

APPLICATION NO: 25/00634/FUL **CASE OFFICER:** Maxine Wishart

WARD: St Gabriels **PARISH:** Tarbock Parish Council

LOCATION: The Chapel Brook, Wilson Road, Huyton

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

Knowsley Local Plan Policies Map Allocation

Primarily Industrial Area

Site Description

The application relates to premises formerly occupied by Brewers Fayre trading as the Chapel Brook. The premises are located off Wilson Road, Huyton at the junction of Wilson Road and the A5080 (Cronton Road).

The application property forms part of an 'L' shaped building attached to a two storey structure comprising a 40 bedroom hotel (Premier Inn). The building is surrounded by associated car parking, hardstandings and associated landscaping. Access is taken off Wilson Road. The access serves the application property and the hotel to the rear.

The application indicates that the premises ceased trading in July 2024. The adjacent Premier Inn remains operational and there is currently a planning application pending which proposes the extend the hotel with a two-storey extension (23 no. bedrooms) with alterations to car parking and associated works (Ref: 25/00488/FUL).

Proposal

The application proposes works which include the following:

- Removal of entrance canopy / porch
- Erection of a new corral area to the southern elevation (106 sqm, 2.7m (h))
- Infilling of walls to all 4 elevations
- Installation of plant and equipment within corral area
- Alteration to the roof including creation of new openings, alterations to elevational treatment of 'dormers' removal of canopy
- Installation of extraction ducts and kitchen exhaust
- 1 no. new door to eastern elevation
- 1 no. new sliding doors and shopfront glazing to northern elevation
- 3 no. new windows and shopfront glazing to western elevation
- New bollards (x 3)
- 'target' bins (x2)

- 2 no. cycle hoops
- 1.8m high replacement fencing
- Hardsurfacing around building.

These alterations are sought to facilitate a McDonald's restaurant to operate from the building.

Consultations

Tarbock Parish Council - No comments received.

Environmental Health - No objections in principle subject to conditions in relation to fixed plant noise, extraction and odour control system, construction management and an informative in relation to a contaminated land advisory note.

Merseyside Environmental Advisory Service - No objections in principle subject to conditions relating to demolition under direct supervision of a licensed bat ecologist; pre-commencement check for presence of bats; any lighting scheme to protect ecology and advise that application exempt from BNG.

Representations

This application has been publicised by letters sent to 27 neighbours. It has also been advertised by site notice. No representations have been received.

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:	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

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

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

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

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

EC3 - Primarily Industrial Areas
S9 - Shop Fronts and Security Shutters
T10 - Access for the Less Mobile

DQ2 - Security in the Built Environment
DQ3 - Gateway Sites and Corridors
DQ4 – Trees and Development
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)
Ensuring a Choice of Travel SPD (2010)

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 principle of the use of the premises as a restaurant was established in 1993 with the granting of planning permission under reference K/APP/15079 for the erection of 40 bedroom Travel Inn and Brewers Fayre Restaurant and construction of new access and subsequently confirmed by the certificate of lawfulness granted under reference 24/00321/CLU in 2024 to confirm the existing use of the site as a Restaurant Class E (b) (*for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises*). Therefore, the proposal would be no loss of employment land.

The application as submitted identifies McDonalds Restaurants Ltd. as the applicant. This proposal relates to works associated with the use as a restaurant. It is not for this application to consider whether the end-use falls within Class E (b).

Design and Layout

Core Strategy Policies CS2 requires that new development is expected to enhance local character and promote quality of place. Policy CS19 sets out several criteria that development will be expected to conform to so that they enhance local distinctiveness, the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development. Saved Policy S9 of the UDP criterion 1) requires that proposals for new or altered shop fronts should: *a) Relate well to the street scene in terms of materials, form and proportions... c) Provide good access for all members of the community...*

Internal Alterations

To facilitate the intended use, and not the subject of the planning application the ground floor would be laid out as a restaurant with the first floor given over to a plant room.

External Elevation Alterations

The proposal would include, amongst the works, installation of new openings and fenestration to the external elevations; brick infilling to match the existing where existing openings would be removed; installation of new entrance sliding doors and vertical cladding finished in dark Grey (RAL 7022) to entrance canopy.

Other cosmetic work would involve refinishing existing doors, windows and pillars dark Grey (RAL 7022). These alterations would not have a detrimental impact on visual amenity of the building or the area in general and are acceptable.

Roof Alterations

Alterations to the roof would include new louvres to existing window openings and cladding (RAL 7022) in 'dormer' projections; removal of a canopy to the western elevation and roof made good together with the installation of associated extract ducts and exhausts. These alterations would not result in detrimental impact on the visual amenity of the building or the area in general and are acceptable.

Plant and Equipment

New Heating Ventilation and Air Conditioning plant and equipment would be located within the proposed corral area. In addition, it is proposed to install associated extract ducts and kitchen exhaust terminal within the roof planes.

The application site is screened from Wilson Road by existing trees. There are trees along the site boundary with Cronton Road, although the building is visible from this view point. However, Given the design of the equipment and the context of the site it is considered that there would be minimal visual impact on the appearance of the building and the surrounding area.

Acoustic Fence

1.8 m high acoustic fencing (RAL 7022) atop a brick wall with an overall height of approx. 2.3m would replace existing timber fencing at the rear of the building. This part of the development is towards the rear of the site and would replace an existing enclosure. It is adjacent to the entrance to the Premier Inn Hotel, however, it would form a replacement fence in this location. The fencing would not be visible from the street and would be acceptable in the context of the wider site.

Corral

The corral would be sited to the southern elevation and provide an enclosed area designated for storage of waste containers and equipment out of view. The enclosure would comprise 2.7 m high vertical cladding panels (RAL 7022). This element of the development would be located to the side of the existing building which is screened from Cronton Road by trees along this point. It is considered that the erection of the corral in this location would be acceptable.

Site 'Furniture'

A cycle hoop and additional bollards would be located at the front and side of the building. No precise details support the application, however, as it they are minor pieces of site 'furniture', these details can be secured by condition if permission is

granted.

Hardsurfacing

Replacement hardstanding comprising block paving and brushed concrete (delivery route to corral) and hard surfacing for the corral slab is proposed together with the Alteration of the gradient to provide level access to a new access door. These minor changes to the hardstanding would be in keeping with the context of the site and are acceptable.

Waste Management

Policy WM9 of the Waste Local Plan requires that adequate measures are provided in the design of new developments to facilitate storage and collection of waste from the site. The application seeks consent for the erection of a corral at the side of the property, which would be used for storage and segregation of waste. In addition, 2no. new litter bins would be provided outside of the premises. Adequate provision for waste management in line with Policy WM9 of the Waste Local Plan would be provided.

Conclusion Design and Layout

Overall, the proposals would not be detrimental to the appearance of the building or the wider industrial area. The application therefore complies with Policies CS2 and CS19 of the Core Strategy, Saved Policies EC3, S9, DQ2 and DQ3 of the UDP and Policy WM9 of the Waste Local Plan.

Amenity

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

The application site is located at the junction of Wilson Road and Cronton Road, both of which are busy roads.

The site is situated within a well-established industrial area, surrounded by a mix of commercial and industrial uses. There are no sensitive residential dwellings in close proximity to the site. The application property adjoins the existing Premier Inn Hotel and previously operated as an associated facility to the hotel, while also being accessible to visiting members of the public.

Noise

An Environmental Noise Assessment (*Acoustic Associations sw Ltd* dated 12 November 2025) has been submitted with the application which demonstrates that the noise from the fixed plant will be at least 5dB below the background level at the closest sensitive receptors.

The Council's Environmental Health Officers have no objection in principle to the proposal and have requested that a condition is included on any permission, if granted, to ensure that the noise levels are maintained at an acceptable level.

As such it is considered that subject to an appropriate planning condition, if permission is granted, the development would not have detrimental impacts resulting from noise on surrounding occupiers or the area in general.

Odour Control

The application proposes the installation of an extraction and odour control system. An Odour Control Assessment (CDM Partnership Rev. A dated 21 November 2025) has been submitted to support the application, and details of the odour control system have been provided. The Council's Environmental Health Officer has advised that they agree with the proposals and request that a planning condition is imposed to ensure the works are carried out in accordance with the report. This can be secured by condition if planning permission is granted.

Construction Management Plan

The application is supported by a Construction Management Plan. The Council's Environmental Health Officer is satisfied with the document and has suggested that a condition is imposed to ensure that the measures in the report are adhered to.

Having regard to the above it is considered that on balance the proposed development would not have a detrimental impact on the amenities of neighbouring sites or the locality in general and would not therefore conflict with the NPPF, Saved Policies EC3 and ENV2 of the UDP and Policies CS2 and CS19 of the Local Plan.

Highway Considerations

The application indicates that the access arrangements from Wilson Road and the car parking spaces associated with the host property would remain as existing. The proposed use of the premises and the level of parking provision is not a matter for consideration in assessing this planning application for minor external alterations.

The application does, however, propose the installation of cycle hoops for 2 no. cycles. No precise details are submitted with the application in relation to the design of the cycle stand and it is considered that if planning permission is granted the precise details can be secured by way of a suitable condition.

Consequently, the proposed development does not conflict with the NPPF and Policies CS2, CS7 and CS19 of the Core Strategy.

Trees

Policy DQ4 of the UDP and Policies CS8 and CS21 seek, inter alia, the protection of trees or mitigation for loss due to development and enhancement of biodiversity which are supported by the Trees and Development SPD. Whilst there are trees within the wider they are not within the red line boundary.

However, given the location of trees and the limited scope of the proposed works, it is not considered that the development would have detrimental impacts on existing trees and would not conflict with relevant policies.

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 with the ground to impact its mitigated against. The Council's Environmental Health Officer has advised that there would be some limited excavation works and have

requested that a contaminated land advisory note is secured as an informative if planning permission is granted.

Subject to the imposition of the informative, it is considered that the proposed development could be suitably managed and would not conflict with the NPPF, Policies CS2 and CS19 of the Core Strategy and Saved Policies ENV2, ENV5 and EC3 of the UDP.

Coal Mining Legacy

Paragraph 187 of the NPPF prevents new and existing development *from contributing to or being put at unacceptable risks from, or being adversely affected by... land instability*. Principle 4) j) of Core Strategy Policy CS2 requires that any issues of unstable land, resulting from Kowsley's legacy of minerals extraction will be expected to be addressed.

the site lies within a defined Development High Risk Area, indicating the presence of mining-related features and hazards. Planning Policy Guidance on Coal Mining Risk Assessments (CMRAs) states that certain developments—where buildings or groundworks are minimal—are exempt from requiring a Coal Mining Risk Assessment. Examples given include structures with minimal foundations or groundworks, such as *...ground-mounted air conditioning units, air source heat pumps, smoking shelters, canopies, containerised generators, modular buildings, free-standing canopies, solar arrays, means of enclosure, street furniture, lighting or CCTV columns, and cycle racks...*

Given the nature of the proposal and relevant guidance, the development is exempt from requiring a CMRA. However, if permission is granted, an informative will be added to advise the applicant of mining features and standard advice from the Mining Remediation Authority. The proposal complies with the NPPF and Policy CS2 of the Core Strategy.

Ecology

Policy CS8 of the Core Strategy aims to ensure that new development protects and enhances biodiversity, including the protection of protected and endangered species. This is consistent with the NPPF.

Protected Species

The application is supported by a Preliminary Roost Assessment and Dusk Survey Report – November 2024 (Urban Green) and a supporting letter dated 18 November 2025 (Urban Green). The Report states that no evidence of bat use or presence was found. In this instance the Council's ecologists (MEAS) have advised that the Local Planning Authority does not need to consider the proposals against the three tests (Habitats Regulations).

MEAS indicate that whilst it is accepted that no bat roost was recorded during the survey, the survey has limitations, however, they advise that it is unlikely that bats are roosting within the features identified. Nevertheless, as the survey has limitations, as a precaution, MEAS advise that the porch is demolished under direct supervision of a licensed bat ecologist following a pre-commencement check for the presence of bats which can be secured by a suitably worded planning condition if permission is granted.

Lighting

MEAS have advised that habitats on and adjacent to the site may provide roosting, foraging, commuting habitat for bats and lighting for the development may affect the use of this / these areas and any lighting scheme should be designed so that it protects ecology and does not result in excessive light spill onto the habitats, areas in line with para 198 c) of the NPPF.

The proposal does not include any external lighting; there is existing lighting around the site which served the previous use. Nevertheless, if planning permission is granted a condition would be imposed to ensure that any lighting scheme would need to be submitted for approval and should consider the above in its design.

Bio-Diversity Net Gain

The proposal would affect less than 25m² of habitat as the entire development area comprises building and hard standing. The applicant has submitted a supporting letter (Urban Green 18/11/2025) which identifies that the proposed development meets the criteria for exemption under *de minimis* and the application is not subject to the mandatory BNG condition.

Conclusion - Ecology

Subject to the above it is considered that due to the nature of the proposals and the habitats that will be affected, it is considered highly unlikely any other protected species would be harmed by the proposals. The proposal would not conflict with the NPPF, Core Strategy Policies CS2, CS8 and Saved Policy ENV3 of the UDP.

Surface Water Drainage and Flooding

Policies CS2 and CS24 combine to ensure that the development will not cause unacceptable risk of flooding and that surface water is drained in a safe and sustainable manner. The application site is in Flood Zone 1 and therefore at low risk of flooding. Environment Agency Surface Water for Planning Map indicates areas of 1 in 30 surface water flood extent in the car parking areas surrounding the building.

The application proposes replacement hardstanding comprising block paving and brushed concrete (delivery route to corral) and hard surfacing for the corral slab. Given the extent of these works it is not considered that they would result in increased risk of impacts from flooding and the proposal does not therefore conflict with the NPPF and Core Strategy Policies CS2 and CS24.

Conclusion

The application site is within an existing industrial area and the principle of the development is acceptable.

The proposed works are acceptable both in terms of visual amenity and the amenity of the area in general. The development does not raise any concern in relation to highway safety, trees, contaminated land or drainage and subject to relevant conditions the development would not have a detrimental impact on protected species.

The proposed development would enable the re-use of vacant property; the proposal would therefore result in some economic benefits, including jobs. Overall, it is

considered that the proposal is acceptable and would not conflict with relevant planning policies and 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) Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing L_{A90} 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
04/02/2026	-	-	COMBO DELTA LITTER BIN PHOTOGRAPH (BLACK FINISH)
04/02/2026	BXMW/GS/Sheffield-Stand	-	BROXAP SHEFFIELD CYCLE STAND
04/02/2026	-	-	GLASDON - BCOMBO DELTA™ LITTER BIN (TO BE FINISHED BLACK IN ACCORDANCE WITH AGENT'S EMAIL & PHOTOGRAPH DATED 4 FEBRUARY 2026)
04/02/2026	BX47/SEMIDOMED	-	BROXAP SEMI DOMED STAINLESS STEEL BOLLARD
13/01/2026	13940_AEW_2728_1002	C	BLOCK PLAN
09/12/2025	9796 / M1003	A	HVAC EXTERNAL ELEVATIONS
09/12/2025	9796 M1003	-	PROPOSED HVAC ELEVATIONS
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_HG_CEM P_LIVERPOOL_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_2728_1005	-	
24/11/2025	13940_AEW_2728_1001	-	LOCATION PLAN
24/11/2025	13940_AEW_2728_1004	-	PROPOSED SITE PLAN
24/11/2025	13940_AEW_2728_1005	-	PROPOSED ELEVATIONS
24/11/2025	13940_AEW_2728_1006	-	PROPOSED FLOOR PLANS
24/11/2025	13940_AEW_2728_1007	-	SURFACES AND FINISHES PLAN
24/11/2025	13940_AEW_2728_1170	-	EXISTING SITE DEMOLITION WORKS
24/11/2025	13940_AEW_2728_1175	-	EXISTING ROOF DEMOLITION WORKS
24/11/2025	13940_AEW_2728_1180	-	EXISTING DEMOLITION ELEVATIONS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 05/02/2025

INFORMATIVES

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.

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

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.