

<u>APPLICATION NO:</u>	24/00328/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	The Tyre Outlet, 296 - 300 Liverpool Road, Huyton, Knowsley, L36 3RN		
<u>PROPOSAL:</u>	EXTERNAL RECONFIGURATION WORKS INCLUDING DEMOLITION OF GARAGE BUILDING AND INTERNAL BOUNDARY WALLS, DEMOLITION AND REBUILDING OF EXTERNAL BOUNDARY WALLS, NEW SITE ACCESS, LAYING OUT OF ADDITIONAL CAR PARKING SPACES AND INSTALLATION OF NEW ROLLER SHUTTER DOOR		

Site Description

This application site is a series of commercial buildings mostly fronting onto Liverpool Road with a car park in the centre of the site. There is a busy road to the north (Liverpool Road) with housing beyond this and housing to the south. There are other commercial building to the east and west including a petrol station to the east and a shopping parade to the west.

Proposal

The proposal is for external reconfiguration works including demolition of garage building and internal boundary walls, demolition and rebuilding of external boundary walls, new site access, layout out of additional car parking spaces and installation of new roller shutter door.

Consultations

Environmental Health – No Objection subject to conditions in relation to construction hours, contaminated land, unexpected contamination, importation of soil/material, and a demolition management plan.

Highways - Highways have no objections to the proposed scheme. Further to the revised site plan, highways are satisfied that there are sufficient car parking spaces for this development.

Representations

This application has been publicised by letters sent to 25 neighbours. No representations have been received.

Planning History

Several applications have been approved at the site, however none are directly

relevant.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village

CS19 - Design Quality and Accessibility in New Development

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

H5 – Development within predominantly residential areas

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

Streetscene

In relation to streetscene impacts, the frontage towards Liverpool Road would be unaffected. There would be a small change when viewed from Cuper Close to the east, where a building would be demolished to make way for a new entrance. However, this change would not adversely affect the street scene. Overall, there would be no harm to the streetscene.

Highways

The application would involve a new access from Cuper Close to the east. The council's highways department have reviewed this and are happy with the access arrangements. Overall, there would be no harm to highway safety.

Biodiversity Net Gain

In relation to biodiversity net gain. The development would not impact on any existing habitat (as it would relate only to existing hardstanding and building areas) and therefore meets the requirement for an exemption. Any grassed area affected would be below 25sqm.

Other Considerations

In relation to a construction management plan, it is considered that due to the scale of the development, this would be unnecessary and disproportionate.

Conclusion

The proposal would be acceptable in relation to Street scene and highway safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

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 following approved plans and documents :-
 - a. Proposed Plans – 300-304 – Rev P01 - (Received 05/09/2024).
 - b. Proposed Site Plan – Rev P03 - (Received 05/09/2024).

- c. Existing and Proposed Site Elevations 1 – Rev P02 - (Received 18/06/2024).
- d. Existing and Proposed Site Elevations 2 – Rev P02 - (Received 18/06/2024).
- e. Demolition Plan – Rev P03 - (Received 18/06/2024).
- f. Location Plan – Rev P02 - (Received 18/06/2024).

Reason: For the avoidance of doubt.

3. Construction / Demolition Hours

No construction (or Demolition) work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the amenity of local residents.

4. Contamination

If 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 order to prevent harm to human health from contamination.

5. Importation of Soil/Material

No soil is to be imported to 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 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: In order to prevent the importation of contaminated material to the site.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

19 September 2024

Informatives

1) Contaminated Land

Based on the information available we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

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