



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 26/00059/FUL

Name and address of applicant

Tuneside Ltd.
LACE
Croxteth Drive
Liverpool
L17 1AA

Name and address of agent

Cunliffes Ltd.
Claire Court
Oriel Road
L20 7AD

Date of Receipt: 13 February 2026

Date Valid: 16 March 2026

Address/Location Of Development:

Holy Family Catholic Primary School
Hall Lane
Cronton
Knowsley
WA8 5DW

Description of Development:

**ERECTION OF A SINGLE STOREY EXTENSION TO ACCOMMODATE
ADDITIONAL NURSERY AGED CHILDREN, ACCESSIBLE RAMPS AND STEPS, 3
CANOPIES, HIGH AND LOW LEVEL FENCING, HARDSTANDING FOR
PLAYGROUND AND SOFT LANDSCAPING**

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. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Environment Management Plan has been put in place for the site manager and contractors to follow. This shall include the following:
 - a. Suitable methods for dust control and suppression, to be used when appropriate.
 - b. Control of transfer of mud out of the site such as wheel washing, and to be used at all times.
 - c. Appropriate areas for the storage of plant and materials which do not impact adversely on residential amenity.
 - d. Suitable location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements to ensure no adverse impacts on the highway or residential amenities. Construction staff must not park on the road as the area is a constrained residential area where on-street parking is an existing issue.
 - e. Adequate provision for addressing any abnormal wear and tear to the highway.
 - f. Hours of demolition and construction to be 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays.

Reason: In the interests of highway safety and residential amenity.

4. No more than a total of 46 children of ages 2-4 years old shall be accommodated within the existing nursery provision and the proposed nursery extension at any time.

Reason: For the avoidance of doubt and in the interests of residential amenity and highway safety.

5. Prior to the commencement of development, a Landscape and Ecological Management Plan shall be submitted to and agreed in writing with the Local Planning Authority. The submitted Plan shall correspond with the habitat enhancements detailed within the submitted BNG assessment and the planting details required pursuant to Condition 11 of this planning permission.

Reason: In the interests of biodiversity and visual amenity.

6. The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority and take into account the Landscape and Ecology Management Plan required pursuant to Condition 5 of this planning permission, and the landscape details required pursuant to Condition 11 of this planning permission. The biodiversity gain plan must include:
 - 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 and the biodiversity value of that gain in relation to the development.
 - e. Any biodiversity credits purchased for the development.
 - f. Any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the development hereby permitted first coming into use.

Reason: To accord with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and in the interests of biodiversity.

7. The tree protection identified in the approved Arboricultural Method Statement must be in place prior to the commencement of development and shall be retained in accordance with the Method Statement at all times whilst construction works are ongoing.

Reason: In the interests of tree protection and visual amenity.

8. Prior to any above ground works a scheme for the provision of bat and bird boxes within the school site, which shall include number, type and location on an appropriately scaled plan as well as timing of installation, shall be submitted to and agreed in writing by the Local Planning Authority, and the works implemented in accordance with the agreed timing of installation. Evidence of implementation (i.e. photographs) shall be provided to the Local Planning Authority to verify implementation of the agreed bat and bird boxes.

Reason: In the interests of biodiversity.

9. 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: To protect the ground and water environment and in the interests of protection of end users of the site, local residents and the general public.

10. No topsoil is to be imported or used on the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported/used onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To ensure than any topsoil used within the site is safe and would not cause harm to the ground and water environment, or to end users of the site, local residents and the general public.

11. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to the details for the proposed neutral grassland, trees and lawn indicated on the Proposed Landscape Plan and any other planting to take place and shall include: planting plans, specifications and schedules, planting size, species and numbers/densities, and a scheme for the timing / phasing of work.

For the avoidance of doubt the establishment and maintenance of the soft landscaping details hereby required shall be incorporated into the Landscape and Ecology Plan required pursuant to Condition 5 of this planning permission.

The approved landscaping works shall be implemented and completed prior to the first use of the nursery extension hereby permitted or the first available planting

season if the development hereby permitted is completed within the planting season (planting season is October - March).

Any trees, shrubs or grasses planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 30 years of planting shall be replaced within the next planting season by trees, shrubs or grasses of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location in the interests of visual amenity.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/03/2026	7757-HFC-CUN-XX-XX-DR-A-1000	REV P06	LOCATION PLAN
05/03/2026	7757-HFC-CUN-ZZ-XX-DR-A-6000	REV P01	PROPOSED EXTERNAL WALLS
13/02/2026	TRE/HFCCPSB/REV A	-	ARBORICULTURAL METHOD STATEMENT
13/02/2026	7757-HFC-CUN-ZZ-00-DR-A-2010	REV P08	PROPOSED FLOOR PLAN
13/02/2026	7757-HFC-CUN-ZZ-00-DR-A-3011	REV P05	DEMOLITION FLOOR PLAN
13/02/2026	7757-HFC-CUN-ZZ-01-DR-A-2050	REV P03	PROPOSED ROOF PLAN
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-1200	REV P05	PROPOSED SITE PLAN
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-1202	REV P06	PROPOSED LANDSCAPE PLAN
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-2120	REV P05	PROPOSED ELEVATIONS
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-2200	REV P02	PROPOSED SECTIONS
13/02/2026	7757-HFC-CUN-ZZ-XX-DR-A-3200	REV P04	PROPOSED DEMOLITION ELEVATIONS
13/03/2026	7757-HFC-CUN-ZZ-01-DR-A-6161	REV P01	PROPOSED ROOF PLAN EXTERNAL MATERIALS
13/03/2026	7757-HFC-CUN-ZZ-XX-DR-A-6110	REV P03	PROPOSED EXTERNAL CANOPIES
13/03/2026	7757-HFC-CUN-ZZ-00-DR-A-6160	REV P01	PROPOSED GROUND FLOOR EXTERNAL MATERIALS

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

CS2 - Development Principles

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

ENV2 - Noise and Vibration

DQ4 - Trees and Development

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 (Lee Osborne on 0151 443 2395)

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.

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

1. 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

2. Highways Act 1980

It is an offence to deposit materials on, or otherwise obstruct, the public highway without lawful authority. This includes:

- Mud, debris or construction materials
- Obstruction caused by vehicles or plant
- Damage to the highway surface or apparatus

The developer must ensure that the public highway is kept clean, safe and unobstructed at all times during construction.

- 3 It is in the school's best interests to review and update the existing School Travel Plan to reflect the increased capacity and to actively manage travel demand.

This should include:

- Updated modal split data.
- Measures to reduce reliance on private vehicles.
- Management of arrival/departure patterns.
- Ongoing monitoring and review

A proactive approach would help minimise impacts on the surrounding network and reduce the likelihood of ongoing issues for both the school and local residents.

4. See attached letter from Merseyside Fire and Rescue Service.

5. Bird Breeding

No tree felling, scrub clearance or vegetation management is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.



Dale Milburn
Executive Director – PLACE

Date: 12 June 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.
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1. A fee is normally payable to discharge planning conditions in accordance with government regulations.
 2. 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.
 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. 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.
- 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.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email:
dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: David Shawcroft
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 26/00059/FUL

Our ref:00444877/1445052/DS/ED

Date:27th March 2026

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 26/00059/FUL
PROPOSAL: THE ERECTION OF A SINGLE STOREY EXTENSION TO
ACCOMMODATE ADDITIONAL NURSERY AGED CHILDREN ACCESSIBLE RAMPS
AND STEPS 3 CANOPIES HIGH AND LOW LEVEL FENCING HARDSTANDING FOR
PLAYGROUND AND SOFT LANDSCAPING
ADDRESS: Holy Family Catholic Primary School Hall Lane Cronton

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via:

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully,

David Shawcroft

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.