



452 Manchester Road
Heaton Chapel
Stockport
SK4 5DL

Knowsley Metropolitan Borough Council

Planning Services

Municipal Buildings

Huyton

Knowsley

L36 9UX

Submitted via Planning Portal

18th June 2024

FULL PLANNING APPLICATION FOR EXTERNAL ALTERATIONS AT THE TYRE OUTLET, LIVERPOOL ROAD, HUYTON

On behalf of our client, Concept Property UK Limited, please find enclosed a full planning application for external alterations at 300-304 Liverpool Road, Huyton. The proposals include the demolition of existing structures in the rear yard areas, demolition and rebuilding of external boundary walls and the laying out of additional car parking spaces, all in conjunction with the existing Tyre Outlet business.

In accordance with the Council's planning application validation checklist the following information has been submitted via the planning portal:

- Duly completed planning application forms;
- Red edge site location drawing;
- Existing site plan;
- Proposed site plan;
- Proposed demolition plan;

- Existing and proposed elevations x 2; and
- Supporting Planning Statement (CV Planning).

On this occasion the proposals represent a Biodiversity Net Gain Exception as there are no pre-existing habitats on site and no Priority Habitat is affected. The requisite planning fee has been made via Planning Portal for a total of £648.

I trust that the information provided will allow the council to validate the application in short order. Should any further information or clarification be required please do not hesitate to contact me using the details provided below.

Yours sincerely

Conor Vallely

Director (MTCP, MRTPI)

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E: _