



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00253/KMBC1

Name and address of applicant

KMBC
Huyton Municipal Building
3rd Floor
Huyton
L36 9UX

Name and address of agent

Group D
Ave HQ
4 St Pauls Square
Liverpool
L3 9SJ

Date of Receipt: 31 March 2025

Date Valid: 2 June 2025

Address/Location Of Development:

The Kirkby Centre
Norwich Way
Kirkby Town Centre
Knowsley
L32 8XY

Description of Development:

**RECONFIGURATION AND EXTENSION TO THE EXISTING CARPARK,
ALTERATIONS TO ELEVATIONS TO INCLUDE REPLACEMENT GLAZING, NEW
ENTRANCE DOORS AND THE INSTALLATION OF A 2400MM HIGH FENCE
FRONTING CHERRYFIELD DRIVE.**

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

Reason: For the avoidance of doubt.

2. Notwithstanding any submitted details a landscape scheme shall be submitted to and agreed in writing by the Local Planning Authority detailing soft landscaping. The approved landscaping works shall be implemented and completed prior to the first use of the car park and one-way system hereby permitted or the first available planting season if the works are completed outside the planting season (which is October - March).

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

- a) Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained.
- b) Existing plants / trees to be retained.
- c) A detailed regime for the establishment and ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

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.

3. Within 21 days of the date of this planning permission a biodiversity gain plan shall be submitted to the Local Planning Authority for approval and take into account the landscape scheme required pursuant to Condition 2 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 development hereby permitted first coming into use.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.

4. Prior to the first use of the car park and one-way system into/out of the car park No Entry/One Way signage shall be installed in accordance with details previously submitted to and agreed in writing by the Local Planning Authority. The agreed

signage shall remain in place at all times the car park and one-way system are in use.

Reason: In the interests of highway safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/06/2025	24038 SU 001 D	-	E SITE LOCATION
18/12/2025	24038-GDA-ZZ-ZZ-DR-A-2217-C03	-	P CARPARK AND ACCESS
24/11/2025	24038-GDA-ZZ-ZZ-DR-A-2213-C02	-	P PROPOSED LANDSCAPING PLAN (AND SITE PLAN)
02/06/2025	24038 PL 200 D	-	P ELEVATIONS (PROPOSED SOUTH AND WEST)
14/05/2025	-	-	FENCE SPECIFICATION (BETAFENCE - PALADIN FX)
14/05/2025	-	-	10 SPACE ORIGINAL CYCLE SHELTER (THE BIKE STORAGE COMPANY)
14/05/2025	24038 PL 201 C	-	P ELEVATIONS (PROPOSED NORTH AND EAST)
02/06/2025	TRE/CDK	-	ARBORICULTURAL METHOD STATEMENT (MULBERRY)

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

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

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

Highways Act - Debris

The applicant is reminded that it is an offence to allow material carried from the site to be deposited on or cause damage to the highway, as a result of dirty wheels or badly loaded vehicles. Should this occur, the Council as Local Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute offenders under Sections 131, 148 and 149 of the Highways Act 1980.



Head of Planning and Building Control

Date: 13 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. 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.**

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.