



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Planning Permission

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

43-57 Data Cut Engineering Ltd

Address Line 1

Houghton Street

Address Line 2

Address Line 3

Knowsley

Town/city

Prescot

Postcode

L34 5RS

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

Easting (x)

346968

Northing (y)

392671

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kanagasuntharam

Surname

Parthipan

Company Name

HOUGHTON MINIMART LIMITED

Address

Address line 1

53 Houghton Street

Address line 2

Address line 3

Town/City

Prescot

County

Knowsley

Country

Postcode

L34 5RS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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 *****

Site Area

What is the measurement of the site area? (numeric characters only).

131.63

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

1. Introduction

This Design and Access Statement supports the proposal to convert an existing non-residential commercial garage into a fully functional off-licence shop. The aim is to optimize the space while ensuring compliance with all relevant planning, legal, and operational requirements. This development will enhance local convenience and accessibility for residents.

2. Site Context

The site, located at 53 Houghton Street, Prescott, L34 5RS, is in a mixed-use area with both residential and commercial properties. The existing structure is a commercial garage with no residential use. The conversion will transform the space into a retail unit, contributing positively to the local economy while blending with the surrounding environment.

3. Proposed Development and Change of Use

The proposal involves changing the use from a commercial garage (sui generis) to a retail unit (Class E) for an off-licence shop offering convenience goods. Key features include:

Internal Modifications: Retail layout with shelving, storage, and a checkout area.

External Alterations: Minimal changes, with a modern shopfront and appropriate signage.

Accessibility: A level entrance for wheelchair access.

Security & Safety: CCTV, reinforced entry points, and fire safety measures.

4. Design Proposal

External Alterations: Minimal changes to maintain the building's character. The shopfront will feature durable materials and comply with local planning regulations.

Internal Layout: Optimized for retail efficiency, with organized shelving and a clear customer flow.

Materials & Finishes: High-quality, durable, and low-maintenance finishes, including slip-resistant flooring and effective lighting.

5. Accessibility

Pedestrian Access: Easy access for all, including wheelchair users, with a level threshold.

Parking: Parking is limited and is available on the street only.

Waste Management: Refuse collection will be managed within the site boundary. A dedicated area inside the premises will store waste and recycling bins, with a door to move them outside on designated collection days.

6. Operating Hours

The proposed hours of operation are:

Monday to Sunday: 07:00 - 23:00These hours balance customer convenience with minimal disruption to the local community.

7. Conclusion

The proposed conversion of the commercial garage into an off-licence shop will enhance local retail options while maintaining harmony with the surrounding area. The design prioritizes accessibility, sustainability, and security while adhering to all planning requirements. This development will support local economic growth and improve convenience for nearby residents.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site is currently a commercial/storage or non-residential, situated next to the DataCut Engineering and Pup Paws Grooming Studio.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

The site was previously used for storage purposes in connection with the adjacent businesses.

When did this use end (if known)?

01/12/2024

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Walls: The existing walls of the garage are made of standard brickwork, with a neutral beige or light brown color typical of residential buildings in the area. Roof: The roof is a traditional pitched design, covered with standard asphalt shingles in a dark grey or black color. Windows & Doors: The garage features a basic timber-framed door and small, single-glazed windows, which are functional but not suitable for the new commercial use. Flooring: The current floor is concrete, typical for a garage, with a rough finish that may be uneven in places.

Proposed materials and finishes:

Walls: To create a modern, clean look, the external walls will be clad with horizontal timber or composite paneling in a dark grey or charcoal finish. This will give the building a contemporary appearance while blending with the surrounding environment. Roof: The roof will be restructured, maintaining its pitched design, but with the installation of new, high-quality, weather-resistant roofing material—either standing seam metal roofing in matte black or a modern asphalt shingle in a complementary color. Windows & Doors: The garage door will be replaced with a large, commercial-grade, aluminum-framed glazed door in a minimalist design, possibly with black or dark grey frames. New windows will be installed to the front facade, with slimline, double-glazed units to ensure energy efficiency and light entry. Flooring: The existing concrete floor will be resurfaced with a smooth, durable epoxy coating in a light grey color, suitable for high-traffic retail use.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

[You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons](#)

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

No, the general Biodiversity Gain Condition does not apply to this development. The proposed conversion of the garage into a convenience store is located within a developed urban area with no significant habitats or ecological features that would require the application of biodiversity net gain principles. As such, the development is unlikely to result in any adverse effects on biodiversity that would necessitate a net gain requirement.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☐ No
- ☒ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Yes, the plans include designated areas for the storage and collection of waste. A suitable waste storage area will be incorporated within the site, ensuring that waste is stored in a manner that is both secure and compliant with local regulations. The design will include provisions for segregating recyclable materials, general waste, and any other required waste streams. Additionally, the location of the waste storage area will allow for easy access for waste collection services without disrupting the operation of the convenience store.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Yes, arrangements have been made for the separate storage and collection of recyclable waste. The waste storage area will include clearly labeled bins for segregating recyclable materials, such as paper, cardboard, plastic, and glass. These bins will be easily accessible and located in a designated area that ensures efficient sorting and collection of recyclable materials. The store will comply with local waste management regulations, ensuring that recyclable waste is stored separately from general waste to promote sustainability.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:
E(c)(iii) - Other appropriate services in a commercial, business or service locality

Existing gross internal floorspace (square metres) (a):
131.63

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
131.63

Net additional gross internal floorspace following development (square metres) (d = c - a):
0

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	131.63	0	131.63	0

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
E(c)(iii) - Other appropriate services in a commercial, business or service locality

Unknown:
Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

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

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mrs

First Name

Kanagasuntharam

Surname

Parthipan

Declaration Date

26/01/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

kayatheri baskaran

Date

11/04/2025

Amendments Summary

1. ****OS Plan Sheet 1****: The scale has been amended to 1:100 and submitted.

2. ****Block Plan****: The designated bin store has been removed and submitted.

3. ****Designated Waste Storage Area****: The Location Plan has been adjusted to correctly position the waste storage area within the red line boundary and submitted.