



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00301/FUL

Name and address of applicant

M Ray LTD
39 - 45 High Street
Prescot
Knowsley
L34 6HF

Name and address of agent

Harrison Stringfellow Architects
43 Penny Lane
LIVERPOOL
L18 1DE

Date of Receipt: 16 May 2022

Date Valid: 28 July 2022

Address/Location Of Development:

Ray's Craft Bakery Ltd
39 - 45 High Street
Prescot
Knowsley
L34 6HF

Description of Development:

**DEMOLITION OF A SINGLE STOREY EXTENSION AND THE MAKING GOOD OF
ADJOINING ELEVATIONS**

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. All demolition works shall be undertaken in accordance with the submitted Demolition Management Plan (Lee Contractor, Demolition Management Plan, Ref: dmp/02, received 25 10/22).

Reason: In order to ensure adverse impacts from demolition on neighbours are reduced.

3. Within 12 months of approval of the application, details of boundary treatments shall have been provided to and have been approved by, the Local Planning Authority. These details shall be implemented within 3 months of approval and retained hereafter. (This shall apply unless boundary treatments are subsequently approved in a separate application at the site within 12 months).

Reason: To preserve and enhance the character of Prescott Town Centre Conservation Area in accordance with Core Strategy Policy CS20.

4. The responsibility to properly address contaminated land issues lies with the owner/developer of the site, however, 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."

Reason: In order to protect Human Health from contamination.

5. No 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 ensure adverse impact from demolition on neighbours are reduced.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/09/2022	278.03.03.01	REV C	PROPOSED SITE PLAN
22/07/2022	278.01.02.01	-	LOCATION PLAN
22/07/2022	278.03.03.12	REV B	PROPOSED FLOOR PLANS
22/07/2022	278.03.05.02	REV A	PROPOSED ELEVATIONS
22/07/2022	-	-	DEMOLITION PHOTOS
22/07/2022	-	REV A	HERITAGE STATEMENT
25/10/2022	DMP/02	REV 2	DEMOLITION MANAGEMENT PLAN

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:-

CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

S7 - Local Centres and Parades
DQ5 - Development in Conservation Areas

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 (Andrew Hunt on 0151 443 2204)

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.

- 2 37 High Street is grade II listed, proposals to the shared boundary may itself trigger the need for other permissions. Repair to the wall, as was mentioned on site would not necessarily trigger the need for applications, but removal/replacement with a new wall might
- 3 Vehicles used regularly on site, for example forklift trucks / JCB's, must have white noise / broadband reversing alarms fitted - not just reversing alarms as the beeps can cause a noise nuisance.
- 4 It is considered good practice to inform the neighbours of the intended works by way of a letter/leaflet. This should contain:
 - a. a brief description of the intended works
 - b. the anticipated start and finish date
 - c. a site contact name and phone number in case issues arise

Executive Director - Regeneration and Economic Development

Date: 26 October 2022

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.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. 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.**
- 6. 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.