



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00613/FUL

Name and address of applicant

Commercial Development Projects
(CDP)
C/o AGENT

Name and address of agent

Stantec
7th Floor
100 Barbirolli Square
Manchester
M2 3AB
United Kingdom

Date of Receipt: 12 November 2025

Date Valid: 25 November 2025

Address/Location Of Development:

Earlsfield Park
Arley Drive
Prescot
Knowsley

Description of Development:

**VARIATION OF CONDITION 4 ATTACHED TO PLANNING PERMISSION
24/00687/FUL TO ALLOW FOR A WOODWORKING WORKSHOP ((USE CLASS B2
- GENERAL INDUSTRIAL) WITHIN UNIT 2.**

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. Prior to the first occupation of each unit full details of waste/recycling storage areas and associated collection/management arrangements shall be submitted to and approved in writing by the Local Planning Authority. The storage areas shall be installed prior to the first occupation and thereafter waste collected /managed in accordance with the approved details.

Reason: To ensure satisfactory waste/recycling facilities are provided for each unit to ensure compliance with policy WM9 of the Merseyside and Halton Joint Waste Local Plan.

3. Prior to the first occupation of any unit the cycle and motorcycle parking approved pursuant to condition 3 attached to reserved matters application 23/01429/REM and also Drawing M3167-114 Rev A which provides for 10 cycle hoop spaces for Unit 3 shall be fully implemented in accordance with the approved details prior to the first occupation of the respective unit.

Reason: To ensure adequate cycle/ motorcycle storage facilities are provided for each unit in the interests of sustainable travel and to ensure compliance with Policy CS7 in the Knowsley Local Plan Core Strategy.

4. "The buildings hereby approved shall only be used for the following purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended):

Class E (g) comprising

- i. office
- ii. the research and development of products or processes or
- iii. any industrial process, (which can be carried out in any residential area without detriment to the amenity of that area)

or

Class B8 comprising storage or distribution

In the case of Unit 3 ONLY - Class F1 a) for the provision of education.

In the case of Unit 2 ONLY - Class B2 for a woodworking workshop only and no other use within Use Class B2"

Reason: To enable the Local Planning Authority to assess any proposal for a further use, whether or not it falls within the same Use Class and to comply with CS7 & CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016

5. The landscaping areas within the site shall be managed in accordance with the landscape management plan approved pursuant to Condition 5 attached to reserved matters approval ref 23/01429/REM.

The landscape management plan shall be implemented as approved before the development is occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

6. The protective fencing referred to in the Arboriculture Impact Assessment Drg AIA01 Rev A submitted under reserved matters application 23/01429/REM shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

No storage of plant or material (including soil), works (including movement of soil,

changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. Prior to Unit 2 being first brought into use a scheme for the training and upskilling of employees with and without experience in the woodworking trade shall be submitted to and approved in writing by the Local Planning Authority. Upon the first occupation of unit 2 and at all times thereafter the approved scheme shall be fully implemented.

Reason: To ensure a satisfactory training scheme and programme for upskilling employees is in place for as long as the woodworking workshop is in use.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/02/2026	-	-	SUPPORTING STATEMENT
25/11/2025	M3167-100	-	SITE LAYOUT PLAN

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 (2016)

CS2 - Development Principles

CS4 – Economy & Employment.

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

SUE1 – Sustainable Urban Extensions and Safeguarded Land

SUE 2 – Sustainable Urban Extensions – Development Principles.

SUE2a – Sustainable Urban Extensions – Knowsley Lane

KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (Saved Policies 2009)

ENV2 - Noise and Vibration

SUPPLEMENTARY PLANNING DOCUMENTS

Earlsfield Park (Knowsley Lane SUE)

Earlsfield Park Masterplan Document

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 (Mark Quinn on 0151 443 2223)

ARTICLE 35 STATEMENT

As required by paragraph 39 of the National Planning Policy Framework (NPPF) Officers have worked with the applicant in a positive and proactive

manner to seek solutions to the issues relevant to the proposed development

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.

Informative

1. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-forapplicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority-GOV.UK



Executive Director – PLACE

Date: 16 March 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. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. 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. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- 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.