

Knowsley Council  
Regeneration and Economic Development Directorate.  
Delegated Planning Report

**APPLICATION NO:** 25/00046/DEMCON      **CASE OFFICER:** Andrew Hunt  
**WARD:** Roby      **PARISH:** N/A  
**LOCATION:** Huyton Resource Centre, Tarbock Road, Huyton, Knowsley, L36 5XW  
**PROPOSAL:** PRIOR NOTIFICATION FOR DEMOLITION OF BUILDING

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### **Site Description**

This application site is a vacant single storey building. The building is a single storey building brick building built in the 1990s. There are other buildings to the north (a care home) and east (commercial buildings) with a School (Blacklow Brow to the south east). There are grassed areas to the south and west.

### **Proposal**

The proposal is a prior notification for the demolition of building. The building is a single storey building brick building built in the 1990s.

### **Consultations**

Environmental Health – No Objection. The information is acceptable, this is to be shared with the proposed contractors, once the contractor has been confirmed the methodology and project specific statement is to be submitted to ensure the proposals within the CMP are met. Informatives are required in relation to unexpected contamination and importation of soil.

Highways – No objection, a traffic management plan is required once the contractor is appointed. This can be dealt with via an informative.

### **Representations**

The application has been publicised by a site notice erected by the applicant in accordance with the General Permitted Development Order 2015 (As Amended). No representations have been received.

### **Planning History**

None Relevant

### **Relevant Policy**

General Permitted Development Order 2015 (As Amended)

### **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.

## **Assessment**

### **Amenity**

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The proposal would be relatively near to the buildings on Tarbock Road and the care home to the north. However, the presence of the car park would ensure sufficient space for demolition vehicles and would allow the fencing off of the site, reducing any harm to amenity. The proposed site compound is to be located in the car park to the north east of the building. Site working hours will generally be from 8am to 4pm, Monday to Friday

As the proposal is a demolition rather than a new building there would be no harm in relation to loss of light privacy or outlook. The construction process will be managed to minimise any disruption to neighbours from noise and disturbance. This is supported by the views of Environmental Health who have no objection to the proposal. Overall, the demolition would not adversely affect the occupiers of neighbouring premises.

### **Highways**

The demolition would take within an area with extensive parking and turning areas. Therefore, all works, vehicles and machinery can be accommodated within the site without any need for off site parking. The site compound would also be located on part of the car park and would this not result in harm to highway safety. The site also has its own access to the east via Tarbock Road. A demolition method statement has been provided. This information demonstrates that there would not be adverse highways impacts. This is supported by the view of the council's highways department who have no objection to the application. Therefore, overall, there would be no impact on highway safety from the proposal.

## **Conclusion**

The development complies with the relevant criteria set out in Schedule 2, Part 11, Class B of the GPDO 2015 (As Amended). The submitted details are considered to be acceptable. Therefore it is considered that prior approval is required and granted in accordance with the provisions of the GPDO.

## **Recommendation**

The applicant be informed that under the terms of Class B of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval For the demolition of the buildings is required and hereby granted

**Signed Case Officer<sup>1</sup>:**

**Andrew Hunt**

**Signed Authorising  
Officer<sup>2</sup>:**

**Jo Sheridan**

**Date:**

**02/05/2025**

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

## **Informatives**

### **1) Plans List**

The following Plans are approved:

- a. Demolition Method Statement (received 16/04/2025)
- b. Site Location Plan (received 23/01/2025)

### **2) Traffic Management Plan (TMP)**

The applicant should ensure that a comprehensive Traffic Management Plan is prepared and submitted for approval before the commencement of demolition. The TMP should include, but not be limited to, the following:

- Routes for demolition traffic, particularly large vehicles, to avoid congestion and minimize disruption.
- Timing of deliveries and waste removal to avoid peak school hours.
- Temporary road closures or diversions, if required, during critical work periods.

The contractor should ensure that large vehicle movements and waste management operations are carefully planned to minimise disruption, particularly during school opening and closing times. This should include:

- Scheduling of large vehicle movements to avoid conflicts with pedestrian activity.
- Clear measures to ensure that waste removal and material deliveries do not obstruct public highways or pedestrian pathways.

### **3) Consultation with Blacklow Brow Primary School**

Given the proximity of the demolition site to Blacklow Brow Primary School, we strongly recommend that the applicant ensures consultation with the school regarding the proposed demolition works. This consultation should cover:

- Demolition timings and their potential impact on the local area, especially during school operation hours.
- Measures to ensure the safety of pedestrians in the vicinity, particularly during the movement of large vehicles and waste management operations.
- Assurance that access for pedestrians is maintained around the demolition area without disruption.

#### 4) School Street Initiative

We would also like to draw attention to the School Street Initiative at Marina Crescent, which aims to reduce traffic around the school during peak times to improve safety and air quality. As the demolition is taking place in close proximity to the school, we urge the applicant to consider how the demolition activities may affect this initiative. We would recommend that the contractor liaise with the relevant authorities and the school regarding how to avoid any interference with the School Street measures.

#### 5) Parking and Site Access:

The contractor should ensure that no construction-related vehicles or deliveries obstruct public highways or pedestrian pathways, particularly near the school. Provision of contractor parking and materials unloading zones should be clearly defined.

The Highway Authority advises that these considerations are addressed as part of the contractor's operational planning and that appropriate documents are submitted for review before demolition commences.