



Knowsl@y Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00058/FUL

Name and address of applicant

Knowsley Council
Knowsley Metropolitan Borough Council
Municipal
Buildings
Huyton
L36 9UX

Name and address of agent

Ainsley Gommon Architects
1 Price Street
Hamilton Square
Birkenhead
CH41 6JN

Date of Receipt: 7 February 2024

Date Valid: 14 March 2024

Address/Location Of Development:

16-20 Eccleston Street
Prescot
Knowsley
L34 5QE

Description of Development:

**INSTALLATION OF NEW ALUMINIUM SHOP FRONTS TOGETHER WITH NEW
TILED STALL RISERS AND REMOVAL OF PROJECTING CANTILEVERED
CANOPY OVER SHOPS NO'S 16-20. VARIOUS FACADE REPAIRS TO FRONT
AND REAR ELEVATIONS, PLUS NEW SHOP SIGNAGE AND PROJECTING NON
ILLUMINATED SHOP SIGNS. REFURBISHMENT OF 3NO. INTERNALLY PLUS
EXISTING REAR STAIRS AND FLAT ROOFS, NEW WINDOWS AND DOORS TO
ALL ELEVATIONS. ERECTION OF 2.1M HIGH METAL FENCING AND GATE TO
REAR ACCESS STAIRS TO FLATS**

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. Prior to the occupation of the 3no. maisonettes, a scheme for the provision of lighting shall be submitted to and approved in writing by the Local Planning Authority in relation to the rear shared access.

Reason: In the interest of security and to comply with Policies CS2, CS19 of the Knowsley Local Plan Core Strategy, adopted in January 2016 and saved policy DQ2 of the Unitary Development Plan adopted 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07.02.2024	100		LOCATION PLAN
15.05.2024	200.01	REV A	PROPOSED SITE PLAN
15.05.2024	200.02	REV B	PROPOSED GROUND FLOOR
15.05.2024	200.03	REV A	PROPOSED FIRST FLOOR
15.05.2024	200.04	REV A	PROPOSED SECOND FLOOR
15.05.2024	200.08	REV B	PROPOSED SECTION A-1
15.05.2024	200.10	REV A	PROPOSED FRONT ELEVATION
15.05.2024	200.11	REV A	PROPOSED REAR ELEVATION B1
15.05.2024	200.12	REV A	PROPOSED REAR ELEVATION B2

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: -

CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS7 - Transport Networks
CS14 - Principal Regeneration Area - Prescott TC
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
S10 - Advertisements
DQ5 - Development in Conservation Areas
DQ2 - Security in the Built Environment

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 (John Fleming on 0151 443 2216)

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.

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

- 1 This permission does not authorise the display of any advertisements on the application site a separation application for which may be required which should be made to the Local Planning Authority in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Please contact the Council's Development Control Section (tel: 0151 443 2381 for further information).

- 2 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

Executive Director - Regeneration and Economic Development

Date: 20 May 2024

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.