

Proposed Care Facility for Children with Autism – App Ref 23/02740/FUL

Prepared for: New Start Homes

July 2024

3299-01-HTN02

1.0 INTRODUCTION

1.1 Background

1.1.1 Axis has been appointed by New Start Homes to provide transport planning and highways advice in relation to a planning application for a change of use of the existing stables at Brewery House, Netherley Road, Tarbock Green, hereafter referred to as ‘the Site’, to a proposed C2 use care facility for children with autism (hereafter referred to as ‘the Proposed Development’).

1.1.2 The location of the Site is shown in **Image 1**.

Image 1 - Site Location



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- 1.1.3 The purpose of this note is to inform the relevant Local Planning Authority (LPA) and Local Highways Authority (LHA) of the anticipated highways and transportation matters associated with the proposed scheme. The LPA and LHA in this context is Knowsley Metropolitan Borough Council (KMBC).
- 1.1.4 The proposal is currently the subject of a live planning application, submitted under ref. 23/02740/FUL.
- 1.1.5 At the time that the application was submitted, access to the site was proposed to be taken via the existing access directly onto Netherly Road. Axis prepared a previous version of this report (HTN01) to accompany the application.
- 1.1.6 This HTN02 has been revised and updated to reflect a change to the access strategy to the site – namely the alternative proposal to take access via the existing access onto Ox Lane instead, through the rear of the adjacent Brewery House site.



2.0 SITE PLANNING HISTORY

- 2.1.1 The Site forms part of Brewery House, comprising the existing house (use class C2 - children's home) and existing stables (the Site itself).
- 2.1.2 Axis have reviewed the planning history of Brewery House; a brief summary of which is provided below:-
- i) 74/10489/HIST: conversion of pig sties to 3no. stables and tack room – granted.
 - ii) 02/00938/FUL: Retention of porch and fencing together with gates and erection of conservatory – granted.
 - iii) 07/00834/COU: Conversion and extension of outbuilding to form 1 residential dwelling – granted.
 - iv) 11/00281/COU: Change of use and extension of existing dwellings and outbuilding (from use class C3 to C2 – children's home) – application withdrawn.
 - v) 11/00674/COU: Change of use and extension of existing dwellings and outbuilding (from use class C3 to C2 – children's home for 6no children) with associated boundary treatments – appeal allowed.
 - vi) 11/00662/CLD – Certificate of lawful development for use of dwelling as a children's home for 4no. children - granted
 - vii) 23/02740/FUL – This application is still live and is the subject of this TN02. It proposes a C2 use care facility for children with autism on the subject site.
- 2.1.3 The existing C2 use in the adjacent Brewery House operates pursuant to the certificate of lawful use (CLU) – point vi) above - which was issued in April 2012 (contained in **Appendix A**) - and not the allowed appeal (point v) above).
- 2.1.4 The current operations are only undertaken within the adjacent main house, and not the adjoining stables or associated tack room that are the subject of this application.
- 2.1.5 It is our understanding that since operations permitted by the CLU have not been implemented at the Site (and only in the adjoining main house), the Site's lawful use therefore reverts back to an agricultural use (the existing stables).

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- 2.1.6 This note will therefore present the traffic generating potential of the existing building, as it stands, compared to the proposed use (a 'fallback' argument). It will show that the Proposed Development will result in a reduced level of traffic compared to the extant agricultural use (stables and tack room) that could generate a certain number of trips, including HGVs (horse box movements).
- 2.1.7 As mentioned earlier, the principal difference between the HTN01 that originally accompanied the planning application and this HTN02 is that the proposed site access for the scheme is now proposed to be taken via the existing access onto Ox Lane, instead of the access onto Netherley Road. This change has been made due to negative feedback received on the previous site access strategy.

3.0 PROPOSED DEVELOPMENT

- 3.1.1 The proposals comprise the conversion of the existing stables and associated tack room from its current agricultural use into a use class C2 to provide care for up to 3no. children with Autism. There would be 3no. staff during the day and 2no. staff during the night, remaining on-site for the duration of their shift.
- 3.1.2 The Proposed Development would be run by New Start Homes, a charitable organisation. New Start Homes have extensive experience in this area and operate similar operations at other premises in the region, including in the main adjacent house of Brewery House.
- 3.1.3 The Proposed Development will consist of:-
- i) 3no. bedrooms;
 - ii) 1no. bathroom;
 - iii) 3no. shower/toilet en-suites;
 - iv) 1no. kitchen;
 - v) 1no. dining room;
 - vi) 3no. lounges;
 - vii) 1no. therapy/class room;
 - viii) 2no. staff quarters;
 - ix) 1no. staff lounge; and
 - x) 3no. staff parking spaces.
- 3.1.4 The proposed site layout plan is contained in **Appendix B**.
- 3.1.5 As indicated earlier, the scheme would utilise the existing access onto Ox Lane, instead of the access onto Netherly Road (which was proposed as part of application ref. 23/02740/FUL).
- 3.1.6 The existing Ox Lane access was the subject of the Appeal in 2012 (application ref. 11/00674/COU), when the use of that access was deemed to be acceptable for the care of up to 6 children at the overall Brewery House site. As mentioned earlier, the Brewery House site is currently catering for the care of 4 children only, under the CLU.



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- 3.1.7 Given the fallback position and given what was approved in 2012, the use of the existing Ox Lane access is therefore deemed to be acceptable in terms of usage, highway safety and visibility. The existing access onto Netherly can be permanently closed through this application, if deemed necessary.

4.0 TRAFFIC GENERATION

4.1 Extant Stables Use Traffic Generation

- 4.1.1 In the absence of suitable traffic surveys within the TRICS Database to estimate the traffic flows that could be generated by the existing 3 stables without the need for planning permission (the fallback use), a ‘first principles’ approach has been adopted in this instance. **Table 1** below sets out the trip generating potential of the existing stables.

Table 1 - Existing Stables Trip Generating Potential

First Principles Traffic Generation Estimates - Trips per Stable		
Reason for trips	Notes	Total number of average daily trips (two-way vehicles)
Feed / muck out - AM	General daily welfare	2
Feed / muck out - PM	General daily welfare	2
Vet & farrier-related trips	Based on 1 visit per 60 days	0.03333
Physio & saddler related trips	Based on 1 visit per 90 days	0.02222
Off-site trips with horse box (events, fun rides, shows etc)	Based on 1 off-site trip per week	0.2857
Additional trips for training / lunging / visits / washing	Based on 2 trips per week	0.57143
	Total Daily Trips	4.91272

- 4.1.2 As demonstrated in **Table 1**, each individual stable has the potential to generate approximately 5no. two-way vehicle trips per day. The existing building has 3no. stables with associated tack room, and so could therefore generate up to 15no. two-way vehicle trips per day without the need for planning permission.

4.2 Proposed C2 Use Traffic Generation

- 4.2.1 The level of traffic associated with the Proposed Development has been estimated using a “first principles” approach, based on the shift patterns and number of staff needed by New Start Homes. These will be the only source of vehicle movements, as staff will be required to stay on the premises whilst on duty and any provisions will be brought in by staff prior to each shift.



- 4.2.2 As stated earlier, New Start Homes have extensive experience of operating at other premises and so can accurately estimate the number of daily traffic movements that will be attracted to the Site.
- 4.2.3 The shift patterns / traffic demand associated with the scheme are shown in **Table 2** below.

Table 2 - Proposed Children's Home Trip Generating Potential

Shift Changeover Patterns / Traffic Movements							
Time	~09:00	10:00	10:15	In Daytime	Later In Daytime	~14:00	Total
Shift Change	Day Mgr Arrive	48hr Staff Arrive	Previous 48hr Staff Depart	Education Trip Out Depart	Education Trip Out Arrive	Day Mgr Depart	-
Traffic Movements	1	1*	1*	2	2	1	8

* 2 staff arrive / depart but shift patterns are for 48hr stayover at site. Average $\therefore = 1$ per 24hrs.

- 4.2.4 When the level of traffic associated with the Proposed Development is compared with the traffic generating potential of the existing 3 stables, then it can be seen that the proposed C2 use could generate 7 less vehicle movements per day than the existing use.
- 4.2.5 There will therefore be no intensification in traffic movements as a result of the Proposed Development; indeed if anything, the traffic generating potential of the Proposed Development will be less than the traffic that could otherwise be lawfully generated by the extant stables use, and less heavier vehicle movements (horse boxes and haylage deliveries).

5.0 SUMMARY AND CONCLUSIONS

- 5.1.1 New Start Homes seek planning permission for the change of use of the existing 3no. stables and associated tack room at Brewery House, Netherley Road, Tarbock, from the existing agricultural use to a use class C2 - children's home, with room for 3no. children. New Start Homes have extensive experience in this area and in operating similar ventures at other premises in the region, including in the main house section of the adjoining Brewery House.
- 5.1.2 This note demonstrates empirically that, in planning use terms, there will be no intensification in potential traffic movements as a result of the proposed change of use from stables to children's home, and that if anything, potential traffic movements would actually be reduced by up to 7 two-way movements per day.
- 5.1.3 The scheme would be accessed via the existing access onto Ox Lane which has previously been deemed acceptable for a similar scheme, and which would also be acceptable for this proposal.
- 5.1.4 Therefore, it is concluded that the Proposed Development would bring a positive impact on the local highways, and it is therefore commended to KMBC for approval.



Appendix A – Certificate of Lawful Use





Knowsley Council

DEPARTMENT OF REGENERATION & NEIGHBOURHOODS

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

(As Amended by Section 10 of The Planning and Compensation Act 1991)

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995: ARTICLE 24**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No: 11/00662/CLD

Name and address of applicant

Newstart Ltd
Job Bank
Tunnel Road
Wavertree
Liverpool

Name and address of agent

Devaplan Ltd
223 Queens Dock Business Centre
Norfolk Street
Liverpool
L7 0BY

Date of Receipt: 2 December 2011

Date Valid: 2 December 2011

FIRST SCHEDULE

APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR USE OF DWELLING AS A
CHILDREN'S HOME FOR 4NO. CHILDREN

SECOND SCHEDULE

Brewery House, 5 Netherley Road, Tarbock Green, Knowsley, L35 1QE

Knowsley Metropolitan Borough Council hereby certify that on 2 December 2011 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. A Certificate of Lawful Use is issued as although a change of use from a use in Use Class C3 (dwellinghouse) to a Use Class C2 (residential institutions) would occur, it does not amount to a material change of use provided that : it is only for a C2 childrens home for up to four children and for no other use including C2A secure residential institution use; no more than two adult carers are on duty at any one time except for the submitted shift changeover times; no other staff would work or be duty at the premises except for a pyschologist and a registered manager who will each attend the premises for no more than 4 hours a week; no room within the site will be used for office purposes; no visits by family members except in emergencies; and no development requiring planning permission would therefore take place in accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended).



Deputy Chief Executive

On Behalf of: Knowsley Metropolitan Borough Council

Date: 3 April 2012

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.

SCALE: 1:1250



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and
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APP No 11/00662
5178

LOCATION PLAN @1:1250

PLANNING

REC'D 02/02/2011

S LTD	Scale	Drawn	Checked	Date	McHughStoppard Architecture
	V	sm			
	Job number	Drawing number	Rev		
RENS HOME @ BREWERY HOUSE, TARBUCK, KNOWSLEY	2091	001	A		
LOCATION PLAN					

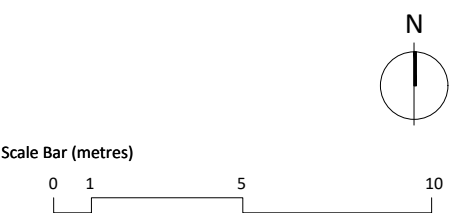
Appendix B – Proposed Site Layout Plan



All dimensions to be checked on site.
Figured dimensions to be read in preference to scaled.
This drawing is copyright and remains the property of SMITH YOUNG Architecture Ltd unless otherwise agreed.
SMITH YOUNG Architecture Ltd accepts no responsibility for any unauthorised amendments to the drawing and does not permit unauthorised copying of the drawing.

Revisions / Notes:

- KEY**
- APPLICATION BOUNDARY**
- OWNERSHIP BOUNDARY**
- Existing established specimen and self seeded trees to be retained and protected, refer to tree survey for further details
- Existing trees to be carefully removed
- Existing Buildings
- Grassed area - Rye Fescue turf to be agreed with Local Authority.
- 600 X 600 MM CONCRETE PAVING SLABS. COLOUR GREY. all to be agreed with Local Authority.
- New Gravel chippings to match existing road surface, colour / chippings - all to be agreed with Local Authority.
- All kerbs to be Half Batter Kerb as manufactured by Marshalls tel no. 01422 306000, all in accordance with BS 7263 all to be installed in accordance with manufacturers written instructions. all to be agreed with Local Authority.
- Indicates line of combined foul water drainage
- Indicates line of combined surface water drainage
- Tree Type, Betula pendula Youngli 'Young's Weeping Birch, to be agreed with Local Authority.
NT1
Girth: 18-20cm
Max Spread: 8000mm
Max Height: 8000mm
- Tree Type, Prunus Kanzan (Ornamental Cherry), to be agreed with Local Authority.
NT2
Girth: 18-20cm
Max Spread: 10000mm
Max Height: 10000mm
- Shrub Type, mixture of the following:
- Carpentaria californica
- Chimonananthus praecox 'Lutes'
- Cotoneaster horizontalis
- Stephanandra incisa 'Crispa'
- Hebe 'Veronica' - pingulifolia 'Page'
- Hypericum 'Hidcote'
- Euochorda macrantha 'The Bride'
- Erica carnea, darleyensis
All to be agreed with Local Authority.



Job Title:	BREWERY HOUSE		
Purpose:	PLANNING		
Client:	NEW START HOMES LTD		
Date:	JULY 22		
Drawing Title:	PROPOSED SITE PLAN		
Drawn By:	DAS	Checked By:	INIT
Scale:	1:200	Paper Size:	A1
Job Number:	22.025	Draw No:	002
		Rev:	



PROPOSED SITE PLAN @1:200