



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00030/FUL

Name and address of applicant

Hartley Investments
18 Hall Road East
Blundellsands
L23 8TU

Name and address of agent

Unit3 Design Studio Ltd
22a Jordan Street
Liverpool
L1 0BP

Date of Receipt: 21 January 2025

Date Valid: 26 March 2025

Address/Location Of Development:

KMC Packaging
16A Woodward Road
Knowsley Industrial Park
Kirkby
Knowsley
L33 7UZ

Description of Development:

**EXTENSION TO EXISTING INDUSTRIAL UNIT, 2 NO. NEW BUILD INDUSTRIAL
UNITS TO REAR OF SITE, LANDSCAPING AND ADDITIONAL PARKING
THROUGHOUT THE SITE.**

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 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. The development hereby permitted identified on the approved Proposed Site Layout Dwg No. 241003-U3L-XX-GF-DR-A-00003 as Units E, F and G shall not be used for any purpose other than purposes within Class B2 (General Industrial) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to comply with Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS4 and CS11 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2024).

4. Notwithstanding any description of materials within the application, no development above ground level shall take place until details and specifications and / or samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials.

The development shall be carried out only in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2024) Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

5. Contaminated Land

A. Risk Assessment

Notwithstanding the submitted Phase 1 Geoenvironmental Report dated March 2025 prepared by CC Geotechnical Limited referenced CCG-C-25-15318 Rev. 0, no development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include (where relevant):

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been

submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that 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.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. 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 the interests of safety, to prevent pollution of the water environment and to comply with the National Planning Policy Framework (2024), Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

6. Notwithstanding the submitted Flood Risk Assessment Report Rev. 0 referenced: CCG-C-25-15323 dated March 2025 prepared by CC Geotechnical Limited:

(A) Prior to the commencement of development, a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA).

The applicant / developer should provide suitable drainage drawings and summary calculations using the principles as set out in Flood Risk Assessment report (dated March 2025). The works shall be implemented in accordance with the approved scheme before the development is brought into use.

For avoidance of doubt, the applicant should consider the following points in the preparation of surface water drainage strategy, detailed design drawings, calculations and supporting information shall be expected:

- i. An explanation of existing drainage system/pipes and flow paths within the site and that how the site is affected by off-site surface water runoff.
- ii. A full CCTV survey of the pipes / outfalls that may be retained within the site as part of post development drainage system.
- iii. Evidence and justification (e.g. infiltration tests and groundwater levels) shall be required to demonstrate that in choosing drainage features for post development, the surface water drainage discharge hierarchy has appropriately been followed.
- iv. A SuDS aims to minimise the impacts from a proposed development on water quantity and quality and maximise amenity and biodiversity. In designing an appropriate set of SuDS techniques for a development site, the LLFA will therefore be expecting surface water runoff to be managed close to source (Source control / property level control), only conveying downstream what cannot be managed at source. Therefore, provision of large attenuation basins/underground storage pipe (regional control) with a single discharge point will not be acceptable. The LLFA expect an interconnected drainage design to include source control/ property level control (e.g. permeable pavement and rain gardens), green and open conveying systems / green corridors (e.g. green swales and ditches) and regional controls (e.g. attenuation basins).
- v. The maximum discharge rate from the development site would be expected to be reduced to greenfield runoff rate wherever possible. As a minimum, brownfield sites should reduce the discharge by 50%, from the existing site runoff OR from the original un-surcharged pipe-full capacity of the existing system, whichever is the lowest, depending on sufficient capacity in the recipient feature(s). The maximum discharge rate is determined by the Lead Local Flood Authority in collaboration with United Utilities (UU) where the surface water discharges to the UU systems.
- vi. Where the proposals are connecting to an existing drainage system, it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.
- vii. Detailed drainage scheme plan showing the layout of the proposed drainage network, post development impermeable area, the location of storage within the proposed development and how these relate to the submitted calculations, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients diameters and dimensions will be required. The methods of flow control must be detailed as should non-conventional elements such as pond and permeable paving.
- viii. Sufficient information on the correct number of treatment stages in the surface water management train will also be required, for further information see the CIRIA SuDS Manual (C753).
- ix. The mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

x. Evidence that exceedance flows and runoff in excess of design criteria shall be considered - calculations and plans shall be provided to show where above ground flooding might occur and where this would pool and flow.

xi An assessment of groundwater levels and its fluctuations will be required.

B) Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a management company.

- Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

- Details for planned maintenance and a mechanism for remedial and urgent repair works.

- Means of access for inspection and maintenance purposes.

The approved plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure a satisfactory drainage system is provided to serve the development and to ensure the effectiveness of flood risk in accordance with the National Planning Policy Framework (2024), House of Commons Written Statement 161 for Sustainable Drainage Systems (2014), Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

7. Notwithstanding the Construction Phase Environmental Management Plan dated 4 March 2025, received 5 March 2025, no part of the development hereby permitted shall be commenced until a revised management plan is submitted which includes the following detail:

a) Working hours, 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays / Public Holidays.

b) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.

c) Methods for dust control and suppression.

d) Details to ensure that mains power is available at the earliest opportunity (where temporary generators need to be used overnight then hybrid generators are the preferred choice so to prevent the potential for noise complaints).

e) Location and layout of the site compound(s) including identification of areas for the storage of plant and materials, loading / unloading and turning areas for delivery vehicles.

f) The areas for the storage of plant and materials.

g) Details of wheel washing facilities including location and type.

h) Management of deliveries including prevention of waiting / layover of construction related traffic on the highway, measures for the control of traffic to and from the site

and consideration of any temporary traffic management arrangements which may be necessary during periods of construction.

i) Construction staff parking arrangements.

j) Adequate provision for addressing any abnormal wear and tear to the highway (including grass verge (pre-commencement photo survey required)).

The development shall thereafter be carried out only in accordance with the measures described within the agreed construction management plan.

Reason: To ensure a satisfactory development of the site in the interests of protecting the amenity of the environment and the surrounding area and to comply with the National Planning Policy Framework (2024), Saved Policies EC3 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

8. Any fixed plant and machinery associated with the development hereby permitted shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To safeguard surrounding occupiers from noise and disturbance in the interests of amenity and to comply with the National Planning Policy Framework (2024), Saved Policies EC3 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

9. The development hereby permitted shall not be brought into use until the areas indicated on the approved Proposed Site Plan Drawing No. 241003-U3L-XX-GF-DR-A-00003, received 5 March 2025 have been set aside for parking (across the full site), servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These approved areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply the National Planning Policy Framework (2024), Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD (2010).

10. No development hereby permitted shall first be occupied until a scheme for the provision of cycle and motorcycle parking in accordance with the Council's parking standards (Ensuring a Choice of Travel SPD 2010), has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the Council's parking standards require a minimum of 2 no. cycle parking spaces and 2 no. motorcycle spaces to serve the approved development. Long stay cycle parking must be covered and offer a means to secure the cycles.

The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with the National Planning Policy Framework (2024), Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD (2010).

11. Prior to the first occupation or use of the development hereby permitted, a signage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, number, design, and location of traffic signs in accordance with Diagrams 833, 834, 835, and 836 of the Traffic Signs Regulations and General Directions (as amended).

For the avoidance of doubt this relates to the signage associated with the proposed one-way access system and relates to the 'In / Out' and 'No Exit / No Entry' signs.

The approved signage scheme details shall be implemented in full prior to first occupation or use of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure safe and appropriate use of the access and surrounding highway network in the interests of highway safety and to comply with the National Planning Policy Framework (2024) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

12. Prior to any installation of external lighting, a scheme detailing the lighting shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the steps taken to minimise light pollution and shall include an Isolux plot and luminosity details and manufacturer's specifications to demonstrate that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met.

The development shall be carried out only in accordance with the agreed details and works which form part of the scheme shall be implemented prior to first occupation of the development and maintained thereafter in accordance with the agreed details.

Reason: To ensure that light pollution is minimised and that any lighting does not adversely impact on local amenity and to ensure compliance with the National Planning Policy Framework (2024), Saved Policies EC3 and ENV3 in the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Local Plan: Core Strategy, adopted January 2016.

13. Prior to the erection of the proposed palisade fencing and gates precise scheme details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include elevational details together with of the materials and finished colour.

The fencing and gates shall be finished in accordance with the agreed details prior to their installation and installed prior to first occupation of the unit to which they relate. The approved scheme details shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure compliance with the National Planning Policy Framework (2024), Saved Policies DQ2, EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

14. Notwithstanding the approved layout plan, precise scheme details of the bin store shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall include details of the type of receptacle and the compound boundary treatment, which shall include elevational details, materials and finished colour.

Reason: In the interests of visual amenity and to ensure compliance with the National Planning Policy Framework (2024), Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

15. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority (other than in those areas expressly shown for those purposes on the approved plans).

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/03/2025	241003-U3L-02-ZZ-DR-A-3102	02	PROPOSED NEW BUILD ELEVATIONS
21/01/2025	241003-U3L-XX-GF-DR-A-00001	01	LOCATION PLAN
05/03/2025	241003-U3L-XX-GF-DR-A-00003	02	PROPOSED SITE PLAN
21/01/2025	241003-U3L-01-GF-DR-A-1003	01	PROPOSED GROUND FLOOR PLAN MAIN BUILDING
21/01/2025	241003-U3L-01-01-DR-A-1004	01	PROPOSED ROOF PLAN MAIN BUILDING
21/01/2025	241003-U3L-02-ZZ-DR-A-1005	01	PROPOSED GROUND FLOOR + ROOF PLAN NEW BUILD
05/03/2025	241003-U3L-01-ZZ-DR-A-3101	02	PROPOSED ELEVATIONS MAIN BUILDING
21/01/2025	241003-U3L-XX-ZZ-DR-A-3103	01	SITE ELEVATIONS
05/03/2025	AL-83-001	01	REFUSE VEHICLE TRACKING
05/03/2025	AL-83-002	01	CAR TRACKING
05/03/2025	RPT_241003_C2_003	P1	PLANNING STATEMENT IN SUPPORT OF PLANNING APPLICATION

26/03/2025	CCG-C-25-15323	0	FLOOD RISK ASSESSMENT REPORT (MARCH 2025)
26/03/2025	CCG-C-25-15318	0	PHASE I GEOENVIRONMENTAL REPORT
05/03/2025	-	-	SITE WASTE 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:-

The Joint Merseyside and Halton Waste Local Plan 2013

WM8 - Waste Prevention and Resource Management

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS4 - Economy and Employment

CS7 - Transport Networks

CS24 - Managing Flood Risk

CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks

CS19 - Design Quality and Accessibility in New Development

CS22 - Sustainable and Low Carbon Development

CS26 - Waste Management

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

EC3 - Primarily Industrial Areas

T7 - New Development and Walking & Cycling Routes

T10 - Access for the Less Mobile

DQ2 - Security in the Built Environment

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV4 - Hazardous Substances

ENV5 - Contaminated Land

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 (Maxine Wishart on 0151 443 2319)

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.

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 1 **Merseyside Fire and Rescue Authority**
The comments of Merseyside Fire and Rescue Authority in their letter dated 15 May 2025 (as attached).
- 2 **Utilities Water Limited**
The comments of United Utilities Water Limited in their letter dated 30 April 2025 (as attached).
- 3 **Environmental Advisory Service (MEAS) - (Contaminated Land)**
The comments of MEAS

MEAS Comments as follows:

Please find below observations and comments following a technical review of the following report submitted in support of the planning application:

Phase I Geo-Environmental Report for Land at No. 16 Woodward Road, Knowsley Industrial Park, Kirkby, Merseyside, L33 2UZ, CC Geotechnical Limited, March 2025, Ref: CCG-C-25-15318.

The Phase I report has identified the potential for land contamination to be present and recommends that a Phase II intrusive investigation is undertaken. MEAS agree with this recommendation and advise that the standard land contamination condition is attached to any planning decision should approval be granted. There is no requirement for the submission of a Phase I report, as satisfactory information has already been provided with the planning application. Further comments and observations are provided below.

Comments and Observations

1. Within Section 9.0 Aims and Proposed Scope of Phase II Intrusive Investigation of the Phase I Report it is stated that, to comply with CIRIA C665 for a "Moderate" risk site, it is proposed that gas monitoring is undertaken as a minimum on 4nr occasions, distributed over a 1-month period. However, with reference to Tables 5.5a and 5.5b of CIRIA C665, for a low

sensitivity development, the typical frequency and duration of monitoring for a moderate generation potential source is six visits over a three-month period.

2. It is accepted that the duration and frequency of monitoring may be greater or less than the typical duration/frequencies given by C665 based on site-specific circumstances; the suitability of the monitoring program undertaken must be justified by demonstrable evidence.

3. It is proposed that a minimum of 5no. samples are to be subject to chemical analysis. MEAS advise that additional analysis may be required, based on the nature of the ground conditions encountered, to ensure that sufficient representative sampling and analysis is undertaken.

A handwritten signature in black ink, appearing to read 'D. L. Smith'.

Executive Director - Regeneration and Economic Development

Date: 13 June 2025

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.