

<u>APPLICATION NO:</u>	25/00488/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	The Chapel Brook Premier Inn, Wilson Road, Huyton		
<u>PROPOSAL:</u>	ERECTION OF 2-STOREY EXTENSION TO PROVIDE ADDITIONAL BEDROOMS TOGETHER WITH ALTERATIONS TO CAR PARKING AND ASSOCIATED WORKS		

Knowsley Local Plan Policies Map Allocation

Primarily Industrial Area

Site Description

The application site is located off Wilson Road, Huyton at the junction of Wilson Road and the A5080 (Cronton Road).

The application premises comprises a two-storey 40 bedroom hotel (Premier Inn) which forms part of an 'L' shaped building being attached to a restaurant currently being fitted out and formerly associated with the hotel.

The Premises is surrounded by associated car parking, and associated landscaping. Access is taken off Wilson Road.

Proposal

The application relates to the existing Premier Inn hotel located off Wilson Road, Huyton. It is proposed to erect a two-storey extension which would provide an additional 26 bedrooms. The extension would be erected forward of the existing front elevation of the hotel. It is proposed to erect a link to the existing hotel by way of a two-storey link corridor which would link into the gable elevation of the existing hotel.

An additional 5 no. parking spaces would be provided and associated landscaping.

Consultations

Environmental Sustainability - The onsite BNG within the landscape plan is not considered to be significant enhancement. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions are considered to apply. Further detail in relation to the tree and hedgerow species and maintenance element is required.

Highway Authority - No objections subject to conditions relating to cycle storage, construction management and car parking management.

Environmental Health - No objection in principle subject to conditions relating to fixed plant noise, construction management, construction hours and contaminated land.

Merseyside Environmental Advisory Service - Advise submitted reports confirm no further consideration required to consider proposals against the three tests (Habitats Regulations). Conditions are requested relating to breeding birds, provision of bird boxes and reasonable avoidance measures in relation to badger and /or hedgehog mammals, biodiversity enhancements and low carbon development.

United Utilities Water Ltd - Advise that all options for the sustainable management of surface water must be thoroughly investigated before UU accept any surface water connections from new development to the public sewer.

Mining Remediation Authority - No objection however recommend an informative note.

Representations

This application has been publicised by letters sent to 34 neighbours. It has also been advertised by Site Notice. No representations have been received.

Relevant Planning History

APP. NO:	K/APP/15079 (Alt. Ref:74/15021/HIST)
PROPOSAL:	Erection of 40 No Bedroom Travel Inn And Brewers Fayre Restaurant and construction of new access
DECISION:	Granted
DECISION DATE:	8 July 1993
APP. NO:	00/00716/FUL
PROPOSAL:	Rebuilding of fire damaged Public House and Restaurant.
DECISION:	Granted
DECISION DATE:	19 December 2000
APP. NO:	09/00069/FUL
PROPOSAL:	Erection of new entrance porch, recladding to section of first floor, external alterations at ground floor, and installation of 4 no. cold storerooms in service yard and associated polycarbonate roofed walkway.
DECISION:	Granted
DECISION DATE:	22 April 2009
APP. NO:	09/00179/FUL
PROPOSAL:	Erection of 2 storey extension to provide an additional 24 bedrooms together with associated alterations to car parking.
DECISION:	Granted
DECISION DATE:	11 November 2009
APP. NO:	12/00610/RPP
PROPOSAL:	Application to extend the time limit for implementation of planning permission 09/00179/FUL for the erection of two storey extension to provide an additional 24 bedrooms together with associated alterations to car parking.
DECISION:	Granted

DECISION DATE: 5 December 2012

Relevant Associated with Adjoining Restaurant

APP. NO: 24/00321/CLU
PROPOSAL: Certificate of lawfulness to confirm the existing use of the site as a Restaurant Class E (b)
DECISION: Granted
DECISION DATE: 9 December 2024

APP. NO: 25/00634/FUL
PROPOSAL: External alterations including replacement doors and glazing, installation of plant and equipment, amendments to roof, creation of corral area and associated works.
DECISION: Granted
DECISION DATE: 5 February 2026

APP. NO: 26/00042/ADV
PROPOSAL: Display of signage comprising 1 no. internally illuminated totem sign, 2 no. non-illuminated double sided banner signs, 1 non-illuminated golden arch road marking, 3 no. internally illuminated McDonalds golden arch logos and 3 no. internally illuminated building letter signage
DECISION: Pending Consideration

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management

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

EC3 - Primarily Industrial Areas
EC6 - Tourism and Cultural Development
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light Pollution
ENV5 - Contaminated Land

SUPPLEMENTARY PLANNING DOCUMENTS

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

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ASSESSMENT

Principle of Development

The application site is located within an existing Primarily Industrial Area on the Local Plan Policies Map.

Saved Policy EC3 of the Replacement UDP requires that uses other than Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses in this area will only be permitted where they would:

- a) Be complementary to and compatible with the surrounding employment uses;*
- b) Be consistent with any approved regeneration strategy for the area;*
- c) Preserve or enhance the image of the industrial area; and*
- d) Avoid causing an unacceptable loss of land available for industrial development.*

Saved Policy EC6 states that proposals for new tourist and cultural facilities will be permitted, provided that they would:

- a) *Not cause any unacceptable transport or environmental problems;*
- b) *Be of a scale and type which is compatible with other land uses in the surrounding area; and*
- c) *In the case of new facilities that could be located in a town centre or edge of town selection has been undertaken, with suitable sites sought in town centres, edge of town centres, out of centre locations well served by public transport and only then other out of centre, a sequential approach to site centre locations.*

The key aim of Local Plan Policy CS4 (Economy and Employment) is to facilitate employment development of the right type and right location to support the Council's employment priorities. Criterion 1) j) of CS4 indicates that interventions will be used to...*support the appropriate development of tourism facilities...*

The application site has had an operational hotel on this site since the early 1990's. Permission was granted for a similar proposal to extend the hotel in 2009 (additional 24 bedrooms). Therefore, the principle of the development is acceptable. The proposed development does not conflict with the sites allocated use and does not conflict with relevant Local Plan policies.

Design and Layout

Design

The host property is attached to another building which sits to the side of the hotel and which was formerly operated as a Brewers Fayre restaurant associated with the hotel. until 2025. Recent applications for a certificate of lawfulness to confirm the existing use of the site as a Restaurant Class E (b) and external alterations granted permission in 2024 and 2026 respectively together with a pending application for advertisements indicate that the adjoining building is intended to operate as a McDonald's restaurant.

The existing building comprised a simple design and is typical of the Premier Inn brand hotels elsewhere in neighbouring authority locations and across the country. The existing building comprises of a two-storey building with a hipped roof.

The main part of the extension would have maximum dimensions of 25.2m by 15.2m with a maximum height of 9.8m. The extension would be of a similar style and design as the existing hotel. The principal part of the extension would have a similar ridge height and eaves height as the existing hotel. The proposed link to the existing hotel would however have a hipped roof attaining a maximum height of 6.55, with the roof. It would have eaves levels to the same height as the existing hotel and the proposed extension.

It is proposed to incorporate external fire escape staircases up to the first floor level on the northwest and north east elevations. There is currently a similar staircase on the south west elevation of the building. The fenestration of the proposed extension would be similar to the design of the existing building.

The proposed extension would be located forward of the front elevation of the existing hotel and set well back into the site from Wilson Road. The proposed development would not be highly visible from Wilson Road and there would only be limited glimpses of the development, if at all, from the public vantage point of Cronton Road. Given the design of the proposed extension and the context of the site, it is considered that the development would be of an acceptable design.

The current building is constructed of brickwork with contrast banding brick. The building is finished with cream render at first floor level, has dark brown windows and a grey tiled

roof. A condition requiring a full specification of the external materials for the proposed development would be secured by condition if planning permission is granted.

Scale

Having regard to the siting of the development and the surrounding development / environment, it is considered that the scale of the development is acceptable and would not be out of keeping in this location.

Layout

The proposed extension would be located on an area which is currently grassed with tree cover. There would be a loss of some trees due to the development which is discussed further on in this report.

Parking

It is proposed to provide an additional 5 no. car parking spaces to serve the development. These spaces would be provided adjacent to the existing car parking fronting the existing hotel and along the northern boundary of the site adjacent to the existing neighbouring industrial site. The parking provision is discussed in detail in the Highways section below.

Waste Management

Policy WM9 of the of the Merseyside and Halton Waste Local Plan (WLP) requires that adequate measures are provided as part of the design of new development for the facilitation of storage and collection of waste and recyclable material. An existing bin store is located within a screened area within the car park. No detail is provided of any proposed additional facilities and if planning permission is granted a condition would be imposed to require further detail to be submitted and agreed.

Subject to condition, the proposal complies with the NPPF, Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy.

Highways

Policy CS2 criterion e) requires new development to mitigate the potential negative impacts of traffic growth and road traffic on highway safety. Policy CS7 requires new developments to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. The policy also requires new developments to make adequate provision for cycle and car parking.

The NPPF at 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.

Access

The existing access off Wilson Road would remain unchanged and continue to serve the hotel and the adjoining restaurant use and no objection is raised by the Local Highway Authority in this regard.

Internal Layout and Circulation

The internal layout would allow for sufficient movement of vehicles on the site, including refuse and delivery vehicles. Service and refuse arrangements remain unchanged and are therefore considered to be acceptable.

Parking

The existing hotel currently has 41 bedrooms and 26 additional 26 bedrooms are proposed. An additional 5 no. parking spaces are proposed alongside the existing parking provision associated with the existing hotel, providing 68 spaces in total. Sufficient parking would be provided in accordance with the Council's Ensuring a Choice of Travel SPD which requires that a development provides 1 space per bedroom including staff parking provision.

Parking Management

The wider site includes a restaurant and the Local Highway Authority have advised that without a management strategy, there is a risk of overspill or conflict, particularly during peak periods. This management plan would be secured by condition if planning permission is granted.

Cycle Parking

The Ensuring a Choice of Travel SPD sets required cycle parking based on a minimum standard. The submitted transport reports indicate that the application proposes 3 no. cycle parking spaces which does not meet the SPD minimum standards required to serve the development. Given the above and to reflect the applicant's stated commitment to sustainability and modal shift, it considered that precise scheme details of the cycle storage provision including specification of cycle parking type, capacity, security and weather protection is secured by condition if permission is granted.

Travel Plan

The application is supported by a Travel Plan, however, the Council's 'Ensuring a Choice of Travel' SPD at Table 3 -Thresholds for when a Travel Plan will be required states that Travel Plans will be required for hotels that exceed 30 bedrooms the proposed development does not trigger the need for a Travel Plan. Therefore, the financial contributions for Travel Plan monitoring and reviewing in this instance are not engaged.

Electric Vehicle Charging Points

The Council's SPDs do not set a specific standard for the provision of EVCPs expected provision in non-residential developments. EVCPs are covered by Approved Document S: *Infrastructure for the charging of electric vehicles* of the Building Regulations.

Conclusion - Highways

The proposal does not raise any highway safety concerns and as such complies with the NPPF, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy together with the Ensuring a Choice of Travel SPD.

Environmental Considerations

Contaminated Land

Saved Policy ENV5 of the UDP seeks to ensure that development does not occur on contaminated sites that could place future occupiers at risk from contaminants within the ground to ensure that where possible measures are put in place to ensure any impact is mitigated against. Paragraph 187 of the NPPF seek to prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of pollution or land instability.

Environmental Health Officers are not aware of any contamination on this site; however, advise that an advisory note should be attached to any planning permission granted. The proposed development does not therefore raise any concerns relating to contamination.

Noise

Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that where necessary, effective mitigation measures are secured. Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of adjoining or nearby residents.

The Council's Environmental Health Officer has advised that although the proposed development would be located within a commercial area, consideration should still be given to protecting the noise environment and other businesses in the area. Mitigation for noise from fixed plant could be secured by way of a suitably worded condition if planning permission is granted.

Construction Environmental Management Plan

Any development, if granted planning permission, is likely to generate some disturbance to nearby properties and to the surrounding environment and highway network during the construction phase. However, the amenity of the area and the protection of the environment can be safeguarded through appropriate mitigation measures secured within a Construction Environmental Management Plan (CEMP). Such a plan could be required by way of a planning condition if permission is granted.

Conclusion – Environmental Considerations

Subject to the recommended conditions referred to above it is considered that the development would not result in any significant adverse impacts and would comply with the NPPF, Saved Policies ENV2 and ENV5 of the UDP and Policies CS2, CS19 of the Local Plan.

Ecology

Policy CS8 states that planning powers will be used to protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects.

Bats

Bats are Protected, a material consideration and Local Plan policy CS8 applies. The application is supported by documents which consider the presence of bats. The report states that no evidence of bat use or presence was found. It is not necessary for the LPA to consider the proposal against the three tests (Habitats Regulations).

Bats and Lighting

Habitats on and adjacent to the site may provide roosting, foraging, commuting habitat for bats. Lighting for the development may affect the use of this/these areas. Any proposed lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the habitats, areas. An appropriate condition would be secured if planning permission is granted to ensure that any lighting scheme if provided avoids impacts on the surrounding area.

Breeding Birds

Built features or vegetation on site may provide nesting opportunities for breeding birds, which are protected. The Council's ecologists (MEAS) have requested a planning

condition requiring the developer to not carry out any works during bird breeding season (1 March to 31 August) unless checked by an appropriately experienced ecologist. This matter can be adequately addressed by imposing a condition if permission is granted.

The proposed development would result in the loss of bird breeding habitat to mitigate for this loss, bird nesting boxes should be provided and this can be secured by condition of permission is granted.

Terrestrial Mammals

The Council's ecologists (MEAS) have advised that habitats on site are suitable for hedgehog which is a Priority Species. If planning permission is granted reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them. These measures can be secured by a suitably worded planning condition if planning permission is granted.

Biodiversity Enhancements

The submitted ecological reports recommend enhancements to the site for Biodiversity which includes leaving wildflower buffers around the site where possible; planting of wildflower seed mixes; installing a bug hotel; and the installation of two bat boxes. These recommendations can be secured in a biodiversity enhancement strategy which would be secured by a suitably worded planning condition if planning permission is granted.

Invasive Species

The planning application is supported by a Preliminary Ecological Appraisal (PEA) which indicates that while no Schedule 9 invasive species were recorded within the site, however, Willow leaved cotoneaster is present within the car park where the development is proposed and which can be invasive if not managed correctly.

In accordance with the recommendations made in the supporting PEA, the Willow leaved cotoneaster should be dug up, including roots and disposed of in line with appropriate controlled waste measures. It is considered that if planning permission is granted a condition requiring a method statement to address this matter should be secured.

Conclusion - Ecology.

Subject to the aforementioned conditions, the proposal is considered to be acceptable with regards to ecological impacts and enhancement. The proposal therefore, complies with the NPPF and Policies CS2 and CS8 of the Local Plan: Core Strategy.

Biodiversity Net Gain

Policy CS8 of the Local Plan: Core Strategy aims to ensure that new development protects and enhances biodiversity, including the protection of designated sites, priority habitats and protected and endangered species. This is consistent with the National Planning Policy Framework (NPPF).

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG uplift of 10% relative to the pre-development biodiversity value. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The applicant has submitted a biodiversity net gain assessment, metric calculation and landscape plan which the Council's Environmental Sustainability Service has advised is

acceptable and would achieve the required 10% net gain target. A 34.79% net gain in area units and 48.25% net gain in hedgerow units would be achieved onsite with all trading rules met.

Conclusion – Biodiversity Net Gain

Should planning permission be granted, a detailed Biodiversity Gain Plan must be submitted and approved, prior to the commencement of the development which can be secured by a suitably worded planning condition.

Trees & Landscaping

Saved Policy DQ4 of the UDP and Core Strategy Policy CS8: Green Infrastructure provides guidance for developers in cases where a proposal affects an existing green infrastructure asset. Policy CS21: Greenspaces and Trees, amongst other matters encourages retention of existing trees in new development. Policy CS21 requires that adequate replacement provision where tree loss is unavoidable, should comprise two additional trees for every tree lost, taking account of species and size.

Trees

The application is supported by tree reports that identify that 23 trees would be lost as a result of the development. Where the Council accepts that tree loss is unavoidable the applicant will be required to comply with Saved Policy DQ4 of the UDP and Local Plan Policies CS8 and CS21, specifically in relation to tree replacement. Any replacement planting will have to take into account the number; sizes and species of the trees lost and should contribute to the extension of tree and woodland cover across the Borough. Criterion 10 c) of Policy CS21 states that:

c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

A landscaping plan has been submitted however; this does not propose a 2:1 replacement of trees and it is therefore considered that if planning permission is granted an updated landscape plan should be submitted having regard to the required replacement planting and this can be secured through the imposition of a condition.

Submitted tree reports indicate that existing trees would be protected during construction works. If planning permission is granted the development should be implemented in accordance with the recommendations contained in these reports and this can be secured by condition.

Landscaping

The application is accompanied by a detailed landscaping proposal. The Council's Landscape Architect has reviewed the scheme and advised that the proposed tree and hedgerow species, as well as the maintenance details, should be strengthened. If planning permission is granted, conditions will be attached to secure an updated landscaping scheme that addresses these points, includes appropriate tree-replacement planting, and provides a Landscape Environmental Management Plan (LEMP).

Conclusion - Arboricultural & Landscaping

Subject to suitable conditions, the proposed development complies with the NPPF, Policies CS2, CS8, CS19 and CS21 of the Local Plan and DQ4 of the Replacement UDP together with the Trees and Development SPD.

Archaeology

Policy CS20 of the Local Plan requires development proposals to preserve or enhance the borough's historic and architectural assets, including archaeological remains. MEAS have advised that there are no heritage assets recorded on the Merseyside Historic Environment Record (HER) within the proposed development site.

Conclusion - Archaeology

The site is considered to have negligible archaeological potential and does not need to be considered further in relation to this proposed development and as such the proposal does not conflict with the NPPF or Policy CS20 of the Knowsley Local Plan: Core Strategy.

Coal Mining Legacy

Paragraph 196 , criterion a) of the NPPF requires that planning policies and decisions should ensure that: *'a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).'*

Policy CS2, requires that that development will be expected to recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place and at principle 4 i) includes by *'addressing any issues of unstable land, resulting from Knowsley's legacy of minerals extraction...'*

The application site is located within a low risk coal mining area. A full Coal Mining Risk Assessment (CMRA) is not required, but the applicant / developer would need to follow standing advice from the Mining Remediation Authority (MRA) and if planning permission is granted an informative should be imposed to draw the applicant's attention to the location of the site in a coal mining area.

Conclusion - Coal Mining Legacy

Taking the above into account, it is considered that the proposal would not be contrary to the aims of the NPPF and Local Plan Policy CS2.

Drainage and Flood Risk

Policies CS2 and CS24 of the Local Plan combine to ensure that development will not cause any unacceptable risk of flooding and that surface water will be drained in a safe and sustainable manner.

The application site is identified as within Flood Zone 1 on the Environment Agency's Flood Map for Planning. Land within flood zone 1 has a low probability of flooding from rivers and the sea. The site is less than 1 hectare in size and there are no known critical drainage issues, a flood risk assessment is not required.

The application is supported by a Drainage Statement which indicates that the proposed extension to the existing hotel will require a new surface water system with attenuation and controlled discharge. It is proposed that the entirety of the new extension roof area and neighbouring section of new car parking is taken by a new rainwater system and is attenuated in cellular storage tanks underground.

United Utilities have commented that all options for the sustainable management of surface water must be thoroughly investigated before they can accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, they require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water. They request that a detailed drainage plan showing the ultimate discharge points for both foul and surface water for review and comment prior to determination of this application and that Should planning permission be granted without the provision of this information they request conditions to secure the details of a surface water and foul water drainage scheme and SuDS management and maintenance

Conclusion – Drainage / Flood Risk

and the proposed development would therefore be adequately drained and comply with the NPPF and Policies CS2, CS19 and CS24 of the Local Plan.

Sustainability - Low Carbon Development

Policy CS22 requires development to incorporate measures to reduce carbon emissions. The potential for high energy efficiency and the use of low carbons technologies such as solar panels and heat pumps must be explored.

The application is supported by an Energy Strategy which details a commitment to the energy hierarchy by adopting a building fabric combined with the use of Air Source Heat Pumps (ASHP). Precise details of the ASHPs and any screening will be secured by condition if planning permission is granted.

Conclusion - Sustainability - Low Carbon Development

Subject to condition, the proposal would comply with the NPPF, Policies CS2, CS19 and CS22 of the Local Plan and with the Design Quality in New Development SPD.

Site Waste Management

Policy CS26, criterion c) requires good design in new development in order to minimise waste, promote the use of reclaimed and recycled materials and to facilitate the collection and recycling of waste.

The proposals are unlikely to generate significant volumes of waste, however, Policy WM8 of the Waste Local Plan, National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49) seek to ensure the use of construction and demolition methods that minimise waste production and maximise re-use, recycling of materials on-site and minimise off-site disposal where practicable.

It is therefore recommended that the use of waste audits or a similar mechanism such as a or a site waste management plan to monitor waste minimisation, recycling, management and disposal is secured via a suitably worded planning condition if planning permission is granted.

Conclusion – Site Waste Management

Subject to the above the proposed development would accord with Policy CS26 of the Local Plan: Core Strategy and Policy WM9 of the Merseyside and Halton Waste Local Plan.

Conclusion

Subject to appropriately worded conditions, the proposal is considered acceptable in terms of its design, appearance and layout. Adequate parking would be provided to serve the extended hotel, ensuring no adverse impacts on highway safety. Construction-related impacts can be appropriately managed through a CEMP. Mitigation for the loss of trees, ecological protection and the delivery of BNG would also be secured.

Other measures necessary to ensure the development is sustainable—such as the provision of refuse and recycling facilities and appropriate site waste management—would be put in place. With suitable controls, the proposal does not present risks in relation to contaminated land, flooding or land stability.

On balance, the proposal complies with the NPPF and relevant local plan policies and SPDs. The application is therefore recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) No above ground construction works shall take place until samples and / or full specification of materials to be used externally on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with the national Planning Policy Framework (2024) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 4) Notwithstanding the submitted drainage plans and documents, prior to the commencement of the development hereby permitted, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an

assessment of ground conditions and the potential for infiltration of surface water;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to first occupation of the development hereby permitted, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to comply with Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2024).

- 5) Prior to first occupation of the development hereby permitted, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a management company; and
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development and to comply with the National Planning Policy Framework (2024) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 6) No part of the proposed development hereby permitted shall be commenced until details of the proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the floor levels of the proposed buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of amenity and to comply with the National Planning Policy Framework (2023) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 7) No part of the development hereby permitted shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of construction effects. The Plan shall include but not be limited to the following:
- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also for the operation of any temporary power generation or pumping plant which will operate overnight.
 - b) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - c) Methods for dust control and suppression.
 - d) Details of methods for pest control to be taken during both the demolition and construction phases.
 - e) Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles (for each phase as necessary); and the methods of loading and unloading of plant and materials.
 - f) Management of deliveries and construction vehicle traffic:-
 - i. Prevention of waiting / layover of construction related traffic on the highway including measures to avoid obstruction of Wilson Road.
 - ii. Construction vehicle routing and access arrangements.
 - iii. Measures for the control of traffic to and from the site which minimise disruption to the public highway.
 - iv. Consideration of any temporary traffic management arrangements which may be necessary during periods of construction.
 - v. Routes of deliveries / construction traffic to and from the site via M62 and A5080.
 - vi. Hours of deliveries.
 - vii. Temporary pedestrian and cycle route arrangements, if applicable.

Note reversing on the highway is not permitted without a trained Banksman (RoSPA or equivalent).

- g) Details of how the developer will coordinate with the Local Highway Authority to avoid compounded disruption due to the concurrent works at Tarbock Island and Wilson Road,
- h) Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.
- i) The parking of vehicles of site operatives / staff and visitors.
- j) Adequate provision for addressing any abnormal wear and tear to the highway.
- k) Proposed hours of construction which unless otherwise agreed with the Local Planning Authority shall be limited to 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays / Public Holidays.
- l) Adequate provision for addressing any abnormal wear and tear to the highway.
- m) The details of the design, siting and maintenance of any security hoardings.
- n) There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of the environment and neighbouring occupiers / areas and in the interest of highway safety and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies EC3, ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8) Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: In the interests of the amenity of neighbouring sites and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies ENV2 and EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 9) No soil (topsoil and subsoil) is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information.

The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with the National Planning Policy Framework (2024), Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 10) No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building work is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To ensure no harm is caused to Protected Species and to comply with the National Planning Policy Framework (2024) and Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy.

- 11) The development hereby permitted shall not be occupied until:
- a) Scheme details of bird breeding boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been submitted to and agreed in writing by the Local Planning Authority; and
 - b) Evidence of implementation (i.e. photographs) in accordance with the agreed details has been provided to the Local Planning Authority.

The development shall be carried out only in accordance with the agreed details.

Reason: In the interests of biodiversity conservation and to comply with the National Planning Policy Framework (2024) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 12) Prior to the commencement of the development hereby permitted and throughout the construction phase, the following reasonable avoidance measures shall be put in place:
- a) A pre-commencement check for badger and / or hedgehog mammals;
 - b) All trenches and excavations should have a means of escape (e.g. a ramp);
 - c) Any exposed open pipe systems should be capped to prevent mammals gaining access; and
 - d) Appropriate storage of materials to ensure that mammals do not use them.

The reasonable avoidance measures outlined shall be adhered to at all times during the construction phase of the development.

Reason: In the interests of biodiversity conservation and to comply the National Planning Policy Framework (2024) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 13) Prior to first installation of any external lighting, precise scheme details shall be submitted to and approved in writing by the Local Planning Authority.

The details of the scheme shall include, but not be limited to:

- Positioning details.
- A detailed description and manufacturer's specifications / details of the type of lighting.
- Isolux plot and details of luminosity.
- Show that there would be no overspill of light onto surrounding land, habitats and the highway network.
- Steps taken to minimise excessive light spill.
- Show that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met.
- Make reference to the 'Bats and Artificial Lighting at Night' guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.
- Have regard to the recommendations in the submitted Bat Emergence and Re-Entry Surveys Report dated 19 June 2024 prepared by Arbtech.

The lighting shall be installed in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure that light pollution is minimised and that any lighting does not adversely impact on visual and local amenity; protected species; the safe operation of highway infrastructure and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV3 in the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 14) Prior to the commencement of development, a biodiversity enhancement strategy shall be submitted to and agreed in writing by the Local Planning Authority. The strategy shall be in accordance with the recommendations of the Preliminary Ecological Appraisal and Roost Assessment, dated 1 May 2024 and the addendum report Bat Emergence and Re-Entry Surveys (BERS) dated 18 June 2024, produced by Arbtech which recommend the following to enhance the site for Biodiversity:

- Leaving wildflower buffers around the site where possible;
- Planting of wildflower seed mixes;
- Installing a bug hotel;
- The installation of two bat boxes.

Reason: In the interests of biodiversity conservation and to comply the National Planning Policy Framework (2024) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 15) Notwithstanding the submitted details, prior to the commencement of development, the landscaping scheme shall be updated to include the following:

a) Soft Landscaping

A detailed landscaping scheme, the details of which shall relate to all land surfaces not built upon and shall include, but not limited to:

- i. Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.

- ii. The exact location and species of all existing trees and other planting to be retained.
- iii. Replacement tree and hedge planting for trees lost on a 2:1 basis.
- iv. Alternative tree species and spacing and beech hedgerow as recommended by the Council's Landscape Architect.
- v. Biodiversity enhancements required pursuant to Condition 14 of this permission.
- vi. All proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sqm of all new planting.
- vii. Updated outline specification for ground preparation in line with recommendations of the Council's Landscape Architect.
- viii. Updated arrangements and specifications for initial establishment as recommended by the Council's Landscape Architect.
- ix. Maintenance and longer-term maintenance of all planted and / or turfed areas.

b) Hard Landscaping

A full specification of materials to be used for the construction of hard surfacing throughout the site.

The updated scheme shall be submitted to and agreed in writing by the Local Planning Authority.

The approved details shall be wholly implemented in their finally approved form within the first available planting season following the substantial completion of development or a timetable to be submitted to and agreed by the Local Planning Authority.

Any tree or other planting which is lost, felled, removed, dies, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and biodiversity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Trees and Development SPD (2016) and Design Quality in New Development SPD (2016).

- 16) No development shall take place until a Landscape Environmental Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. This should include management and care of existing and proposed trees, shrubs and hedgerows, the wildflower and amenity grassed areas, existing vegetation, the maintenance of any ecological features such as bird and bat boxes and habitat piles and the maintenance of the hard infrastructure.

The LEMP shall include, but not be limited to, the following:

- a) What areas are under the maintenance contract.
- b) Who is to be the responsible body for managing the maintenance.
- c) Who is the contractor to carry out the works directed in the LEMP.
- d) What they are being asked to do in terms of a specification.

- e) A maintenance schedule of what is to be carried out and when

The agreed details shall be implemented in full and maintained thereafter if required.

Reason: To secure the long-term management and maintenance of landscape and ecological features, having regard to the National Planning Policy Framework (2024), Policies CS2, CS8 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 17) No development approved by this permission shall commence until a Biodiversity Gain Plan for delivery and monitoring of Biodiversity Net Gain, completed statutory Biodiversity Metric, baseline habitat map, landscape plan and Habitat Management and Maintenance Plan have been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall be prepared in accordance with the BNG Metric (received 16 October 2025) or such updated metric that has been submitted to and approved in writing by the LPA prior to commencement of development, and any relevant national guidance in place.

The Biodiversity Gain Plan and Metric shall be implemented broadly in accordance with the Landscape Plans (referenced: 1136-SW-01 Rev. A (Detailed Landscape Proposals – 1 of 2 and 1136-SW-02 Rev. A (Detailed Landscape Proposals – 2 of 2)) (or such updated iteration that has been submitted to and approved in writing by the LPA prior to commencement of development)

A timetable for the implementation of all soft landscaping shall be submitted to the Local Planning Authority prior to commencement of development and the soft landscaping shall then be delivered in accordance with the approved implementation timetable.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, to protect and enhance biodiversity and to comply with the Environment Act 2021.

- 18) Prior to the commencement of development, a method statement, prepared by a competent person, for the control and disposal of Willow leaved cotoneaster (*Cotoneaster salicifolius*), a non-native invasive plant species identified as being present on the application site, in line with appropriate controlled waste measures and in accordance with the recommendations of the submitted Preliminary Ecological Appraisal and Roost Assessment dated 1 May 2024, prepared by Arbtech shall be submitted to and agreed in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the agreed method statement.

Reason: In the interest of avoiding the spread of identified non-native species during construction works in the interests of biodiversity and to comply with the National Planning Policy Framework (2024) and Policies CS2 and CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 19) Prior to the commencement of the development hereby permitted, a Site Waste Management Plan or similar mechanism detailing the minimisation of waste production shall be submitted to and approved in writing by the Local Planning Authority. The plan should also include details of measures to achieve

efficient use of resources, including designing out waste and minimisation of off-site disposal.

The following information should be included within the audit (or similar mechanism) as stated in the Planning Practice Guidance (Waste) para. 49.

- the anticipated nature and volumes of waste that the development will generate.
- where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development.
- the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

The development shall be carried out only in accordance with the approved details.

Reason: To reduce and manage waste generated from the development in accordance with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy WM8 of the Merseyside and Halton Joint Waste Local Plan (2013) and Planning Policy Guidance (Waste) (2014).

- 20) The development hereby permitted shall not be occupied until the vehicle parking spaces have been provided in accordance with Drawing No. AP4 Rev. B – Proposed Site Plan [Rev. A] received 16 October 2025. Thereafter those spaces shall be retained for the parking of vehicles only and in accordance with an agreed Car Park Management Strategy agreed pursuant to Condition 25 of this permission.

Reason: To ensure that adequate on site vehicle parking facilities are provided in the interests of highway safety and amenity, and to comply with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD.

- 21) Prior to the first occupation of the development hereby permitted, full details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Type, number, and layout of cycle stands.
- Provision for covered and secure storage.
- Separate provision for staff and guests.
- Location in relation to building entrance.
- Lighting and natural surveillance measures.
- Provision for electric cycle charging where feasible.

The scheme shall be implemented in accordance with the agreed details prior to first occupation and retained thereafter for its intended use.

Reason: To ensure adequate provision and availability of secure cycle parking provision in accordance with the principles of sustainable development and development and to comply with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2026 and the Ensuring a Choice of Travel SPD (2010).

- 22) Prior to the first occupation of the development hereby permitted a Car Park Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include, but not be limited to:

- Details of how parking spaces will be allocated between hotel guests and restaurant patrons.
- Measures to prevent overspill and ensure availability for hotel users, particularly during peak periods.
- Any signage, operational controls, or enforcement mechanisms proposed to manage parking demand.
- The approved strategy shall be implemented prior to first occupation and adhered to thereafter.

Reason: To ensure the effective operation of the shared car park and prevent overspill or conflict between hotel and restaurant users, in the interest of highway safety and operational efficiency and to comply with the National Planning Policy Framework (2024) and Policies CS2, CS7 and CS19 of the Local Plan: Core Strategy, adopted January 2016.

- 23) Prior to first installation, precise scheme details of any dedicated refuse and recycling facilities / enclosure(s) required to serve the extended premises shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To secure a suitable provision of waste storage and suitable enclosures to support the development and to ensure suitable waste management practices and adequate waste storage / facilitation of waste collection in order to comply with the National Planning Policy Framework (2023), Policies CS2, CS19 and CS26 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Policy WM9 of the Joint Waste Local Plan (2013)

- 24) Prior to their installation precise scheme details of the proposed air source heat pumps (ASHP) as identified in the submitted Energy Strategy referenced C8824-TLP-00-XX-XX-BP-100 P0, (revised 14 May 2024) received 22 August 2025, prepared by Thornley & Lumb Partnership Ltd, shall be submitted to and agreed in writing by the Local Planning Authority.

The scheme details shall include, but not be limited to:

- i. Manufacturer's details, including technical specifications.
- ii. A scaled plan showing the location(s),
- iii. Elevational details, including all dimensions
- iv. Details of any enclosure or screening including detail of the materials and finishes.
- v. Mounting detail.
- vi. Noise emission data.
- vii. ASHP-MCS 020 Noise Impact Assessment.

The air source heat pump(s) shall be installed only in accordance with the approved details and retained as such thereafter.

Reason: To ensure that the development does not result in unacceptable visual harm and noise disturbance and to comply with the National Planning Policy Framework (2024), Policies CS2, CS19 and CS22 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 25) The development hereby permitted shall be implemented in accordance with the recommendations contained within the submitted Arboricultural Method Statement, prepared by Arbtech Consulting Ltd ref: AMS 02 dated 7 August 2025 received 22 August 2025, Arboricultural Impact Assessment ref: Arbtech AIA 02, received 22 August 2025 and Tree Protection Plan ref: Arbtech TPP 02, received 22 August 2025. All tree protection methods detailed in the approved Arboricultural Method Statement shall be installed prior to the commencement of the development and shall remain in place at all times during the construction phase of the development.

Reason: To ensure that the proper protection of trees has been carried out in the interests of biodiversity and visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 26) Before the development hereby permitted is first brought into use, a detailed scheme for the acoustic treatment of windows to bedrooms on the eastern façade of the proposed extension shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall incorporate acoustically treated mechanical ventilation to remove the need to open windows for ventilation purposes, Such agreed measures shall be implemented in full prior to the first use of the development and retained in full thereafter.

Reason: To safeguard occupiers of the proposed bedrooms from noise and disturbance and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 27) The number of bedrooms within the development hereby approved hotel extension shall be limited to no more than 26.

Reason: For the avoidance of doubt and to enable the Council to assess any proposal to increase bedroom numbers in light of the planning considerations and prevailing policy at that time.

- 28) The development hereby permitted shall be used as a hotel only and for no other purpose, including any other purpose within Class C1 (hotels) of the Town and Country Planning (Use Classes) Order (as amended) or any change of use permitted under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any provision equivalent to that Class in any statutory instrument revoking or re-enacting these orders with or without modification.

Reason: In granting this permission the council has had regard to the specific circumstances of the proposal, any change may give rise to materially different planning considerations and to allow the Council to have the opportunity to reassess any changes having regard to circumstances at the time.

29) **BIODIVERSITY NET GAIN (BNG) APPLICATION SUBJECT TO GAIN CONDITION:**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ('the biodiversity gain condition') that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Knowsley Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are below:

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "*original planning permission means the permission to which the section 73 planning permission relates*" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/12/2025	FEBRUARY 2025	-	WHITBREAD'S ELECTRIC VEHICLE CHARGING STATEMENT

16/10/2025	AP4	REV. B	PROPOSED SITE PLAN
16/10/2025	-	-	BNG STATUTORY METRIC CALCULATION (DATED 14/10/2025)
16/10/2025	-	2.1	PRELIMINARY ECOLOGICAL APPRAISAL AND ROOST ASSESSMENT (1 MAY 2024) UPDATED 15/10/2025
16/10/2025	-	ISSUE 5	BIODIVERSITY NET GAIN ASSESSMENT (UPDATED 15/10/2025)
15/10/2025	2024/7922/TTN03	-	TRANSPORT TECHNICAL NOTE (OCTOBER 2025)
10/09/2025	PP-14198647v2	-	SITE LOCATION PLAN
22/08/2025	-	-	ARBTECH TPP 02
22/08/2025	-	-	ARBTECH AIA 02
22/08/2025	AP8	-	EXISTING AND PROPOSED NORTH EAST ELEVATIONS SHOWING EXTENSION ALTERATIONS
22/08/2025	AP07	-	1:100 PROPOSED PLANS AND ELEVATIONS
22/08/2025	AP5	-	PROPOSED GROUND AND FIRST FLOOR EXTENSION PLANS
22/08/2025	AMS 02	-	ARBTECH ARBORICULTURAL METHOD STATEMENT (7 AUGUST 2025)
22/08/2025	CRM.1483.051.GE .R.001.A	-	PHASE 1 COAL MINING RISK ASSESSMENT
22/08/2025	C8824-TLP-00-XX-XX-BP-100 P01	-	ENERGY STRATEGY
22/08/2025	-	ISSUE 2	BAT EMERGENCE AND RE-ENTRY SURVEYS (BERS) (19 JUNE 2024)
22/08/2025	2024/7922/TP02	ISSUE A	TRAVEL PLAN JULY 2025
22/08/2025	2024/7922/TS02	ISSUE A	TRANSPORT STATEMENT JULY 2025

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 13/03/2026

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

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

1 Coal Mining

Comments of the Coal Mining Authority in their letter dated 3 October 2025 (attached).

Note:

The site lies within an area that has been defined by the Mining Remediation Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place. If any suspected coal mining feature is encountered on site, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: www.gov.uk/report-coal-mine-hazard.

2 Contaminated Land (Advisory Note)

The comments of the Environmental Health Team - Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

3 United Utilities

The comments of United Utilities in their letter (attached) dated 16 January 2026.

4 European Protected Species

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

5 Advertisements

Any signage / advertisement associated with the development may require a separate Express Consent to Display Advertisements. Please contact the Planning Team email: DCSubmissions@Knowsley.gov.uk for further advice.