

From: swain.keith@sky.com <swain.keith@sky.com>
Sent: 14 December 2021 15:48:41 UTC+00:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>
Subject: RE: External Mail: Re: 21/00588/COU - 1 Acorn Business Centre

Hi

This is difficult to precisely estimate due to the types of maintenance and vehicle services offered. So for example if there is little demand for customer MOT then naturally commercial prudence will dictate that general maintenance be sought via advertising (word of mouth) etc. Same is true when there is drop in trade for servicing.

There exists full MOT vehicle ramp, rolling road break test, emissions testing, lighting analysis, tyre checks etc. This takes up about half the floor area. All this apparatus will be upgraded for the very latest technology (a requirement by the ministry)

Note my description does specify a change of use to MOT (sui generis) as a major use that includes B2 at the site. There are applications throughout UK that consider MOT as a class of its own. As part of MOT testing there is inevitably the need to service and maintain vehicles in preparation for MOT.

In order to legally perform MOT's the building planning permission has to have a certified use class. Be it B2 or a combined B2 with MOT as sui generis. Unless Planning can confirm that B2 is correct for MOT use.

Hope this helps, though I do have similar application in St Helens with similar confusion.

Keith

[Sent from Sky Yahoo Mail on Android](#)

On Tue, 14 Dec 2021 at 15:18, Osborne, Lee
<Lee.Osborne@knowsley.gov.uk> wrote:

Hi Keith

So client undertakes MOTs there, as that is not clear from the business signage? If so what proportion of turnover/customers would form the MOT side rather than the repairs/servicing/diagnostics?

Thank you

Kind Regards

Lee

Lee Osborne

Senior Planner

Tel: (0151) 443 2395 | Email: lee.osborne@knowsley.gov.uk
Knowsley Council | Yorkon Building | Archway Road | Huyton | L36 9FB

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From: swain.keith@sky.com <swain.keith@sky.com>
Sent: 14 December 2021 14:12
To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Subject: External Mail: Re: 21/00588/COU - 1 Acorn Business Centre

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Thank you Lee.

It is not clear from your statement that MOT is onvluded in B2.

The MOT side of this business forms a large portion of the business activity. So can you confirm that the MOT use falls within Use Class B2.

kond rgds Keith Swain

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On Tue, 14 Dec 2021 at 13:15, Osborne, Lee

<Lee.Osborne@knowsley.gov.uk> wrote:

Hello Keith

I have looked into the planning history of Acorn Business Centre. With regard the above application your client's business seems to consist of repairs, servicing and diagnostics rather than MOT tests themselves, going from the business sign on the property. As such the business is a garage workshop business and falls within Class B2 and does not require planning permission, as the use of the premises appears to fall within Class B2 so no change of use has therefore taken place. Please take this email as confirmation that planning permission is not required for the carrying out of vehicle repairs, servicing and diagnostics at the premises. As planning permission is not required for those advertised works please withdraw the current application by return email.

Kind Regards

Lee

Lee Osborne
Senior Planner

Tel: (0151) 443 2395 | Email: lee.osborne@knowsley.gov.uk
Knowsley Council | Yorkon Building | Archway Road | Huyton | L36 9FB

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From: swain.keith@sky.com <swain.keith@sky.com>
Sent: 14 December 2021 11:50
To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Subject: External Mail: 21/00588

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Hi Lee
do uou have an update on this application
rgds Keith Swain

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