



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00426/FUL

Name and address of applicant

MFG Construction NW Ltd
Optimum House
320 Hale Road
Widnes
Cheshire
WA8 8PX

Name and address of agent

Revival Architecture Ltd
Suite 203
Queens Dock Business Centre
67-83 Norfolk Street
Liverpool
L1 0BG

Date of Receipt: 14 July 2025

Date Valid: 14 July 2025

Address/Location Of Development:

**433 - 435 Cronton Road
Cronton
Knowsley
WA8 5QG**

Description of Development:

**CHANGE OF USE OF RESIDENTIAL ANCILLARY ANNEX (C3) TO A SELF
CONTAINED 1 BEDROOM APARTMENT WITH ALTERATIONS TO 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 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. Prior to the one bedroomed flat hereby permitted being occupied the access ramp to the side of the existing annex shall be removed in its entirety and the land hard

surfaced to match the existing hardstanding, and so maintained at all times the permitted flat remains in use.

Reasons: To ensure that the parking shown on the approved swept path analysis drawing can be achieved and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Plan adopted June 2006.

4. Notwithstanding any submitted drawings the width of access / egress of the site shall be a minimum of 8m as shown on the submitted drawing Proposed Plans and Elevations referenced Dwg. No. 2036-RA-XX-XX-DR-A-0100 Rev PO4 and shall be implemented as such prior to the first use of the flat hereby permitted and shall be so retained or at greater width at all times the flat hereby permitted is on site.

Reason: To ensure adequate access and egress to and from the parking space of the flat at all times in the interests of highway safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

5. Prior to first occupation of the flat hereby permitted details of the hedging to be installed to the front boundary behind the existing front wall shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include species, size, establishment details and maintenance programme. For the avoidance of doubt the hedge shall be 1.8m high for a length of 3.7m from the party boundary with 431 Cronton Road and then shall be no more than 1.2m in height for a length of 3.1m, to the widened site access / egress.

The approved hedging shall be implemented prior to the first occupation of the flat. The hedging shall not exceed the stated heights at all times the hedging is on site.

Should the hedging or any part of it be removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting it shall be replaced within the next planting season by hedging of similar size and species to that originally agreed

Reason: In the interests of visual and residential amenity, highway safety and to comply with Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6. Prior to the first occupation of the flat hereby permitted a bin store/shielding shall be installed in accordance with details previously submitted to and agreed in writing with the Local Planning Authority. The approved bin store/shield shall be retained on site at all times the permitted flat is in use.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

7. Notwithstanding any description of materials in the application, no material shall be used externally on the flat hereby permitted without samples and specifications being 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 agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. Notwithstanding the submitted drawings Proposed Plans and Elevations referenced Dwg. No. 2036-RA-XX-XX-DR-A-0100 Rev PO4 and Swept Path Analysis of Large Car referenced Dwg. No. J250529-001 the party boundary treatment from the front elevation of the flat hereby permitted shall be a 1.8m high brick wall rather than a 1.8m high fence as indicated with the front wall being retained as existing and not heightened. Details of the brick to be used in the construction of the wall shall be submitted to and agreed in writing prior to the construction of the wall, and the wall shall be installed prior to the first occupation of the flat hereby permitted. The agreed wall shall remain on site at all times that the flat is in use.

Reason: In the interests of visual amenity, to ensure satisfactory privacy for occupants of the proposed flat, and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. The electric vehicle charging point for the flat hereby permitted shown on the drawing Proposed Plans and Elevations referenced Dwg. No. 2036-RA-XX-XX-DR-A-0100 Rev PO4 shall be installed and available for use prior to the first occupation of the flat and shall be weatherproof.

The charge point shall be to the following specifications:

- a. A minimum of 7KW.
- b. At Least Mode 3 or equivalent,
- c. Untethered.
- d. Located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M,

unless otherwise agreed in writing by the Local Planning Authority.

The EV charging point shall be clearly marked as such and the purpose and use explained to new occupants, either within their new home welcome pack/travel planning advice or as a separate leaflet if such pack is not provided.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 109.

10. Notwithstanding the details submitted prior to the first occupation of the flat hereby permitted a scheme for the provision of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the cycle parking must be covered and offer a means to secure the cycle(s). The approved scheme shall be implemented before first occupation off the flat and any retained as such thereafter at all times the flat is in use.

Reason: To ensure that adequate provision is made for cycle parking on the site and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/07/2025	2036-RA-XX-XX-DR-A-0000	-	LOCATION PLAN
05/11/2025	2036-RA-XX-XX-DR-A-0100	P05	PROPOSED PLANS AND ELEVATIONS

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:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential 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 (Lee Osborne on 0151 443 2395)

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.

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.

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

Executive Director - Regeneration and Economic Development

Date: 12 November 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.
- 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.