of the centre in accordance with Policy S6 and S10.
- 9.3. The proposed introduction of a further hot food takeaway in the Town Centre has been demonstrated to accord with the requirements of the Town Centre Uses SPD and will not result in an overconcentration of hot food takeaways at the detriment of residential amenity or highway safety.
- 9.4. The proposed design has been evidenced to be acceptable and will retain the existing appearance of the building, while modernising it to reflect the ongoing developments in the surrounding area.
- 9.5. As such the change of use has been demonstrated to be acceptable and in accordance with both local and national planning policies, therefore, planning permission should be granted without delay.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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