



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00429/COU

Name and address of applicant

Bloom Childcare
Suite 6a 10 Duke Street,
Liverpool,
Merseyside
L1 5AS

Name and address of agent

Mr Paul Turner
137 Utting Avenue East
Norris Green
Liverpool
L11 5AB

Date of Receipt: 17 July 2025

Date Valid: 28 July 2025

Address/Location Of Development:

**The Ploughman
44 - 45 Marled Hey
Stockbridge Village
Knowsley
L28 0QL**

Description of Development:

**PARTIAL CHANGE OF USE FROM PUBLIC HOUSE (USE CLASS SUI GENERIS)
TO A CHILDREN'S DAY CARE FACILITY FOR A MAXIMUM OF 24NO. CHILDREN
(USE CLASS E(F))**

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 number of children attending the day nursery hereby permitted shall not exceed 24 children at any time.

Reason: In the interests of residential amenity and highway safety 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 in June 2006.

4. The children's day nursery hereby permitted shall not operate outside the hours of 7am - 6pm Mondays - Fridays and shall not operate at all on Saturdays, Sundays and Public Holidays.

Reason: To safeguard the amenities of nearby residents 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.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the premises to which this permission relates shall be used for a children's day nursery and for no other purpose, including any other use falling within Class E of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for a further change of use whether or not it falls within the same Use Class and to comply with Policies CS2, CS7 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.

6. Children attending the day nursery hereby permitted shall be limited to the areas noted as Garden 1 and Garden 2 on the approved Site Plan Dwg No 226/BRC/0012 Rev E only for outdoor play. Notwithstanding the timber fencing to the boundary of this area shown on the approved Site Plan prior to the first use of the children's day nursery hereby permitted details of a brick wall to extend around that identified children's play area shall have been submitted to and approved in writing by the Local Planning Authority, and the agreed wall erected. The wall shall be retained at all times that the nursery is in use.

Reason: To safeguard nearby residents from noise disturbance from the children's outdoor play areas and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

7. Prior to the use of the children's day nursery hereby permitted a detailed Noise Management Plan (NMP) shall be submitted to, and agreed in writing with, the Local Planning Authority. The NMP shall include but not necessarily be limited to the following:
 - Measures to control and minimise noise arising from children playing in the outdoor garden area, with regard to the nursery's immediate residential neighbours.
 - Management of noise from vehicle movements and parents during drop-off and pick-up times, including limiting congregation and loud conversations near residential boundaries (this could be through a letter/leaflet to parents asking them to be considerate to neighbours).

- Management of the time the children are outside for at any one time, limited to between the hours of 9:00am and 5:00pm, and the number of children outside at any one time limited to no more than 10 children. .
- Training for nursery staff on noise awareness and proactive management, to mitigate noise impact on residents
- A complaints procedure including a named contact responsible for noise concerns, with a commitment to promptly record, investigate, and resolve (if possible) any noise complaints from neighbours
- A schedule for regular review and updating of the NMP to ensure ongoing effectiveness in mitigating noise.

The approved NMP must be fully implemented whenever the nursery is open. Any changes or updates to the NMP must be agreed in writing with the Local Planning Authority.

Reason: To safeguard nearby residents from noise disturbance from the children's day nursery including the outdoor play area, and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. A Phase I site investigation shall be submitted to and agreed in writing by the Local Planning Authority prior to first use of the children's day nursery to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment.

If identified as necessary by the desk study a Phase 2 site investigation and remediation proposals shall be submitted for approval prior to works commencing. In any event the applicant/developer is requested to contact the Council's Environmental Health Team (Tel: 0151 443 4712) as soon as is practicable should previously unsuspected contamination be encountered during the development of the site. A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: In the interests of public health and the staff and children attending the children's day nursery and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

9. The children's day nursery hereby permitted shall not be brought into use until the areas indicated on the approved Site Plan Dwg No 226/BRC/0012 Rev E to be set aside for parking, servicing and vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter and shall not be used for any purpose other than the parking and manoeuvring of vehicles associated with the approved nursery use.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Plan adopted June 2006.

10. The children's day nursery hereby permitted shall not be brought into use until a Car Park Management Plan has been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the Plan shall include details of staff parking arrangements, short-stay drop-off and collection procedures, measures to prevent overspill parking on the adjacent highway network, and arrangements for monitoring and review. The approved Plan shall be implemented and adhered to at all times that the children's day nursery is in use.

Reason: To ensure a satisfactory regime of car parking management to prevent excessive car parking on the highway during times of peak demand and to comply with Policies CS2, CS7 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.

11. The cycle parking as indicated shown on the approved Site Plan Dwg No 226/BRC/0012 Rev E shall be installed prior to the first use of the children's day nursery hereby permitted and shall be retained for such purposes at all times that the children's day nursery is in use.

Reason: To ensure that adequate provision is made for parking cycles on the site and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

12. The children's day nursery hereby permitted shall not be brought into use until details of servicing and delivery arrangements have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details shall include delivery hours, vehicle size restrictions where appropriate, and confirmation that vehicles shall enter and exit the site in a forward gear. The approved arrangements shall thereafter be adhered to at all times the children's day nursery is in use.

Reason: In the interests of highway and pedestrian safety 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/10/2025	226 PL 005 C	-	LOCATION PLAN
11/02/2026	226/PL/0015	-	GROUND FLOOR PLAN AS PROPOSED 2
28/07/2025	226 PL 008 B	-	PROPOSED FIRST FLOOR PLAN
28/07/2025	226 PL 009 B	-	PROPOSED ELEVATIONS 1
28/07/2025	226 PL 010 B	-	PROPOSED ELEVATIONS 2
02/04/2026	226/BRC/0012	E	SITE PLAN PLUS FENCING AND CYCLE STORAGE DETAILS

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

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

ENV2 - Noise and Vibration

ENV5 - Contaminated Land

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 (Lee Osborne on 0151 443 2395)

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.



Dale Milburn

Executive Director – PLACE

Date: 24 April 2026

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.