



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00240/FUL

Name and address of applicant

Jelf
Franklin Close
Old Hall
Warrington
WA5 8QL

Name and address of agent

DK Architects
26 Old Haymarket
Liverpool
L1 6ER

Date of Receipt: 9 April 2025

Date Valid: 6 May 2025

Address/Location Of Development:

**1 Mill Lane
Cronton
Knowsley
WA8 5DT**

Description of Development:

**DEMOLITION OF EXISTING INDUSTRIAL UNIT, ERECTION OF 1NO. DWELLING
TOGETHER WITH ALTERATIONS AND A SINGLE STOREY REAR EXTENSION
TO EXISTING BUNGALOW.**

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. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Demolition and Construction Management Plan that details the means of mitigation of demolition and construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:
- a) Methods for the mitigation of noise and vibration from demolition and building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
 - b) Methods for dust control and suppression.
 - c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - d) Methods for the control of pests if apparent on-site.
 - e) The areas for the storage of plant and materials.
 - f) A programme of works.
 - g) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - h) Scheme for recycling/disposal of waste resulting from demolition and construction works
 - i) Adequate provision for addressing any abnormal wear and tear to the highway.
 - j) Proposed hours of demolition and construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

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 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.

4. Notwithstanding any submitted document(s) the following shall apply:

Prior to any investigations taking place, the detailed scope of works shall be submitted to and agreed in writing by the Local Planning Authority including the proposed number of combined ground gas and groundwater monitoring wells and soil and groundwater sampling strategy.

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner in accordance with the agreed scope of works in accordance with authoritative guidance (CLR 11) and the agreed scope of works, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (where relevant):

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks in any phase, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development being brought into use.

E. No soil 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: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. Prior to the first occupation of the dwelling hereby permitted and first use of the bungalow extension hereby permitted details of the cycle parking / storage shown on the drawing Proposed Site Plan - Gnd. referenced Dwg. No. 1314-004 Rev G shall be submitted to and agreed in writing by the Local planning Authority. The details shall include plan and elevation drawings, and materials details. The cycle parking / storage shall each provide secure covered parking / storage and provide parking for

2 bicycles. Each cycle parking provision shall be implemented before first occupation of the permitted dwelling, or first use of the bungalow extension hereby permitted, as appropriate to that facility and so shall be retained for cycle parking purposes as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

6. Prior to the first use of the dwelling hereby permitted, the Electric Vehicle Charging Points shown on the approved drawings (for the proposed dwelling and extended bungalow) shall all have been provided; the charge points shall be:

- a) A minimum of 7KW,
- b) at least Mode 3 or equivalent,
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

They shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

7. The parking shown on the drawing Proposed Site Plan - Gnd referenced Dwg No 1314-004 Rev G shall be installed and available for parking purposes prior to the first use of the dwelling hereby permitted, or the first use of the extension of the bungalow, as appropriate for that plot. The parking shall be retained for shall be retained for such purposes at all times thereafter.

Reason: To ensure that in-curtilage parking is available at all times in the interests of highway safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley replacement Unitary Development Plan adopted June 2006.

8. Notwithstanding the submitted drawings Proposed Landscape Scheme - Softworks referenced AT.25.12345.101r1 and Proposed Landscape Scheme - Hardworks referenced AT.25.12345.100r1 prior to the commencement of development full details of boundary treatments adjacent to the Hall Lane/Mill Lane junction have been submitted to and approved in writing by the Local Planning Authority. These shall ensure that boundary treatment height does not exceed 0.6m within 8m of the back edge of the footway. The approved boundary shall be retained at all times thereafter.

Reason: To maintain forward visibility at the junction and reduce vehicular conflict, in accordance with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

9. Prior to first occupation of the dwelling hereby permitted 2.0m x 2.0m pedestrian visibility splays shall be provided at the vehicular access of that dwelling, measured from and along the back edge of the footway and likewise prior to first use of the bungalow extension 2.0m x 2.0m pedestrian visibility splays shall be provided at the vehicular access of that dwelling. Within these splays, no obstruction over 0.6m shall

be permitted, and the appropriate splays shall be maintained thereafter for the lifetime of each of the relevant plots.

Reason: To ensure safe interaction between vehicles and pedestrians, in accordance with Policy CS2 and CS7 of the Knowsley Local Plan Core Strategies and Saved Policies H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

10. Notwithstanding any description of materials in the application, no above ground construction works of the dwelling hereby permitted shall take place until samples and / or full specification of materials to be used externally on the dwelling 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 dwelling shall be constructed in accordance with the schedule of materials.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016, and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

11. The materials to be used on the external surfaces of the extension to the bungalow hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

12. Notwithstanding the submitted drawings Proposed Landscape Scheme - Softworks referenced AT.25.12345.101r1 and Proposed Landscape Scheme - Hardworks referenced AT.25.12345.100r1 prior to the commencement of above ground construction works a landscape scheme shall be submitted to and agreed in writing by the Local Planning Authority detailing both soft and hard landscaping. The scheme shall take into account the boundary treatment details noted pursuant to Condition 8 of this planning permission and the pedestrian visibility splays required pursuant to Condition 9 of this planning permission.

The scheme should include details of all boundary treatments.

The scheme should include a detailed regime for the establishment and ongoing and longer-term maintenance of all soft landscaping.

The landscape scheme shall include details of bat and bird boxes which shall include location and height from ground level together with specifications and drawings of the boxes.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling thereby permitted or the first available planting season if the dwelling is completed outside the planting season (which is October - March), and prior to the first use of the bungalow extension or the first available planting season following the completion of the bungalow extension if the extension is completed outside the planting season, as appropriate with regards the landscaping for each plot.

Any trees, shrubs or hedgerow planted 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, shrubs or hedgerow of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, to comply with BNG and to comply with Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

13. The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority and take into account the landscape scheme required pursuant to Condition 12 of this planning permission. The biodiversity gain plan must include :

- (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 and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the permitted development coming into use.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/06/2025	-	-	BNG METRIC
26/06/2025	AT.25.12345.101 r1	-	LANDSCAPING - SOFTWORKS
26/06/2025	AT.25.12345.100 r1	-	LANDSCAPING - HARDWORKS
09/04/2025	VERSION 1	-	BIODIVERSITY NET GAIN ASSESSMENT (VERSION 1 - AMENITY TREE)
09/04/2025	-	-	BNG ASSESSMENT
18/08/2025	1314-004	G	PROPOSED SITE PLAN - FLOOR PLANS
18/08/2025	1314-001	D	LOCATION PLAN
18/08/2025	1314-003	H	PROPOSED SITE PLAN - ROOFS
06/05/2025	1314-005	C	PLOT 01 - PROPOSED FLOOR PLANS
06/05/2025	1314-006	C	PLOT 01 - PROPOSED ELEVATIONS
09/04/2025	1314-007	D	PLOT 01A - PROPOSED FLOOR PLANS
06/05/2025	1314-008	D	PLOT 01A - PROPOSED ELEVATIONS

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:-

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

H5 - Development within Primarily Residential Areas

ENV2 - Noise and Vibration

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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 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.

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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

1. Highway Works - Dropped Crossings

Any works to create or alter a vehicular access (e.g dropped kerb) affecting the public highway require approval under Section 184 of the Highways Act 1980. These works must be carried out by the Council or an approved contractor at the applicant's expense.

The applicant is advised should they wish to arrange this, to contact Knowsley.Highways@Tarmac.com or 0800 023 2334

2. Protection of the Highway during Construction/Demolition

The applicant is reminded that they are responsible for ensuring that no mud, debris or materials are deposited on the public highway. Failure to comply may result in enforcement or the recovery of costs for highway cleaning or repairs.

3. Storage of Materials and Plant

No building materials, skips, plant or machinery should be stored on, or adjacent to the public highway without prior consent. This is to avoid obstruction and maintain highway safety during development. The applicant is advised to contact NRSWA.TeamDRES@knowsley.gov.uk should they require consent.

4. Statutory Undertakers Apparatus

The applicant is advised to check for the presence of statutory undertakers apparatus before commencing any works within or adjacent to the public highway. The applicant is responsible for any damage caused and must arrange any necessary protection or relocation directly with the relevant utility provider.

- 3 United Utilities

- 4 Merseyside Fire and Rescue Service

- 5 The applicant, their advisers and contractors should be aware that if any European Protected Species are found, then as a legal requirement, work must cease and advice must be sought from an ecologist .



Executive Director - Regeneration and Economic Development

Date: 5 December 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.