

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 26/00230/DEMCON **CASE OFFICER:** Andrew Hunt

WARD: St Michael's **PARISH:** N/A

LOCATION: Knowsley Central Primary Support Centre, Mossbrow Road, Huyton
Knowsley, L36 7SY

PROPOSAL: PRIOR NOTIFICATION FOR DEMOLITION OF MODULAR BUILDING

Site Description

The application site is a school (Knowsley Central) with an irregular square footprint bounded by Wellcroft road to the south and Mossbrow Road to the west. It comprises main school buildings, hardstanding area, grassed areas and trees. The current application relates to the demolition of a long temporary building to the north east of the site. There is another school to the east (Altbridge Special School), houses to the south and west, football facilities to the east and an open field to the north with dwellings beyond.

Proposal

The proposal is a prior notification for the demolition of modular building. The proposal is to demolish the building and replace with new buildings (under a separate application).

Consultations

Environmental Health – No objection.

ESS – No objection on grounds of ecology or trees If the applicant can confirm that the existing woodland will be fenced and protected from the demolition.

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

26/00252/CLD - CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED MODULAR BUILDING AND STORAGE CONTAINER

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 building is located 61 metres from the nearest dwellings to the south on Wellcroft Road and 74 metres away from dwellings to the west on Mossbrow Road. Both dwellings are also separated from the site by each road.

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 applicant in their demolition method statement has confirmed that works will only take place between 8am to 4pm, Monday to Friday. The demolition process will be managed to minimise any disruption to neighbours from noise and disturbance.

In relation to dust suppression. The site will have a water spray which will be available at all times for dust suppression purposes. All stockpiles of potentially dusty material shall be stored away from the boundary with existing dwellings / businesses, within enclosures and damped down using suitable water sprays during dry weather.

Overall, with the mitigation measures in place, there will not be harmful amenity impacts on neighbours from dust.

The proposal would not result in harm to amenity. 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

NPPF para 116 states that a development should only be refused on highways grounds if there would be an unacceptable impact on highway safety.

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into

account all reasonable future scenarios”.

The demolition would take within the site and away from vehicular roads. There is sufficient parking nearby to serve construction vehicles.

Vehicle movements and construction traffic will be monitored for safety and to prevent any damage to any retained structures i.e. The Main Building of Knowsley Central School, Alt Bride School & residential properties situated adjacent to the Knowsley Central School Site. A Traffic Management Plan will be implemented and managed by the contractor.

Vehicular and pedestrian access to the work area will be via the main vehicle and pedestrian access gates located on the site boundary. Site facilities will be delivered using appropriate transport vehicles during off peak traffic and pedestrian times.

The Demolition Method Statement is considered to provide sufficient detail concerning the operation to ensure that there are no highway safety concerns. Therefore, overall, there would be no impact on highway safety from the proposal.

Ecology

Part 2 of Core Strategy Policy CS8 states that planning powers and other interventions will be used to:

- c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets;
- d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;

The application was supported by a Preliminary Ecological Appraisal. The building was assessed to have negligible potential for bats and no further survey effort is indicated to be required. This has been reviewed by the council's ecological advisors who accept the recommendations of the report and no objection to the proposal. Overall, there would be no harm to ecology and the application complies with Core Strategy Policy CS8.

Trees

Part 10 of Core Strategy Policy CS21 (Trees and Greenspace) states that:

“10)The Council will encourage proposals for new development to incorporate:

a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;

b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and

c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size”.

In relation to the proposal, there would be no loss of trees. The applicant has confirmed that the existing woodland will be fenced and protected from the demolition. The proposal has been reviewed by the council’s tree officer who has no objection to the proposal.

Overall, there would not be harm to trees from the proposal. Therefore, the application complies with Core Strategy Policy CS21.

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.

<u>Signed Case Officer¹:</u>	Andrew Hunt
<u>Signed Authorising Officer²:</u>	Alan Kilroe
<u>Date:</u>	21/7/26

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. Fencing Email – received 15/7/26
- b. Ecological Appraisal - received 2/7/26
- c. tree condition assessment - received 11/6/26

- d. Arb Impact assessment - received 11/6/26
- e. demolition method statement – received 13/05/26
- f. proposed site plan - – received 13/05/26