



**Knowsley Council**

Website: [www.knowsley.gov.uk/environment/planningandbuilding/](http://www.knowsley.gov.uk/environment/planningandbuilding/)

Directorate of Regeneration and Neighbourhoods  
Housing, Planning and Building Control  
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Huyton Knowsley  
Merseyside L36 9FB

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## Application for a Lawful Development Certificate for a Proposed Use or Development

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

**Applicant Details**

Name/Company

Title

First name

Surname

Cadent Gas Ltd

Company Name

**Address**

Address line 1

Cadent Gas Limited

Address line 2

Pilot Way

Address line 3

Antsy Park

Town/City

Coventry

County

Country

Postcode

CV7 9JU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

**Contact Details**

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposed development as shown in Site Layout Plan (Proposed) (ref: 22006689\_PLN\_SI\_5.1\_A) comprises a new gas governor housed within a kiosk. The external dimensions of the kiosk will measure 3.948m x 2.788m x 2.498m (l x w x h), as shown in General Arrangement Plan SO-22547, providing a cubic content of 27.495m3.

The internal dimensions of the kiosk will measure 3.86m x 2.7m x 2.25m (l x w x h) providing an internal cubic capacity of 23.4495m3. The proposed kiosk will be mounted on a concrete plinth.

The proposal will not require any additional fencing to enclose the gas governor kiosk with the wider playing fields already bound by palisade fencing to the north and east of the kiosk location. A pedestrian access gate will be installed in the fence line to the northern boundary to provide access for maintenance as required.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Please see attached supporting statement

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

|                              |                                               |
|------------------------------|-----------------------------------------------|
| 22006689_PLN_LOC_4.1         | Location Plan                                 |
| 22006689_PLN_SI_5.1_A        | Site Plan (Proposed)                          |
| 22006689_PLN_SI_6.1_A        | Site Plan (Existing)                          |
| SO-22547 Overview Rev1       | GRP Heavy Duty Kiosk General Arrangement Plan |
| 20230703_Baileys Lane_CLOPUD | Supporting Statement                          |

Select the use class that relates to the existing or last use.

F2 - Local community

**Please note that following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

**Please note that following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other (please specify)

Gas governor kiosk

Is the proposed operation or use

- ☒ Permanent  
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The scheme is driven by several new housing developments in the area and the increasing number of properties requiring gas. The current network cannot sustain this level of growth without significant reinforcement; therefore, a new gas governor and associated kiosk housing is required in this location, with a total of 1,687 properties due to become reliant on this new gas governor. The GRP kiosk to be installed would have a moss green external finish (RAL6005) and would not exceed the threshold of 29 cubic metres in capacity. As such, it is submitted that the proposed development constitutes permitted development as outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 15 Class A(b). Therefore, it is respectfully requested that a Certificate of Lawful Development is issued by Knowsley Metropolitan Borough Council for the proposed works.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

n/a

Date (must be pre-application submission)

13/06/2023

Details of the pre-application advice received

Extensive discussions with the Land and Planning teams at Knowsley Metropolitan Borough Council, including a site meeting at an alternative site that was considered on 13th June 2023.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

**(a) a member of staff**

**(b) an elected member**

**(c) related to a member of staff**

**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

## Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner  
☐ Lessee  
☐ Occupier  
☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

\*\*\*\*\* REDACTED \*\*\*\*\*

Have they been informed of the application?

- ☒ Yes  
☐ No

## Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Environment and Planning Service

Date

15/08/2023