



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00169/FUL

Name and address of applicant

Witherslack Group Limited
Witherslack Group Limited
Lupton Tower
Lupton
Carnforth
Lancashire
LA6 2PR

Name and address of agent

Date of Receipt: 14 March 2025

Date Valid: 7 April 2025

Address/Location Of Development:

Lakeside
Naylor's Road
Roby
Knowsley
L27 2YA

Description of Development:

**ERECTION OF DETACHED SINGLE STOREY CLASSROOM TO REAR OF
EXISTING SCHOOL TOGETHER WITH ERECTION OF 3M FENCE ALONG SIDE
THE NEW CLASSROOM**

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. Notwithstanding any details submitted, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include where appropriate:

- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.
- b) Hard surfaced areas and materials.
- c) Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing of work.
- d) A detailed regime for the ongoing and longer-term maintenance (30 year maintenance period) of all soft landscaping is also required to be submitted for approval.
- f) A Landscape and Ecological Management Plan (LEMP) to be submitted for approval; the LEMP to meet the stated habitat condition required to be agreed pursuant to Condition 4 of this planning permission.

The approved landscaping and LEMP works shall be implemented and completed prior to the first use of the building hereby permitted, or the first available planting season following first use if the building is completed and first used outside of the planting season.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 30 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site has sufficient habitat and is satisfactorily landscaped and having regard to its location and to comply with Policies CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted June 2006.

4. Prior to the commencement of the development hereby permitted, a biodiversity gain plan shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan must include the following:

(a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,

(b) The pre-development biodiversity value of the onsite habitat.

(c) The post-development biodiversity value of the onsite habitat,

(d) Any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,

(e) Any biodiversity credits purchased for the development.

(f) Such other matters as the Secretary of State may by regulations specify.

The plan will be informed by a landscaping scheme required pursuant to Condition 3 of this planning application.

Reason: In the interests of biodiversity and habitat and to comply with Schedule 7A of the Environment Act 2021 and Town and Country Planning Act 1990 as amended and Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/03/2025	25.002(9-)002	-	LOCATION PLAN
07/04/2025	25.002(2-)001	A	PROPOSED FLOOR PLAN AND ELEVATIONS
07/04/2025	25.002(9-)002	B	PROPOSED SITE PLAN
03/04/2025	25.002(9-)004	-	ELEVATION OF TYPICAL SECTION OF FENCE

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:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS5 - Green Belt

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

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 (Lee Osborne on 0151 443 2395)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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.

- 1 Merseyside Police
- 2 Merseyside Fire and Rescue Service



Executive Director - Regeneration and Economic Development

Date: 1 August 2025

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.

25/00169/FUL	ERECTION OF DETACHED SINGLE STOREY CLASSROOM TO REAR OF EXISTING SCHOOL TOGETHER WITH ERECTION OF 3M FENCE ALONG SIDE THE NEW CLASSROOM	Lakeside Naylors Road Roby
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In order to prevent crime and disorder and to keep people safe and feeling safe, crime prevention strategies should be integrated into the design as early as possible to allow a layered approach to security to be effectively integrated into the final scheme. Making minor changes to the design or layout of the development now means it is less attractive to potential intruders and can reduce harm and the fear of crime for users of the buildings, visitors, and the overall community.

The Merseyside Police Designing Out Crime Unit strongly advocate that School Developments in Merseyside be designed and constructed to Secured By Design security standards, using the Secured By Design 'Non-Residential 2025' Design Guide specifications [non-residential guide 2025 270225 final.pdf](#).

Further details about Secured By Design, including design guides, member companies and SBD approved products and suppliers including Security Rated fencing can be found at www.securedbydesign.com.

Independent academic research shows that SBD certified schemes experience less burglary, criminal damage, and vehicle crime.

The local policing micro-beat for the area of Lakeside School, Roby, known as E553, and the below data depicts crime levels over a 2 year period between 14/05/23 and 14/05/25, where there have been in an extremely low level of crimes recorded in the immediate area, approximately 25 crimes, including;

Burglary - business/community	4.0%
Robbery of personal property	4.0%
Theft from vehicle	4.0%
Shoplifting	12.0%
Theft or unauthorised taking of motor vehicle	4.0%
Other theft	8.0%
Criminal damage to a dwelling	4.0%
Possession of controlled drugs (Cannabis)	16.0%
Assault without injury	8.0%

With these low crime risks in mind, I would like to make the below recommendations to the applicant for consideration, which are in line with SBD.

Climbing Aids	External downpipes can be used as informal climbing aids to access low roofs and upper floor windows and should be contained within a wall cavity to reduce this risk. If this is not possible, they should be either square or rectangular in section, flush fitted against the wall or housed within secure 2.4m high anti-climb metal shrouding. Bends in pipes and horizontal runs should be minimized as they can also create climbing platforms. Accessible pipework should be of a fire-resistant material. In addition, careful consideration should be given to the location of waste and salt bins, handrails, low walls, or other external furniture, which may facilitate easy access to upper floors and roofs.
Roller Shutters	Roller Shutters should be fitted to external doors and windows (including service/loading areas) and should be tested and certified to LPS 1175: Issue 7/8 security standards and linked to the intruder alarm system. Roller Shutters assist in frustrating and preventing easy access to premises by offenders and should be fully secured when the business is not in use. Commercial premises in Merseyside are at an increased risk of being targeted for burglary and damage offences where roller shutters are not fitted.
Windows	Ground floor and other easily accessible windows including vulnerable sky lights should meet the requirements of LPS 1175 Issue 7/8, PAS 24:2022 (or equivalent/higher security standard), incorporate laminated glazing certified to BS EN 356 2000 rating P1A, and be fitted with 'restrictors' to prevent 'sneak-in' type offences.
Doors	As a minimum, all external door sets and those high-risk internal doors e.g. storerooms housing valuable items, CCTV equipment or cash etc. should be certified to LPS 1175 issue 8, SR2: PAS 24:2022; STS 201 or STS 202: Issue 3, BR2 or other equivalent/higher security standard. Glazing must include one pane of laminated glass that is securely fixed in accordance with the manufacturer's instructions and certified to BS EN 356 2000 rating P1A.
Emergency Exits	Emergency exit doors and stairwells can be vulnerable to intruder attack, anti-social behaviour, and criminal damage. Emergency door exit release devices, such as door panic latches and 'pad-bars' on doors that provide an important aid to egress in the event of an emergency have proven to be abused, rendering some buildings insecure for long periods of time. Therefore, these door sets should be free from external hardware, kept clear at all times and be illuminated to promote natural surveillance. Stairwells should ideally be restricted in accordance with local fire authority advice, well lit and covered by CCTV to maximise surveillance opportunities.
Video Surveillance / CCTV	To complement target hardening products and other security systems, commercial developments should include more formal surveillance, such as a monitored and recorded HD digital 1080p Video Surveillance System (as a minimum standard) installed to BS EN 62676 series guidance. CCTV cameras must be capable of capturing clear facial and full body images and must cover buildings,

	door sets, loading and storage areas, car parking areas, and vehicles entering or leaving the site or building. Any captured images must be clearly marked with the time, date, and camera location to aid detection should an offence occur. Digital Video Recorders should be of a high quality to ensure clear images are captured, easily retrieved, and reviewed. Cameras must not be located where they can be easily disabled or tampered with e.g. by cutting wires, attacking camera lenses etc. If they can, they must be housed within vandal resistant housing (which should not negatively affect the images) to reduce their risk to damage. In addition, cameras could include ‘tamper detection’ capabilities and/or mounted onto dedicated ‘anti-climb ‘poles’ to reduce this risk; however, care must be taken to ensure they do not just capture the tops of heads where mounted in high positions. A growing trend shows that offenders are stealing, damaging, or deleting recorded images from on-site CCTV recording equipment to avoid identification. Therefore, any image storage equipment should be stored within a steel lockable cabinet certified to LPS 1175 SR1 or STS 202 BR1, in a secure and alarmed room and only accessed by authorised trained staff. In addition, it is advisable to store recorded camera images on a secure Cloud server. Recorded data should be stored for a 30-day period, before deletion and where not required for evidential purposes. Each camera must be checked on a regular basis to ensure they are always clean and in good working order. The CCTV system should be annually serviced, maintained, and reviewed, to ensure it remains ‘fit for purpose’. Adequate clear signage should be erected across the site to inform users that a monitored and recorded CCTV system is in operation, to act as a deterrent and be in accordance with GDPR. The site should ideally ensure their CCTV systems have the capability to upload and share CCTV footage electronically with the police to speed up investigations and identify offenders. The NICE system allows such functionality, and the below links provide information regarding the system, its benefits and how to register cameras with Merseyside Police. Can your CCTV transfer digital evidence to police? (nbcc.police.uk) NICE Investigate - Digital Evidence Management for Businesses (nbcc.police.uk)
Access Control	Access control arrangements should be in place on ‘private’ entrance doors and on internal door sets to prevent unauthorised access into parts of the building deemed as private e.g. Offices, staff rooms, etc. The associated doors must incorporate an electronic access control system, with an electronic lock release or keypad ‘Digi-locks’ (pin codes should be changed on a regular basis). This is crucial in areas where high value items such as CCTV recording equipment, IT/computers and cash may be stored. This reduces the risk of opportunist crimes when

	the building is open and slows down offender movement within areas of the buildings when closed, so the opportunity for theft is reduced.
Property Marking	Internally, high value and easily removable property, such as computer, tablets, laptops, etc. should be property marked with permanent solutions e.g., permanent marker or DNA based products such as SmartWater/SelectaDNA etc. Signage and stickers can be utilised in conjunction on marked property, walls, notice boards and windows etc to advise of DNA property marking. This helps to deter against crime by reducing the payoff for offenders due to the risk of apprehension increasing. An inventory and/or photographs and serial numbers of valuable property should be taken and stored in a secure place.
Construction Site Security	The site should be secured throughout the construction phase with security measures, including a; robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates; a monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored; and a monitored and/or recorded HD digital colour CCTV system, accredited with either National Security inspectorate (NSI) or Security Systems & Alarm inspection Board (SSAIB) approval. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin. Full Construction Site Security advice can be found at; https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

The above security comments and recommendations are made in order to **keep people safe and feeling safe and to prevent crime and disorder in accordance with-**

• **Section 17 of the Crime and Disorder Act 1998 (as amended by the Police and Justice Act 2006)** Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area, (c) reoffending in its area, and (d) serious violence in its area.

Crime Prevention advice is given without the intention of creating a contract. Neither the Home Office nor the Police Service accepts legal responsibility for the advice given. Fire Safety advice, Occupiers Liability Act, Health & Safety Regulations and Safe Working Practices always take precedence over any Crime Prevention issue. The Local Planning Authority should be consulted prior to making any changes.

Please could the above recommendations be passed to the applicant for consideration and inclusion into the scheme.

If I can be of any further help in this regard, please do not hesitate to contact me.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email:
dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)

Inspecting Officer: Rachel Holland
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 25/00169/FUL

Our ref:00457076/1306678/RH/LD

Date:15th May 2025

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NUMBER REF: 25/00169/FUL

**PROPOSAL: ERECTION OF DETACHED SINGLE STOREY CLASSROOM TO REAR
OF EXISTING SCHOOL TOGETHER WITH ERECTION OF 3M FENCE ALONG SIDE
THE NEW CLASSROOM**

ADDRESS: Lakeside Naylors Road Roby

The Fire Authority requests that any decision notice includes the following information.

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for firefighting', produced by the Local Government Association and Water UK, available for free download via:

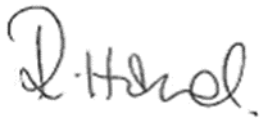
<https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Holland'.

Rachel Holland

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (i.e. a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (e.g. a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.