

Planning Statement

Conversion of 5-11 Eccleston Street, Prescott to mixed-use including ground floor restaurant and serviced apartments to the upper floors (Class E and C1, respectively).

5-11 Eccleston Street, Prescott, L34 5RU

On behalf of Onyx Residential Real Estate Limited

Date: April 2025 | Pegasus Ref: P24-0714_R002v1_PL_LIV_NL_DM

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Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	April 2025	NL	DM	

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1. Pre-application Enquiry Response – reference 24/00018/PREAPP
2. Officer’s Report – Application reference 23/02769/KMBC1

1. Introduction

- 1.1. This Planning Statement has been prepared by Pegasus Group on behalf of Onyx Residential Real Estate Limited in support of the change of use of 5–11 Eccleston Street, Prescott, to a ground floor restaurant and apart hotel to the upper floors (Use Class E and C1, respectively). The proposed development is to be facilitated by the demolition of rear outriggers and the erection of a single storey conservatory to the rear to aid the ground floor restaurant.
- 1.2. This application follows on from positive pre-application engagement with Knowsley Borough Council (Ref. 24/OO018/PREAPP) and takes into consideration points discussed within the pre-application response (Appendix 1).
- 1.3. This submission includes the following documents:
 - Application Forms
 - Planning Statement prepared by Pegasus Group.
 - Heritage Statement prepared by Pegasus Group.
 - Drawing Pack (Location/ Existing/ Proposed) prepared by Studio 256 Design Ltd.
 - Design and Access Statement prepared by Studio 256 Design Ltd.

Planning History –

- 1.4. The site has undergone a number of applications in its recent history according to Knowsley Borough Council's planning portal.
- 1.5. The planning history for 5–7 Eccleston Street is as follows:
 - 23/O2769/KMBC1 – Repair and refurbishment of the building including new windows and new shop front – Granted 2nd January 2024.
 - 15/OO505/FUL – Change of use of first and second floor from retail (Use Class A1) to form 2no. apartments (Use Class C3), and installation of windows to the front elevation together with revisions to existing shop fronts and external doors (A1 retail space to be retained on ground floor) – Granted 10th March 2016.
 - 11/OO084/COU – Change of use from former furniture shop (Use Class A1) to café (Use Class A3) together with alterations to shop front and extraction vent to rear – Granted 20th July 2011.
- 1.6. The planning history for 9–11 Eccleston Street is as follows:
 - 00/OO433/ADV– Display of 2no. non-illuminated fascia signs and 1 no. non-illuminated projecting sign to front elevation. Together with 1 no. non-illuminated sign to side elevation – Granted 31st October 2000.

- 98/00582/CAC – Demolition of outrigger to rear of premises – Granted 11th February 1999.
- 98/00561/APP – Erection of external galvanised steel staircase, alterations to existing window opening to for new door opening and replacement of windows to first and second floors to rear elevations of premises – Granted 18th February 1999.
- 97/00642/APP – Installation of new shop front and roller shutter together with replacement first and second floor windows to front elevation – Granted 4th March 1998.
- 97/00641/ADV – Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated gable sign – Granted 4th March 1998.
- 74/10420/HIST – Display of 1 no. illuminated fascia sign – Granted 1st October 1987.
- 74/10414/HIST – Installation of new shop front and alterations to existing pedestrian access to highways – Granted 1st October 1987.
- 74/06652/HIST – Alts to shop and land at rear – Granted 21st January 1982.
- 74/06760/HIST – Rear unloading bay to bakery shop – Granted 18th November 1982.
- 74/06673/HIST – Illuminated shop sign confectioners – Granted 30th December 1981.

2. The Site and Surroundings

- 2.1. The site is located within Prescott Town Centre and is allocated for retail and community use within the Knowsley Local Plan Core Strategy, as can be seen within Figure 1.

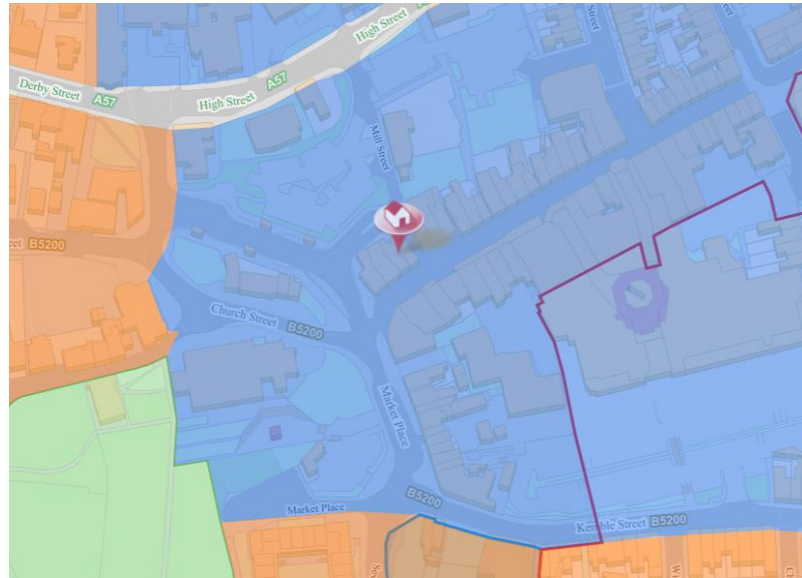


Figure 1 – Knowsley Local Plan site allocations map.

- 2.2. The site is also located within Prescott Town Centre Conservation Area and is located near to a number of Grade I and Grade II Listed Buildings, as shown in Figure 2.

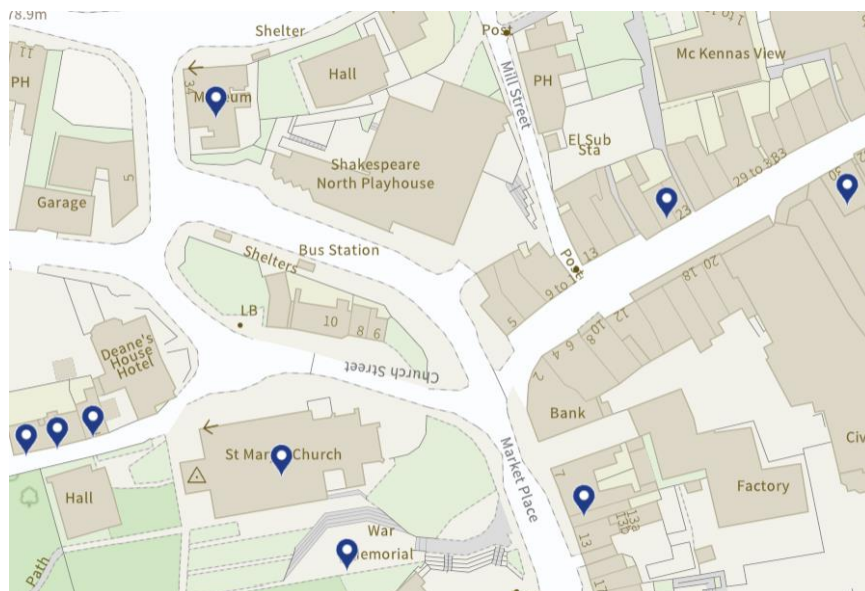


Figure 2 – Listed Buildings Map.

- 2.3. The site is located within Flood Zone 1, and it is therefore not required to provide a Flood Risk Assessment as part of this application. There is no risk of surface water flooding.

3. The Proposed Development

- 3.1. The proposed development is for the change of use of the building to a ground floor restaurant/ bar and apart hotel to the first and second floor. The proposed development is to be facilitated by the demolition of the existing outrigger and the erection of a single storey rear extension.
- 3.2. The proposed development looks to refurbish the current commercial unit to the ground floor to provide a total of 72 covers within the proposed restaurant and bar. As shown within Figure 3, the proposed development looks to provide a private dining space and small seating area within the existing building, with a large portion of the proposed seating area to be located within the proposed rear extension.

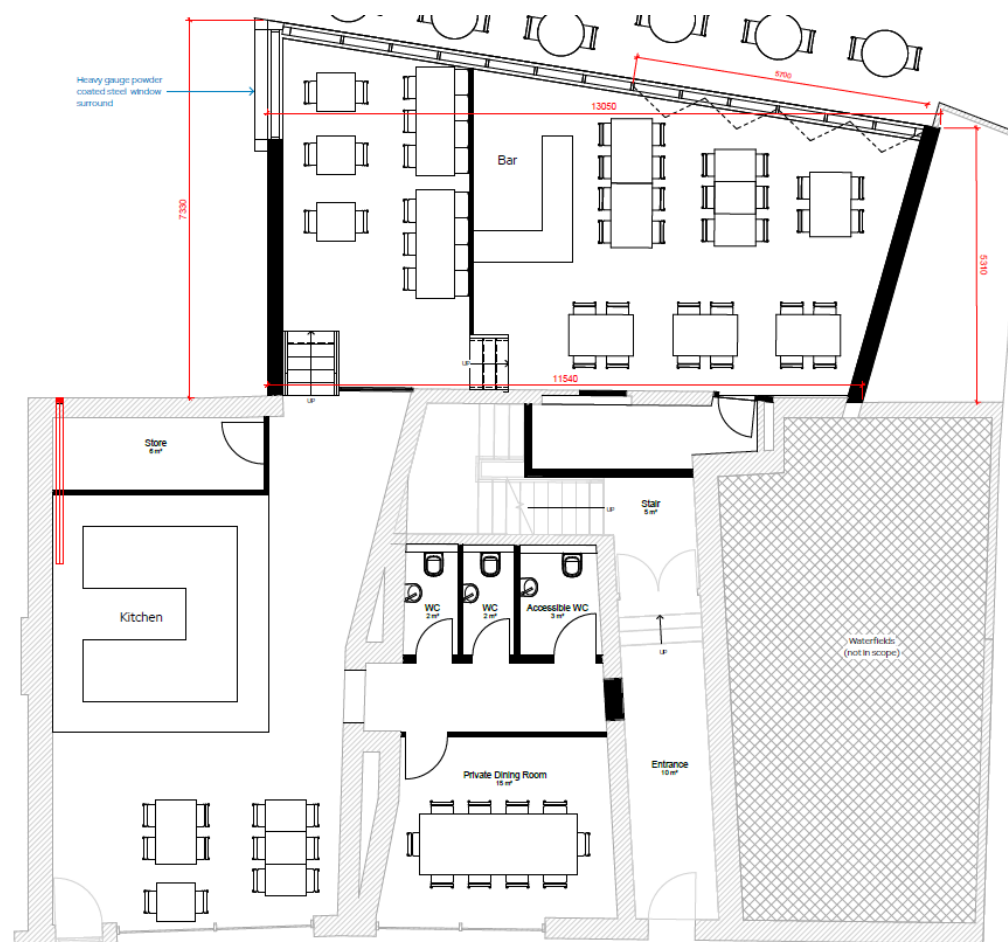


Figure 3 – Proposed ground floor plans.

- 3.3. Figure 4 shows the proposed exterior visual, showing the proposed rear extension where a large portion of the seating space for the proposed restaurant and bar will be situated. The proposed extension to the rear has been designed to allow visitors to view the church from within the restaurant, and animate the street, as shown within Figure 4.

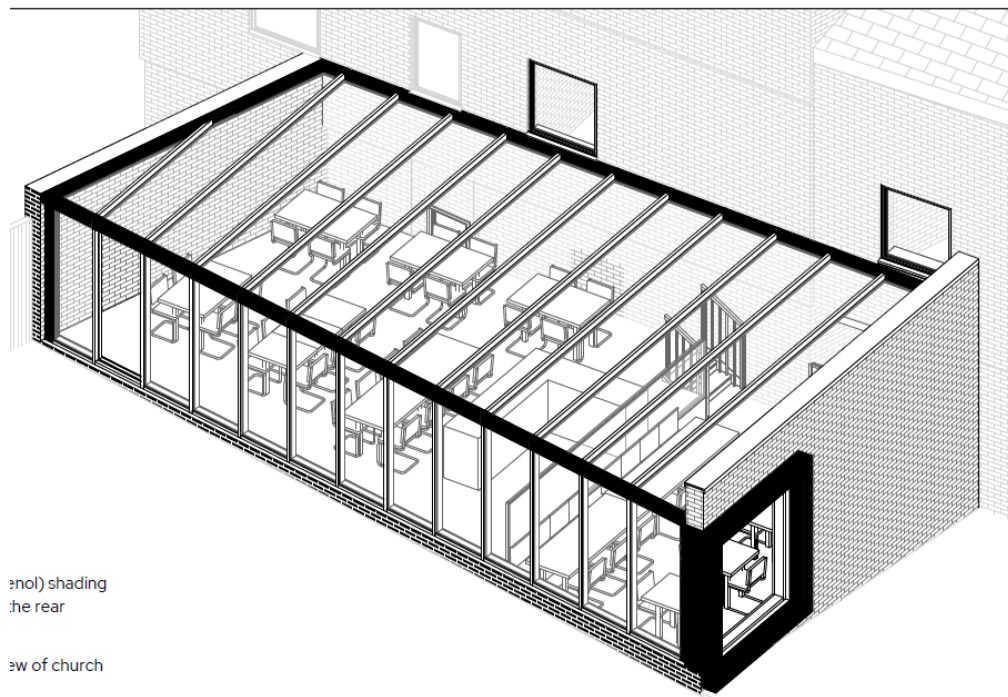


Figure 4 – Proposed rear elevation.

- 3.4. To the first floor, the proposed development looks to accommodate one, 2-bed aparthotel unit, and two 1-bed aparthotel unit. Each of the units will have a kitchen/living area, bathroom, and double bedroom, as shown in Figure 5.

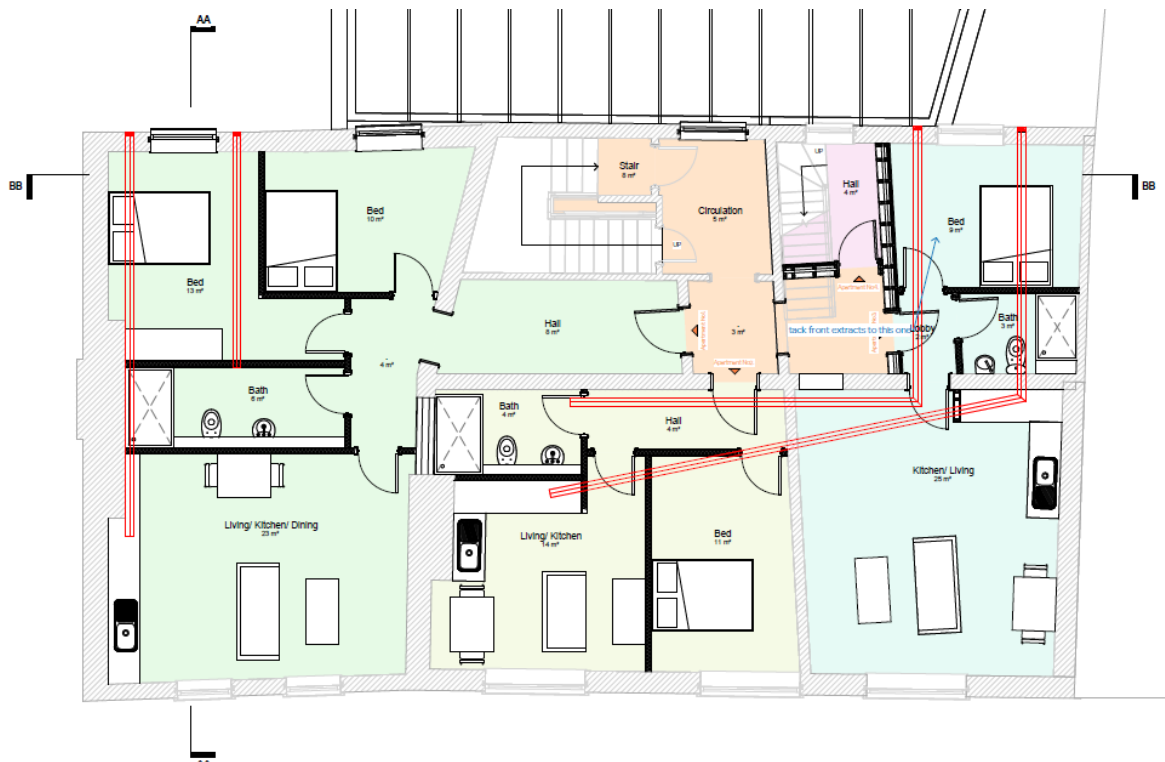


Figure 5 – Proposed first floor, floor plan.

- 3.5. To the second floor it is proposed there will be a two-bedroom aparthotel unit, and a one-bedroom aparthotel unit; both of which having a living/kitchen area, bathroom, and double bedrooms, as shown in figure 6.

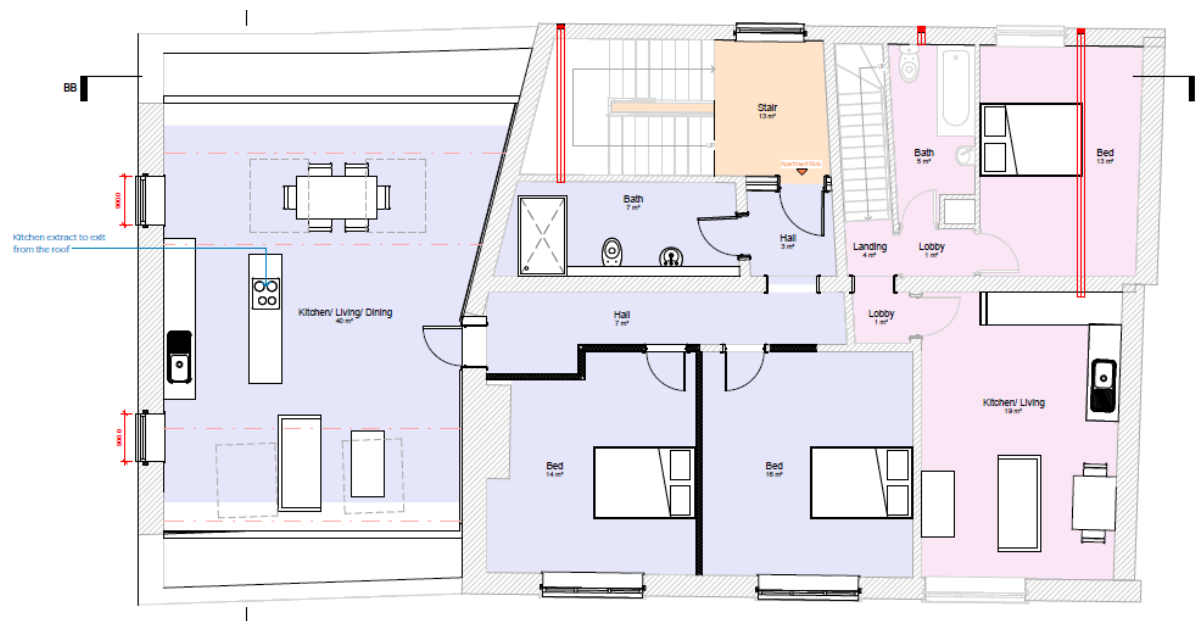


Figure 6 – Proposed second floor, floor plan.

- 3.6. To the front elevation, the proposed development does not seek to change any of the previously approved plans submitted as part of the recently approved application for the

"repair and refurbishment of the building, including windows and shop front" (ref. 23/O2760/KMBC1); therefore, the new shop front approved as part of the previous application will apply to this application. The proposed development seeks to reinstate two timber framed windows which match the size, location and style of the original windows to the second floor and install two new rooflights to the second floor; as shown in figure 7.

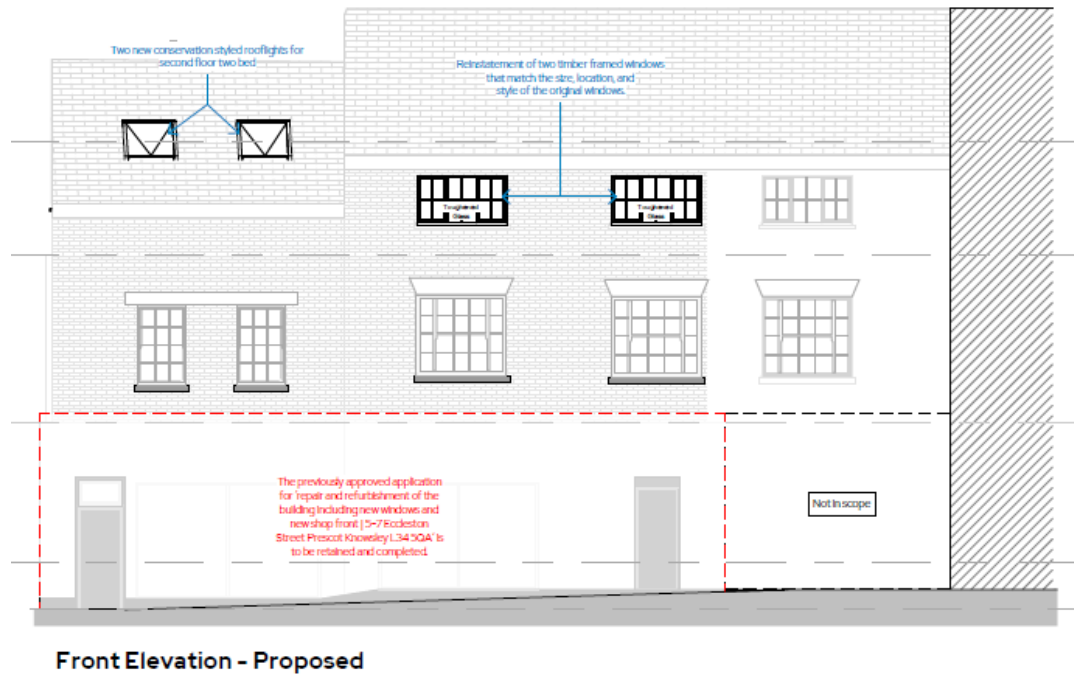


Figure 7 – Proposed front elevation.

- 3.7. As well as the proposed rear extension shown within Figure 4, the proposed development looks to install two new rooflights, and four new windows across the first and second floor of the property, as shown in figure 8.

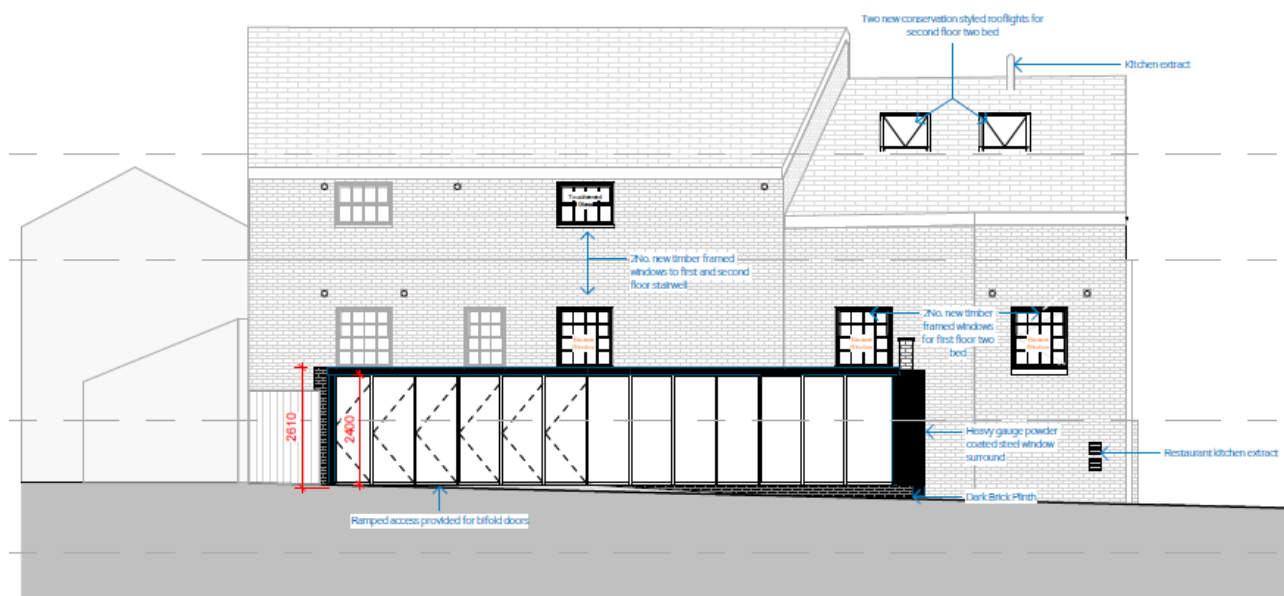


Figure 8 – Proposed rear elevation.

- 3.8. To the left side elevation, the proposed development looks to install a single window for improved outlook and daylight for the second floor, two-bedroom aparthotel unit, as shown in figure 9.

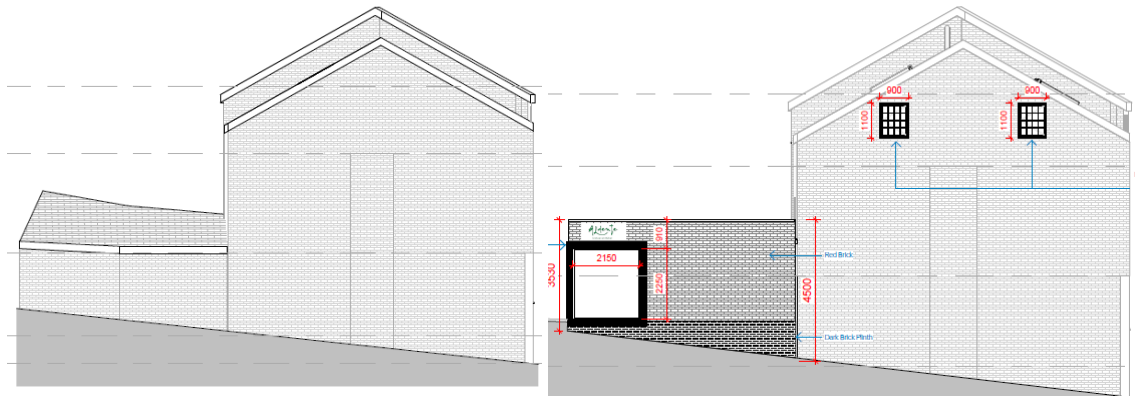


Figure 9 – Existing (left) and proposed (right) left side elevation.

4. Planning Policy

4.1. The relevant planning policy to be considered consists of the National Planning Policy Framework (NPPF) 2024 and the Knowsley Local Plan Core Strategy, adopted in January 2016.

4.2. The relevant policies and guidance are highlighted below.

National Planning Policy Framework (NPPF) 2024 –

4.3. The National Planning Policy Framework provides guidance for national planning and development throughout England and is the basis on which all applications should be considered against.

4.4. Paragraph 8 – Achieving sustainable development means that the planning system has three overarching objectives (Economic, Social and Environmental), which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.

4.5. Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

Approving development proposals that accord with an up-to-date development plan without delay.

4.6. Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

4.7. Paragraph 90 – Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

4.8. Paragraph 131 – The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.9. Paragraph 135 – Planning policies and decisions should ensure that development:

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change.

d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinct places to live, work and visit.

e) Optimise the potential for the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces) and support local facilities and transport networks.

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Knowsley Local Plan Core Strategy (January 2016)

4.10. The adopted Development Plan for Prescot comprises of the Knowsley Local Plan Core Strategy (Adopted in January 2016), and several Supplementary Planning Guidance Documents.

4.11. The relevant policies from the Knowsley Local Plan Core Strategy are listed below:

- Policy SD1 – Sustainable Development
- Policy CS1 – Spatial Strategy for Knowsley
- Policy CS1 – Development Principles
- Policy CS4 – Economic and Employment
- Policy CS6 – Town Centres and Retail Strategy
- Policy CS14 – Principle Regeneration Area – Prescot Town Centre
- Policy CS19 – Design Quality and Accessibility in New Development
- Policy CS20 – Managing the Borough’s Historic Environment

5. Planning Assessment

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act confirms planning applications must be determined in accordance with the adopted Development Plan for the area unless material considerations indicate otherwise.
- 5.2. In this instance the adopted Development Plan is the Knowsley Local Plan Core Strategy (January 2016).
- 5.3. This section assesses the main considerations associated with the proposed development against national and local planning policy, and material considerations.
- 5.4. For completeness, the following points will be addressed within this section:
- Principle of Development
 - Sustainable Development
 - Heritage
 - Food and Drink Use
 - Hotel Provision

Principle of Development –

- 5.5. The proposed development site is located within Prescott Town Centre which has been identified as a Principle Regeneration Area, where Policy CS14 of the Knowsley Local Plan sets out *“the future viability and vitality of Prescott Town Centre will be supported by encouraging a wider mix of town centre uses, services and facilities in areas around Eccleston Street, including key services, residential, employment uses, cultural and leisure facilities to create a distinctive identity and a complementary evening economy.”* Therefore, the proposed development can be seen to be supported by Policy CS14 of the Knowsley Local Plan as it proposes employment and leisure use along Eccleston Street which will complement the evening economy within Prescott Town Centre.
- 5.6. Supporting paragraph 6.54 of Policy CS14 of the Knowsley Local Plan states that at present a large number of buildings within Prescott Town Centre are in a poor state of repair and suffer from high level of vacancy. Therefore, the proposed development will bring back to life a partly vacant building and therefore accord with Policy CS14 of the Knowsley Local Plan.
- 5.7. The proposed development looks to reuse existing building which are partly vacant, therefore the proposed development will be supported by Policy CS1 of the Knowsley Local Plan which sets out that the spatial development of Knowsley to 2028 will be achieved by an efficient and sustainable use of land and infrastructure, encouraging where possible reuse of previously developed land. Policy CS1 of the Knowsley Local Plan also sets out that maintaining and enhancing the boroughs town centres is a priority for the development of Knowsley to 2028.
- 5.8. Prescott Town Centre has been identified as a key location within Policy CS6 of the Local Plan for enhancing the mix of leisure, health, residential, education, cultural, employment, services

uses, and complementary evening and night time uses within Knowsley. The proposed development can therefore be seen to be in accordance with Policy CS6 of the Knowsley Local Plan.

- 5.9. The LPA set out within their pre-application response *“as the proposed development seeks to deliver a mixed-use ‘main town centre’ development including ground floor restaurant and serviced apartments (apart hotel) to the upper floors (classes E and C1), in principle the development is considered to be acceptable”* (Appendix 1). Following on from the pre-application discussions, only minor alterations have been proposed, including the alteration of the windows to the gable elevation (Figure 9) to include two new windows to improve outlook and daylight for proposed apartment no.5. Therefore, it is believed the same view should be taken by the LPA when determining this application, and the principle of development should be accepted.

Sustainable Development –

- 5.10. Paragraph 8 of the National Planning Policy Framework sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent, and need to be pursued in mutually supportive ways. The objectives are economic, social, and environmental. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (Paragraph 11).
- 5.11. Policy SD1 of the Knowsley Local Plan sets out that when considering proposals, a positive approach will be taken which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.12. In line with sustainable development principles outlined in the National Planning Policy Framework, the proposed development will bring economic, social, and environmental benefits.

Economic –

- 5.13. The proposed change of use to a restaurant and bar to the ground floor, and 5 aparthotel accommodation units to the first and second floor will provide several economic benefits. During the works required to facilitate the change of use there will be a boost in the economy through jobs created on the site, as well as the purchasing of materials and services, supporting local businesses and indirectly supporting further jobs.
- 5.14. The change of use of the site to include a restaurant and bar to the ground floor will allow for new jobs to be created, therefore continuing to boost the economy into the future after the change of use has been carried out.
- 5.15. The change of use of the first and second floor to aparthotel accommodation units will also further boost the local economy through providing regular payments from visitors, as well as visitors using local amenities and facilities within Prescot Town Centre.

Social –

- 5.16. A number of social benefits will be provided following the change of use of the building to a mixed-use restaurant and bar, and aparthotel units, which will therefore support a strong and vibrant local area in line with the social objective of sustainable development.

- 5.17. The restaurant and bar to the ground floor of the property will allow for visitors in the accommodation units to the upper floors to use the facilities, as well as providing a social space for individuals to visit within Prescott Town Centre.
- 5.18. In accordance with Policy CS14 of the Knowsley Local Plan the proposed development will encourage a wider mix of town centre uses along Eccleston Street and provide tourism facilities in accordance with Policy CS4 of the Knowsley Local Plan.

Environmental –

- 5.19. In accordance with Paragraph 8 of the National Planning Policy Framework, the site is located within a sustainable location which benefits from nearby public transport routes for residents, employees, and visitors, as demonstrated within Table 1.

Table 1 – Services in close proximity to the site.

Services/ Amenity	Walk (mins)	Drive (mins)	Cycle (mins)
Church Street Bus Stop	3 minutes	N/A	2 minutes
Prescot Train Station	10 minutes	4 minutes	3 minutes

- 5.20. The site is within a short walking distance from Church Street Bus Stop where regular services are provided to Liverpool One and Queens Square, as well as St Helens Bus Station in the opposite direction.
- 5.21. Located 10 minutes from the site is Prescot Train Station where regular services are provided to Liverpool Lime Street Station and Wigan North Western.
- 5.22. The site does not provide any existing parking provision, and no parking provision is proposed as part of this application. Due to the site location within Prescott Town Centre, most individuals visiting the restaurant and bar to the ground floor would generally rely upon public transport or arrive via taxi. Therefore, it is not proposed that users of the ground floor facilities require a high level of off-street parking.
- 5.23. Employees and visitors can easily access the site via train, bus, or walking, in line with the environmental objective of sustainable development, which strives to '*use natural resources prudently*', minimising pollution and transition to a low-carbon economy.
- 5.24. Due to the Town Centre location of the development, it is unlikely that visitors to the aparthotel units to the upper floors of the property will rely upon a private car during their stay and will generally rely upon public transport, which therefore also means the users of such facilities will not require high levels of off-street parking.
- 5.25. Within Prescott Town Centre there is sufficient provision of car parking spaces around the Town Centre should visitors not wish to use public transport. Table 2 shows the nearby public car parks available within Prescott Town Centre.

Table 2 – Nearby public car parks within Prescot Town Centre.

Car Park	Distance (walking)
Cyprus Street Car Park	2 minutes (Approx. 754ft)
Moss Street Car Park	2 minutes (Approx. 849ft)
Mill Street Car Park	1 minute (Approx. 255ft)

Heritage and Design –

- 5.26. The proposed development site is located within Prescot Town Centre Conservation Area, where in accordance with Policy CS20 of the Knowsley Local Plan, development proposals *“should preserve or enhance the borough’s historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings structures of historic importance.”*
- 5.27. Although the proposed development site is not listed, the site has been recognised as being an ‘At Risk’ historic building and as possibly being considered for either statutory or locally listed building recognition within the Prescot Town Centre Conservation Area Character Appraisal. The site is surrounded by a number of Grade I and Grade II Listed Buildings, which have been identified previously in Figure 2.
- 5.28. The site is currently partially vacant and therefore runs the risk of becoming rundown and remaining vacant into the future, which could in turn have a negative impact on the character and setting of Prescot Town Centre, and the Conservation Area. The Heritage Officer agrees, setting out within the pre-application response *“given the buildings are currently in a state of disrepair, this undermines their contribution”* to the Conservation Area. The proposed development looks to enhance the historic environment through the reuse of a partially vacant site, therefore in accordance with Policy CS20 of the Knowsley Local Plan.
- 5.29. As previously set out, the proposed development looks to complete the approved repair and refurbishment work set out within application ref. 23/O2769/KMBC1, which includes new windows and a new shop front at no. 5–7 Eccleston Street. Within the Officers Report of the previously approved application (Appendix 2), the Case Officer states *“5–7 Eccleston Street are historic buildings which contribute positively to the significance, character and appearance of the Conservation Area; however, they are currently vacant and dilapidated which undermines their contribution.”* The Case Officer further goes on to state that the repair and refurbishment works *“are considered to result in an improvement in the historic character of the building. In particular, the shopfront will be restored to a more traditional form rather than the current modern bland appearance.”*
- 5.30. Therefore, the proposed development can be seen to have a positive impact on the character and appearance of Prescot Town Centre Conservation Area as it will see the front elevation returned to a more traditional form; as well as bringing a *“vacant and dilapidated”* building back into use.

- 5.31. As figures 7-9 show, the proposed development looks to alter the exterior of the building slightly through the reinstatement of two windows to the front elevation and the installation of 2 rooflights to the front and 2 rooflights to the rear elevation, 4 windows to the rear elevation and a window to the left side elevation; as well as the erection of a single storey extension to the rear of the property as shown in figure 4. All windows proposed to the front and rear elevation are to match the style of the existing windows and therefore follow the rhythm of the existing windows.
- 5.32. To the front elevation the proposed development looks to reinstate two of the windows to the second floor where stone sills are evident. The reinstated windows will match the size, location, and style of the original windows within the building.
- 5.33. To the left side elevation new window has been proposed in order to improve outlook and daylight for apartment 5 to the second floor, as well as the installation of four rooflights, two to the front elevation and two to the rear elevation.
- 5.34. The additional windows have been carefully considered and have been proposed to create a balance to the overall façade. The proposed additional windows will therefore respect the character of Prescott Town Centre Conservation Area through the use of materials in-keeping with the existing windows, and ensuring the proposed windows are of a proportion which matches the existing windows at the property.
- 5.35. The proposed single storey extension will not extend further than the existing outrigger. As figure 4 shows, the proposed extension to the rear of the property is proposed to be glazed with bifold doors to the left which provides level access from this façade. Therefore, according with criterion 2 of Knowsley Local Plan Core Strategy Policy CS19 which sets out, *"in order to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers."*
- 5.36. Within the pre-application response (Appendix 1) the Conservation and Design Officer commented on the proposed replacement extension and believed with modifications the proposal would be capable of avoiding harm to the significance of the Conservation Area.
- 5.37. Within the pre-application response, the LPA sets out *"the complete removal of the outriggers would remove any reflection of the mediaeval plot layouts harming significance which is considered to be an important element of the Conservation Area,"* with the proposal *"not considered to relate as well as it might to the two traditional buildings that it forms extensions to."* However, a Heritage Statement has been produced by Pegasus Group to support the application, which sets out *"the existing outriggers have been substantially modified, with little to no historic evidence surviving relating to their past uses"* and while *"their demolitions would result in some loss of limited historic fabric"* due to substantial modifications previously being carried out, *"their lack of original appearance, and expression of their original function ensure that they are elements of the site of low heritage significance, especially architecturally"* and the demolition would *"thereby result in a very minor loss of significance to the building as a non-designated heritage asset."*
- 5.38. The Heritage Statement prepared by Pegasus Group therefore concludes the proposed development accords with Policy CS20 of the Knowsley Local Plan Core Strategy, and *"the works will facilitate the long-term conservation of the non-designated heritage asset, and will establish its re-use, with part of the site currently vacant and in a poor standard of repair."*

Food and Drink Use –

- 5.39. The Knowsley Local Plan Core Strategy sets out the following opportunity for Prescot Town Centre (Paragraph 6.45) which therefore shows support for food and drink provision within the Town Centre:

“To regenerate Prescot Town Centre, improving the mix of high-quality shopping, recreation, employment, community and leisure facilities, by consolidating the primary shopping area of Eccleston Street”.

- 5.40. The proposed development proposes to convert the ground floor of the property to a restaurant and bar area, facilitated by a rear extension. Policy CS14 of the Knowsley Local Plan encourages a wider mix of town centre uses within Prescot Town Centre which includes the creation of a distinctive identity and a complementary evening economy, which the proposed development aims to do.
- 5.41. Supporting paragraph 6.55 of Policy CS14 sets out it is *“beneficial to promote a lower scale of retail growth, to enhance the range of other town centre uses, particularly the food and drink offer (both during the day and in the evening)”* therefore further showing the Council’s support for food and drinks provision within Prescot Town Centre.

Hotel Provision –

- 5.42. The proposed development looks to convert the first and second floor to 5 apart hotel accommodation units, with three units to the first floor and two units to the second floor, as shown in figures 5 and 6. Access to the apartments on the first and second floor will be separate from the access to the ground floor restaurant and bar, with an existing staircase to be retained to provide access to the upper floors.
- 5.43. Policy CS14 of the Knowsley Local Plan Core Strategy encourages *“a wider mix of town centre uses, services and facilities in areas surrounding Eccleston Street, including key services, residential, employment uses, cultural and leisure facilities to create a distinctive identity and a complementary evening economy.”* Therefore, the proposed development can be seen to accord with the requirements of Policy CS14 of the Knowsley Local Plan.
- 5.44. The internal layout of the proposed serviced apartments to the first and second floor of the property takes into consideration the highest standard of accessibility for potential users, providing sufficiently sized aparthotel units as demonstrated within Table 3.

Table 3 – Internal area of proposed aparthotel units.

Apartment	GIA
Apartment 1 (2 Bed, 4 Person)	64m ²
Apartment 2 (1 Bed, 2 Person)	33m ²
Apartment 3 (1 Bed, 2 Person)	37m ²

Apartment 4 (1 Bed, 2 Person)	47m ²
Apartment 5 (2 Bed, 4 Person)	87m ²

- 5.45. Within the pre-application response (Appendix 1) the LPA set out that 4 out of the 5 serviced apartments to the upper floors have a total area below nationally described space standards, and *"preference would be to achieve these minimum space standards, if possible, to retain flexibility for any future use that may come forward."*
- 5.46. While it is understood 4 out of 5 of the proposed serviced apartments are below National Described Space Standards, as the proposal is for C1 use there is no requirement for the units to meet NDSS requirements. While it is understood the Council would prefer alterations to be made in order for the serviced apartments in order to retain flexibility for any future uses, it is important for the application to be determined considering the proposed use, which is C1 use.
- 5.47. Should circumstances change in the future, minimal alterations would be needed in order to convert the units to NDSS compliant C3 use apartments.

6. Summary

- 6.1. This Planning Statement has been prepared by Pegasus Group in support of the change of use of 5-11 Eccleston Street, Prescott, L34 5QH, to mixed-use development, including a ground floor restaurant and bar, and apart hotel accommodation to the first and second floor. The proposed development is to be facilitated by the demolition of the existing outrigger, and the erection of a single storey extension to the rear of the property, as well as the installation of 4 rooflights, 4 new windows and the reinstatement of 2 existing windows.
- 6.2. This application follows on from pre-application engagement with Knowsley Borough Council (Ref. 24/00018/PREAPP) and takes into consideration the points set out by the LPA within the pre-application response (Appendix 1).
- 6.3. The site is located within Prescott Town Centre, and forms part of the Prescott Town Centre Regeneration Area where a mix of town centre uses is encouraged, including development which complements the evening economy, and the Council believe it to be beneficial to enhance other town centre uses such as the food and drink offer, both during the day and in the evening. Therefore, demonstrating that the principle of development is policy compliant.
- 6.4. The granting of planning permission would see a currently partially vacant site come back into use and therefore avoid the possibility of the site becoming further rundown in the future which could result in the property remaining vacant into the future. The granting of planning permission would also see the front elevation restored to a more traditional form in line with the previously approved application at the site. Therefore, the proposed development would have a positive impact on the character and setting of the Prescott Town Conservation Area.
- 6.5. Section 38(6) of the Planning and Compulsory Purchase Act requires applications to be determined in accordance with the adopted development plan for the area, and any other material considerations. It is considered that the change of use at the property represents a suitable form of development in accordance with the adopted development plan, and it is therefore kindly requested that planning permission is granted without delay.