

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	26/00252/CLD	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Knowsley Central Primary Support Centre, Mossbrow Road, Huyton Knowsley, L36 7SY		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED MODULAR BUILDING AND STORAGE CONTAINER		

Site Description

The application site is a school (Knowsley Central) with an irregular square footprint bounded by Wellcroft road to the south and Mossbrow Road to the west. It comprises main school buildings, hardstanding area, grassed areas and trees. There is another school to the east (Altbridge Special School), houses to the south and west, football facilities to the east and an open field to the north with dwellings beyond.

Proposal

The proposal is for a lawful development certificate for the installation of a proposed modular building and storage container.

The modular building would staggered and be 57 metres long, 18 metres deep and 4.05 metres high with a total floorspace of 837sqm.

The storage container would be long 9.14 metres long, 3.04 metres wide and 3.75m high with a total floorspace of 28sqm.

Consultations

N/A

Representations

N/A

Planning History

26/00230/DEMCON - PRIOR NOTIFICATION FOR DEMOLITION OF MODULAR
BUILDING -

Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

The key questions are whether the proposal would comply with the relevant provision of “M. The erection, extension or alteration of a school, college, university [F2, prison] or hospital building”.

Class M gives permission for the erection of a school building subject to the following criteria:

M.1 Development is not permitted by Class M—

[F3](a)if the cumulative footprint of any erection, extension or alteration under Class M on or after **[F4the relevant date]** would exceed the greater of—

(i)25% of the cumulative footprint of the school, **[F5college,]** university, prison or hospital buildings as it was on **[F4the relevant date]**; or

(ii)250 square metres;]

(b)**[F6in the case of a college, university [F7, prison] or hospital building,]** if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;

[F8(ba)]in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;]

(c)if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;

(d)if the height of any new building erected would **[F9exceed—]**

[F9(i)]if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or

(ii)in all other cases, 6 metres;]

F10(da).

(e)if the height of the building as extended or altered would exceed—

(i)if within 10 metres of a boundary of the curtilage of the premises, **[F11the lesser of the height of the building being extended or altered or]** 5 metres; or

(ii)in all other cases, the height of the building being extended or altered;

[F12](ea)if the height of any rooftop structure would exceed 1.5 metres above the height of the new building or the building as extended or altered (as the case may be);

(f)if the development would be within the curtilage of a listed building; or

(g)unless—

(i)in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;

(ii)in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services **[F13:]**

The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2023

““relevant date” means 21st December 2023 in the case of the development of an open prison building and 21st April 2021 in the case of all other development;”.

Assessment

Footprint

Original Buildings

The buildings on site as of 21st April 2021 had a total floorspace of 2522sqm. 25% of the above would allow up to 630.5sqm to be built under permitted development.

Previous development

Post 21st April 2021, the following buildings were erected:

Modular Building 1 – 119 sqm

Modular Building 2 – 119 sqm

Total = 238sqm

Proposed Development

Proposed Modular building – 837sqm

Proposed Container - 28sqm

Demolition of existing modular building – (450sqm) and 31sqm outbuilding.

Total = + 384sqm

Combined Previous and Proposed Development

Total = **622sqm** since 21st April 2021.

This is slightly below the 630.5sqm allowance and therefore the cumulative total would be less than a 25% increase in footprint since 21st April 2021.

Other Considerations

There is no residential curtilage within 5 metres of the proposed buildings and the area has not been used as a playing pitch in the last 5 years. The buildings would also be below 5 metres in height.

Therefore, the proposed building complies with the GPDO 2015 (As Amended) Part M and is lawful.

Conclusion

The proposal constitutes a lawful development for which planning permission is not required.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

14/07/2026

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

N/A