



Knowsl@y Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00621/KMBC1

Name and address of applicant

Knowsley Council
Court Hey Park
Roby Road
Huyton
Knowsley
L16 3NA

Name and address of agent

Steve Wells Associates Ltd
Churchill House
Mill Hill
Pontefract
WF8 4HY

Date of Receipt: 20 November 2024

Date Valid: 10 January 2025

Address/Location Of Development:

Halewood Leisure Centre
Baileys Lane
Halewood
Knowsley
L26 0TY

Description of Development:

PROPOSED INFRASTRUCTURE IMPROVEMENTS TO AN EXISTING ARTIFICIAL GRASS PITCH (AGP) TO INCLUDE RE-MODELLING OF PERIMETER FENCING; REPLACEMENT OF EXISTING METAL HALIDE LUMINAIRES WITH LED UNITS; REPLACEMENT AND EXTENSION OF AN EXISTING ACOUSTIC SCREEN; EXTENSION TO EXISTING AND ADDITION OF NEW HARDSTANDING; PROVISION OF COVERED SPECTATOR SEATING AND STANDING; PROVISION OF TURNSTILE BLOCK; PROVISION OF MODULAR TOILET BLOCK; PROVISION OF BALL STOP NETTING; PROVISION OF RETRACTABLE PLAYER TUNNEL; RE-LOCATION OF EXISTING STORAGE CONTAINER AND PROVISION OF BIODIVERSITY NET GAIN ENHANCEMENTS

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. 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.

3. Prior to the commencement of development, a biodiversity gain plan must be submitted to the local planning authority. The plan must include the following:
(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
(b) the pre-development biodiversity value of the onsite habitat,
(c) the post-development biodiversity value of the onsite habitat,
(d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
(e) any biodiversity credits purchased for the development, and
(f) such other matters as the Secretary of State may by regulations specify.
The plan will be informed by a landscaping scheme. Development cannot commence until the biodiversity net gain plan has been approved by the local planning authority (see informative)

Reason: To comply with the Environment Act 2021.

4. Prior to the occupation of the dwellings the recommendations as per the noise report, included with the application, by Apexacoustics, report No. 12212.1, 3rd April 2025, Revision F shall be implemented. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

5. All works which form part of the scheme submitted as part of the application, which includes the steps necessary to minimise light intrusion to local dwellings shall be completed prior to operation and shall be maintained thereafter in accordance with the agreed scheme.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the

Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. No part of the development hereby permitted shall be commenced until a Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following: -
- a. Methods for the mitigation of noise and vibration from installation works, and also from the operation of any temporary power generation or pumping plant which will operate overnight;
 - b. Methods for dust control and suppression;
 - c. Details of wheel washing facilities including location and type direction of vehicles to and from the site and process of accessing facilities;
 - d. The areas for the storage of plant and materials;
 - e. Location of site compound;
 - f. No works shall take place outside the hours of:
 - i. 0800 to 1800 Monday to Friday (excluding Public Holidays)
 - ii. 0800 to 1300 Saturday.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/01/2025	205-104-1000		LOCATION PLAN
17/01/2025	205-104-1001		EXISTING SITE PLAN
29/11/2024	205-104-1003		PROPOSED SITE PLAN
17/01/2025	205-104-3012		PROPOSED TREE PLANTING SCHEDULE
29/11/2024	205-104-1004		PROPOSED AGP PLAN AND ELEVATIONS
29/11/2024	205-104-1005		PROPOSED AGP HARDSTANDING AND SETTING-OUT PLAN
29/11/2024	205-104-1006		PROPOSED SITE STRUCTURES
29/11/2024	205-104-1007		PROPOSED ACOUSTIC SCREEN

29/11/2024	205-104-1008		PROPOSED SLEEPER RETAINING WALL
29/11/2024	205-104-1009		PROPOSED SITE DRAINAGE PLAN
18/02/2025	HLS731	REV 8	PROPOSED FLOODLIGHTING
20/11/2024			FLOODLIGHT LAMP REPLACEMENT REPORT
03/04/2025	12212.1	REV F	NOISE IMPACT ASSESSMENT

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: -

CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
H5 - Development within Primarily Residential Areas

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 (Jo Sheridan on 0151 443 2376)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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.

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;
- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 3 Biodiversity net gain is a pre-commencement planning condition therefore a Biodiversity gain plan must be submitted to the LPA prior to development commencing. A biodiversity gain plan template can be found on the government website (Biodiversity gain plan - GOV.UK)



Head of Planning and Building Control

Date: 1 May 2025

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. 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.

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.