



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00202/FUL

Name and address of applicant

Braewood
Unit 1
Chery Lane Industrial Estate
Cherry Lane
Liverpool
L4 6 UG

Name and address of agent

ADS Structural
25 Peelhouse Lane
Widnes
WA8 6TN

Date of Receipt: 26 March 2025

Date Valid: 18 August 2025

Address/Location Of Development

**Land Off Norlands Lane
Cronton
Knowsley
L35 6PG**

Nature And Particulars Of Application

PROPOSED DOG TRAINING FACILITY WITH ERECTION OF DOG CAFE, DOG KENNELS AND VETERINARY CLINIC / OFFICE TOGETHER WITH ASSOCIATED INFRASTRUCTURE

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **refused** for the carrying out of the development referred to above for the following reasons:-

1. The proposal would constitute inappropriate development in the Green Belt, which would cause harm by definition to the Green Belt and cause significant harm to the openness of the Green Belt compared to the existing use of the site. No very special circumstances have been put forward to clearly outweigh the harm to the Green Belt by reason of inappropriateness and the harm to the openness of the Green Belt. The proposed development is therefore contrary to Policy C5 of the Knowsley Local Plan: Core Strategy and the relevant paragraphs of the NPPF.
2. Sufficient information has not been submitted to satisfy the LPA of how the dog kennels, café and veterinary clinic will be run or the proposed materials to be used.

The proposal would have a negative impact on the residential and visual amenity and is contrary to Policy CS2 and CS19 of the Knowsley Local Plan: Core Strategy and Policy ENV2 of the Replacement Knowsley UDP.

3. Sufficient information has not been submitted to demonstrate that the site can be safely accessed, that adequate parking provision can be made, and that there would be no impact on the operation of safety of the local highway. Additionally, the submitted red line Location Plan fails to connect the proposed site to KMBC's adopted highway. As such, the proposal fails to comply with Policy CS7 of the Knowsley Local Plan: Core Strategy and Paragraph 115 of the NPPF.
4. The current site layout plan does not align with the layout reference in the Ecological Implications Assessment with regard to the significant vegetation clearance that has already occurred on-site. The LPA are unable to assess the true tree loss that has occurred on site prior to development and the impact that this would have on replacement tree planting and BNG. Therefore, the proposal does not comply with Policy CS8 and CS21 of the Knowsley Local Plan: Core Strategy and Policy DQ4 of the Replacement Knowsley UDP.
5. The application has not provided the minimum Biodiversity Net Gain required to determine the application. A Statutory Biodiversity Metric Calculation Tool has not been provided to support the application. The draft BNG report states that the 4.0 metric has been used which would not be acceptable. No baseline habitat map has been provided and no information on what area habitats are present at baseline. No condition assessments have been provided, and the assessment has not considered site degradation. Additionally, the survey has been completed by 'Practical Waste Solutions' and no surveyor credentials have been provided. It is unknown whether the survey was completed by a suitably qualified ecologist. As such, the proposal fails to comply with Policy CS8 of the Knowsley Local Plan: Core Strategy.
6. A Preliminary Ecological Appraisal (PEA) has been provided. The LPA are unable to assess the extent of habitat left within the site, as prior to site clearance, the site comprised a wide range of habitats which likely supported a range of protected and priority species. Therefore, the proposal does not comply with Policy CS8 of the Knowsley Local Plan: Core Strategy.
7. Insufficient information has been provided regarding the disposal of waste on-site. The LPA are unable to determine whether the stated 'treatment plant' would be acceptable. The proposed development is therefore contrary to Policy CS8 of the Knowsley Local Plan: Core Strategy, Policy WM9 of the Merseyside and Halton Joint Waste Plan (WLP) and Paragraph 8 of the National Planning Policy for Waste.

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Executive Director - Regeneration and Economic Development

Date: 8 December 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

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 to refuse planning permission 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.