



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00634/FUL

Name and address of applicant

McDonald's Restaurants Ltd
Lichfields, Ship Canal House
98 King Street
Manchester
M2 4WU

Name and address of agent

Lichfields
Lichfields, Ship Canal House
98 King Street
Manchester
M2 4WU
United Kingdom

Date of Receipt: 24 November 2025

Date Valid: 9 December 2025

Address/Location Of Development:

The Chapel Brook
Wilson Road
Huyton
Knowsley
L36 6AD

Description of Development:

**EXTERNAL ALTERATIONS INCLUDING REPLACEMENT DOORS AND GLAZING,
INSTALLATION OF PLANT AND EQUIPMENT, AMENDMENTS TO ROOF,
CREATION OF CORRAL AREA AND ASSOCIATED WORKS.**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

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

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

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

Reason: For the avoidance of doubt.

3. 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.

4. Prior to the first occupation of the premises, the grease and odour control system detailed in the 'Odour Control Assessment For McDonald's Restaurant Chapel Brook Wilson Road, Tarbock Green, Liverpool, L36 6AD', Rev A, by CDM Partnerships, shall be installed and operating in accordance with the assessment.

The system shall thereafter be operated and maintained in accordance with the manufacturer's recommendations.

For the avoidance of doubt the system shall include:

- a) Grease baffle filters;
- b) Electrostatic Precipitator (ESP);
- c) Ozone injection system, with sufficient dwell time to ensure its effectiveness; and
- d) An un-restricted, vertical, high velocity discharge point with a 15m/s nominal design air volume flowrate (for effective dispersal of the exhaust air). The discharge point will be in excess of 1m above eaves level.

Reason: To safeguard the amenities of neighbouring occupiers, in respect of odour and noise generation and to comply with the National Planning Policy Framework (2024), Policy CS2 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policies EC3 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. The measures to control the potential effects from the construction works, as described in the 'Construction Environmental Management Plan', for McDonald's, Liverpool (ST2728) by Glanville, shall be adhered to at all times throughout the construction phase.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers 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 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6. Any demolition / removal of the existing entrance canopy shall only be undertaken under direct supervision of a licensed bat ecologist following a pre-commencement check for the presence of bats.
Should the presence of bats be found, works shall cease to enable further investigation to be carried out and a way forward agreed with the Local Planning Authority and suitably qualified ecologist in accordance with a scheme of mitigation

measures which have first been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter only be carried out in accordance with the approved mitigation measures where identified.

Reason: In the interests of ensuring development does not harm any habitat for protected species and to comply with the National Planning Policy Framework (2024), Policy CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

7. No external lighting shall be installed on the site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have first been submitted to and approved in writing by the Local Planning Authority prior to installation.

For the avoidance of doubt any lighting scheme shall be designed so that it protects ecology and does not result in excessive light spill onto the habitats.

The applicant should have regard 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 and the advice contained with the submitted Preliminary Roost Assessment and Dusk Emergence Survey Report Rev. 01 produced by Urban Green.

Reason: In the interests of amenity and biodiversity and to comply with the National Planning Policy Framework (2024); Policies CS2, CS8 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/11/2025	ug3144	-	BNG EXEMPTION (URBAN GREEN 18/11/2025)
24/11/2025	-	01	PRELIMINARY ROOST ASSESSMENT AND DUSK EMERGENCE SURVEY REPORT (URBAN GREEN REV.01 DATED 17 NOVEMBER 2025)
24/11/2025	-	A	ODOUR CONTROL ASSESSMENT (CDM PARTNERSHIP NOV 2025)
24/11/2025	8231	2	ENVIRONMENTAL NOISE ASSESSMENT (ACOUSTIC ASSOCIATES SW LTD DATED 12 NOVEMBER 2025)
24/11/2025	003_4240606_H G_CEMP_LIVER POOL_2728	ISSUE 2	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (GLANVILLE 21 NOVEMBER 2025)
24/11/2025	-	-	PLANNING, DESIGN AND ACCESS STATEMENT (LICHFIELDS, 21 NOVEMBER 2025)
24/11/2025	13940_AEW_272 8_1005	-	

09/12/2025	9796 / M1003	A	HVAC EXTERNAL ELEVATIONS
24/11/2025	13940_AEW_272 8_1001	-	LOCATION PLAN
13/01/2026	13940_AEW_272 8_1002	C	BLOCK PLAN
24/11/2025	13940_AEW_272 8_1004	-	PROPOSED SITE PLAN
24/11/2025	13940_AEW_272 8_1005	-	PROPOSED ELEVATIONS
24/11/2025	13940_AEW_272 8_1006	-	PROPOSED FLOOR PLANS
24/11/2025	13940_AEW_272 8_1007	-	SURFACES AND FINISHES PLAN
24/11/2025	13940_AEW_272 8_1170	-	EXISTING SITE DEMOLITION WORKS
24/11/2025	13940_AEW_272 8_1175	-	EXISTING ROOF DEMOLITION WORKS
24/11/2025	13940_AEW_272 8_1180	-	EXISTING DEMOLITION ELEVATIONS
09/12/2025	9796 M1003	-	PROPOSED HVAC ELEVATIONS
04/02/2026	BX47/SEMIDOM ED	-	BROXAP SEMI DOMED STAINLESS STEEL BOLLARD
04/02/2026	-	-	COMBO DELTA LITTER BIN PHOTOGRAPH (BLACK FINISH)
04/02/2026	BXMW/GS/Sheffi eld-Stand	-	BROXAP SHEFFIELD CYCLE STAND
04/02/2026	-	-	GLASDON - BCOMBO DELTAL™ LITTER BIN (TO BE FINISHED BLACK IN ACCORDANCE WITH AGENT'S EMAIL & PHOTOGRAPH DATED 4 FEBRUARY 2026

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

Ensuring a Choice of Travel SPD (2010)

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS4 - Economy and Employment

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS24 - Managing Flood Risk

CS26 - Waste Management

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

EC3 - Primarily Industrial Areas

DQ3 - Gateway Sites and Corridors

S9 - Shop Fronts and Security Shutters

T10 - Access for the Less Mobile

DQ2 - Security in the Built Environment

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV5 - Contaminated Land

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD (2016)

Shopfronts and Signage Design SPD (2016)

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Maxine Wishart on 0151 443 2319)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

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

- 1 The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, 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: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

2 Contaminated Land Advisory Note

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 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.

4 Advertisement Consent

Signage may require a separate Express Consent to Display Advertisements. Please contact the Local Planning Authority (Tel: 0151 443 2381 email: DCSubmissions@knowsley.gov.uk) for further advice.



Executive Director - Regeneration and Economic Development

Date: 5 February 2026

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.