

19th May 2025



Planning Services
Knowsley Council
Municipal Buildings
Huyton
Liverpool
L36 9UX

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR EXTERNAL WORKS –TESCO EXTRA, CABLES RETAIL PARK, PRESCOT

Please find enclosed a planning application for external alterations including replacement doors to the side elevation and installation of plant to the rear elevation at the Tesco Extra store on Cables Retail Park, Prescot. This application is associated with works to subdivide part of the existing foodstore to create a separate unit for the operation of a gym by the applicant, Pure Gym Limited. A separate application has been submitted to the Council for a lawful development certificate to confirm that the use of part of the foodstore as a gym (i.e. an alternative use within Class E) does not require planning permission.

The proposed external works are minor in nature and will comprise the installation of new entrance doors to the side elevation facing Sewell Street and the installation of air conditioning condensers and ventilation louvres to the rear elevation. The proposed entrance doors will be bi-folding automatic doors that will form part of the applicant's secure entry systems and will provide appropriate access for all users. They will replace existing double doors that are currently fixed shut and are not in use. The new doors will provide independent access to the gym which will be arranged over ground and mezzanine levels.

The proposed plant will be located in a discreet position to the rear of the building which faces derelict land adjacent to the rear service area. The plant comprises air conditioning condensers to be mounted on a slotted channel frame, together with associated ventilation louvres to be inserted at high-level. These will provide appropriate heating and cooling to the gym. The position of the proposed plant will be around 40 metres from the nearest residential properties to the west on Sewell Street and to the north-east on William Street, with no direct line of sight. As such, the proposed works will not have any unacceptable impacts in terms of design or amenities and will accord with the relevant requirements of Policy CS19 ('Design Quality and Accessibility in New Development') of the Knowsley Core Strategy.

We look forward to hearing from you in due course. If you have any queries or require any further information, then please don't hesitate to contact me.

Yours sincerely,

JONATHAN WADCOCK
Director