

APPLICATION NO: 24/00513/DEMCON **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Prescot
Town Council

LOCATION: The Prescot Centre, Eccleston Street, Prescot, Knowsley, L34 5GA

PROPOSAL: PRIOR NOTIFICATION FOR PARTIAL DEMOLITION.

Site Description

This application site is a shopping centre located in Prescot Town Centre. The part to be demolished is to the east and south of the large glass dome. There is a car park to the south of the site, shops to the north and west and housing to the east on Aspinall Street.

Proposal

The proposal is a prior notification for the partial demolition of the shopping centre.

Consultations

Environmental Health – No Objection.

Highways – No Objection.

Representations

The application has been publicised by a site notice erected by the applicant in accordance with the General Permitted Development Order 2015 (As Amended). No representations have been received.

Planning History

Many applications have been approved at the property, however, only the following is of relevance. A related application for the erection of new walls following demolition was approved (24/00490/FUL – approved 6/12/2024)

Relevant Policy

General Permitted Development Order 2015 (As Amended)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally

submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Amenity

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The proposal would be relatively near to the dwellings on Aspinall Street. However, as the proposal is a demolition rather than a new building there would be no harm in relation to loss of light privacy or outlook. The construction process will be managed to minimise any disruption to residents from noise and disturbance. This is supported by the views of Environmental Health who have no objection to the proposal. The proposal would be over 75 metres away from the residential properties on Cyprus Street (to the east) and over 70 metres away from the properties on Kemble Street (to the south). It is considered that at this distance there would not be material harm to amenity from the proposal. Overall, the demolition would not adversely affect the occupiers of neighbouring premises.

Highways

The demolition would take within an area with extensive parking and turning areas. Therefore, all works, vehicles and machinery can be accommodated within the site without any need for off site parking. The site also has its own dedicated access to the south via Kemble Street. Amendments have been made to the Phase Plan and a the Traffic Management Plan was provided. This information demonstrates that there would not be adverse highways impacts. This is supported by the view of the council's highways department who have no objection to the application. Therefore, overall, there would be no impact on highway safety from the proposal.

Conclusion

The development complies with the relevant criteria set out in Schedule 2, Part 11, Class B of the GPDO 2015 (As Amended). The submitted details are considered to be acceptable. Therefore it is considered that prior approval is required and granted in accordance with the provisions of the GPDO.

Recommendation

The applicant be informed that under the terms of Class B of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval For the demolition of the buildings is required and hereby granted

Signed Case Officer¹: **Andrew Hunt**

**Signed Authorising
Officer²:** **K Foster**

Date: **19 February 2025**

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

1) Plans List

The following Plans are approved:

Name	Number	Date	Revision
DEMOLITION METHOD STATEMENT	585.400.005	04/09/2024	-
DEMOLITION SITE PLAN	-	31/01/2024	-
PHASE PLAN	-	17/02/2025	1
TRAFFIC MANAGEMENT PLAN	-	17/02/2025	-
WORK MANUAL	-	17/02/2025	-
LOCATION PLAN	0.010	18/09/2024	-
SITE PLAN	0.020	18/09/2024	-
EX LOWER GROUND FLOOR	0.100	18/09/2024	-
EX UPPER GROUND FLOOR	0.101	18/09/2024	-
EX FIRST FLOOR	0.102	18/09/2024	-
EX ROOF PLAN	0.103	18/09/2024	-
EX ELEVATION	0.200	18/09/2024	-
EX SECTIONS 1 & 2	0.300	18/09/2024	-
EX SECTIONS 3 & 4	0.301	18/09/2024	-
DEMO UPPER GROUND FLOOR	2.100	18/09/2024	-
DEMO LOWER GROUND FLOOR	2.101	18/09/2024	-
DEMO FIRST FLOOR	2.102	18/09/2024	-
DEMO ROOF PLAN	2.103	18/09/2024	-
DEMO ELEVATION	2.200	18/09/2024	-

DEMO SECTIONS 1 & 2	2.300	18/09/2024	-
DEMO SECTIONS 3 & 4	2.301	18/09/2024	-