

Knowsley Council
Planning Services
PO Box 26
Archway Road
Huyton
L36 9FB

Our ref: MBG/1
Date: 5 March 2026

Dear Sir / Madam,

St Helenas Residential Home, 6 Roby Road, Roby, Knowsley, L36 4HE – Application for Removal of Protected Trees (Tree Preservation Order 2640749)

On behalf of our joint client Jagger, Jones & Muzzlewhite LLP and Henley Secure Income Property Trust, we are submitting an application for the removal of two trees which form part of group Tree Preservation Order 2640749 at the above referenced site.

Planning permission was granted by the Council on 12 July 2024 under application ref: 24/00140/FUL, for the following description of development:

'Internal alterations and refurbishment of existing care home to provide 16no. one bedroom self-contained apartments (Use Class C3(b)), replacement of existing portacabin with prefabricated office pod, associated external works to car park and communal garden.'

The planning application was supported by an Arboricultural Impact Assessment dated 12 April 2024 produced by Godwins Tree Services, which recommended the removal of trees T3 and T4 due to their hazardous condition and risk of failure.

These two trees were shown as being removed on approved 'Proposed Site Plan 1000 Rev B', and the Council tree officer had no objection to the removal of these trees in principle.

However, the removal of trees T3 and T4 would require the submission of a bat survey, which was not available at the time the previous application was under determination, and therefore the applicant agreed to an Informative (no. 2) on the Decision Notice which stated that:

'2. This permission does not authorise works to any trees on site. The applicant understands that should the need to carry out works to or remove trees in the future arise, then they will need to submit an application for these works. The application must include a bat survey.'

The applicant has now decided to remove these two trees, and accordingly is submitting this application which is supported by the requisite bat survey which has been produced by The Environment Partnership (Reference: 11471.001 v1) dated February 2026.

The report concludes that the majority of habitats within the site are of limited value to supporting bat roosts and that the site is viewed as having negligible value for commuting and foraging for bats. The report then sets out a series of Reasonable Avoidance Measures (RAMs) to be used during any felling works.

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We trust that the application provides sufficient information to enable the Council to grant permission for the removal of trees T3 and T4, as shown in the enclosed AIA.

Should you have any questions, please contact me without hesitation.

Yours sincerely,