



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No: 25/00430/CLD

Name and address of applicant

Liverpool Tuneside Ltd
LACE
Croxteth Drive
Sefton Park
Liverpool
Merseyside
L17 1AA

Name and address of agent

Cunliffes Ltd.
Claire Court
Oriell Road
L20 7AD

Date of Receipt: 17 July 2025

Date Valid: 17 July 2025

FIRST SCHEDULE

CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE PROPOSED ERECTION OF CLASS ROOM /
GARDEN ROOM

SECOND SCHEDULE

St Annes Catholic Primary School, Marina Crescent, Huyton, Knowsley, L36 5XL

Knowsley Metropolitan Borough Council hereby certify that on 17 July 2025 the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposal complies with the requirements of Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In addition, the following requirements are drawn to your attention:

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 firefighting', 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>

Merseyside Fire and Rescue has raised an objection to the proposal on the following grounds:

- a. The site layout does not appear to conform to the requirements for fire services access as given in Section B5, Schedule 1 of the Buildings Regulations, as followed:
- b. Small buildings (up to 2000m², with a top occupies 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.
- c. 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)
- d. Dead-end access routes longer than 20m require turning facilities (e.g. a turning circle or hammer head, or other turning point).
- e. If access requirements cannot be fully complied with then, in certain circumstances, the installation of an appropriate sprinkler system may be used as a compensatory feature. Competent advice should be sought in such cases.



Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 8 September 2025

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE PROPOSED ERECTION OF CLASS ROOM / GARDEN ROOM

St Annes Catholic Primary School, Marina Crescent, Huyton, Knowsley



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Dated: 8 September 2025