



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00274/COU

Name and address of applicant

GC Prestige Care
49 Sefton Gardens
Liverpool
L39 6RY

Name and address of agent

MM Architectural Services LTD
57 Bayswater Road
Wallasey Village
CH45 8NF

Date of Receipt: 28 April 2025

Date Valid: 21 May 2025

Address/Location Of Development:

6 Edgemoor Drive
Field Lane Estate
Knowsley
L10 1LP

Description of Development:

**CHANGE OF USE OF RESIDENTIAL DWELLING (USE CLASS C3) TO
CHILDRENS CARE HOME (USE CLASS C2) FOR A MAXIMUM OF 2NO.
CHILDREN**

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 more than two children / young persons aged between 8 - 16 years shall be cared for at the premises at any one time.

Reason: In order for the Local Planning Authority to assess any potential increase in the living occupancy of the approved use and to ensure that the use remains compatible with the character of the area and protects the residential amenity of neighbouring properties and to comply with the National Planning Policy Framework (2024), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

4. The staffing levels and shift patterns associated with the use hereby permitted shall not exceed or differ from those set out in the submitted Operational Management Plan received 2 August 2025.

Reason: To ensure that the intensity of the use remains as assessed and to safeguard the amenity of nearby residents and to comply with the National Planning Policy Framework (2024), Saved Policies H5, ENV2 and DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

5. The premises shall be operated in strict accordance with the submitted Operational Management Plan received 2 August 2025.

Reason: To ensure that the use is managed in accordance with the approved details and to safeguard the amenity of nearby residents and future occupants and to comply with the National Planning Policy Framework (2024), Saved Policies H5, ENV2 and DQ2 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

6. The premises shall be used solely as a Residential Care Home falling within Use Class C2 (Residential Institution) for the care of two children / young persons only and for no other purpose (including any other purpose within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification) and the Town and Country Planning (General

Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification or re-enacted).

Reason: To define the scope of the permission hereby granted and to ensure that the use remains compatible with the character of the area to ensure compliance with the National Planning Policy Framework (2024), Saved Policies H5 and H7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/04/2025	06-001	P1	LOCATION PLAN
29/08/2025	06-002	P2	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
02/09/2025	-	-	OPERATIONAL MANAGEMENT PLAN

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

SD1 - Sustainable Development

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

ENV2 - Noise and Vibration

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 (Andrew Hunt on 0151 443 2204)

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.



Executive Director - Regeneration and Economic Development

Date: 21 October 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. 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.
- 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.