



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00400/COU

Name and address of applicant

Radco Alliance
97 edge lane drive
Liverpool
L13 4AB

Name and address of agent

Barr and Partners Architecture
Studio M
Baltic Creative Campus
49 Jamaica Street
Liverpool
L1 0AH

Date of Receipt: 26 June 2025

Date Valid: 10 July 2025

Address/Location Of Development:

Newlands
1A Huyton Hey Road
Huyton
Knowsley
L36 5SE

Description of Development:

APPLICATION FOR A CHANGE OF USE FROM USE CLASS F1 (SPECIAL NEEDS SCHOOL) TO USE CLASS E (DISABILITY DAY CARE CENTRE FOR ADULTS).

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. The proposed operating hours shall be 08:30 - 17:00 Monday to Friday.

Reason: To protect the amenity of neighbouring properties to avoid noise in the evenings and weekends and to comply with Policies CS2 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.

4. Visibility Splays

No part of the development hereby permitted shall be occupied until visibility splays of 2.4m x 43m in both directions have been provided at the site access onto Huyton Hey Road. These splays shall be kept clear of obstruction to visibility exceeding 0.9m above carriageway level and retained as such thereafter.

Reason: To ensure safe and suitable access for all users, in accordance with NPPF paragraphs 115(b) and 116, and Knowsley's Local Plan: Core Strategy Policy CS2: Development Principles.

5. Parking Provision & Trip Generation

Prior to first use of the development, a Parking and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall:

- Show bay markings and aisle widths.
- Provide swept path analysis for minibuses, ambulances and refuse vehicles.
- Identify secure, covered cycle parking.
- Identify refuse storage and collection arrangements.

The approved parking and servicing plan be implemented prior to the first use of the development and shall be retained and kept available for their intended purpose thereafter.

Reason: In accordance with Knowsley's Local Plan: Core Strategy Policy CS2: Sustainable Development, and CS19: Design Quality and Accessibility in New Development and the SPD Ensuring a Choice of Travel.

6. Travel Statement

Prior to first occupation of the development, a Travel Statement shall be submitted to and approved in writing by the Local Planning Authority. The Travel Statement shall:

- Identify the likely travel patterns of staff and visitors, taking into account the small scale of the operation.
- Set out practical measures to encourage sustainable travel choices where realistic, including walking, cycling, car sharing and use of public transport.
- Include arrangements for on-site parking management, ensuring efficient use of spaces for staff and visitors.
- Provide a timetable for implementation, and a point of contact for monitoring or review if necessary.

The approved Travel Statement shall be implemented and maintained thereafter.

Reason: In accordance with Knowsley's Local Plan: Core Strategy Policy CS2: Sustainable Development, and CS19: Design Quality and Accessibility in New Development and the SPD Ensuring a Choice of Travel.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/07/2025	BPA-377-NEW-PL-A101	A	LOCATION PLAN
10/07/2025	BPA-377-NEW-PL-A104	A	PROPOSED SITE PLAN
10/07/2025	BPA-377-NEW-PL-A401	A	PROPOSED BASEMENT PLAN
10/07/2025	BPA-377-NEW-PL-A402	A	PROPOSED GROUND FLOOR PLAN
10/07/2025	BPA-377-NEW-PL-A403	A	PROPOSED FIRST FLOOR PLAN
10/07/2025	BPA-377-NEW-PL-A404	A	PROPOSED SECOND FLOOR PLAN
30/09/2025	-	-	PLANNING STATEMENT
30/09/2025	-	-	CONSERVATION STATEMENT
30/09/2025	-	-	DESIGN, ACCESS AND HERITAGE STATEMENT

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:-

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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

H5 - Development within Primarily Residential Areas

DQ5 - Development in Conservation Areas

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

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 (Louise Robinson on 0151 443 3160)

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.

Informative

- 1 The applicant is advised that the proposed access works may require an amendment to the existing private dropped crossing point. The applicant should contact SiteDevelopment@knowsley.gov.uk at the earliest opportunity.



Executive Director - Regeneration and Economic Development

Date: 6 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.