

Regeneration and Economic Development Department

APPLICATION NO: 21/00522/FUL

APPLICANT: McDonald's Restaurants Ltd

WARD AFFECTED: Whitefield

DEVELOPMENT: ERECTION OF SMOKING SHELTER AND INSTALLATION OF 2NO. SHEFFIELD CYCLE STANDS INCLUDING ASSOCIATED WORKS TO THE SITE

LOCATION OF SITE: Mc Donalds Restaurant, Irlam Drive, Kirkby Town Centre, Knowsley, L32 8RJ,

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

Strategic Road Network - Strategic Road Network

Town and District Centres - Town And District Centres - Kirkby Town Centre

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS10 - Principal Regeneration Area - Kirkby Town Centre

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 20 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the addition of a smoking shelter, plus two cycle stands to the existing McDonalds restaurant, Irlam Drive. The footprint of the shelter would measure 1.5m by 3m and would have shallowed pitched roof, with a maximum height of 2.4m.

POLICY CONSIDERATION

The application site is located within Kirkby Town Centre. The proposed development is consistent with the allocation and the existing use within the site. Therefore, the development is acceptable in principle.

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ASSESSMENT

The smoking shelter and the bike racks are proposed to the rear of the existing bin store. As such they would not be particularly visible from the highway and the main views would be from within the carpark and associated drive through area. The shelter and bike racks are minor in scale and would not appear out of keeping with the use of the site. The development is therefore of an acceptable design.

Given the small scale, the proposal would not affect the amenity of any surrounding businesses or residential properties.

CONCLUSION

The proposal is of an acceptable design and would not have a detrimental effect on the visual amenity of the area. The development complies with the local planning policies and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be granted 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/07/2021	MFO-01-01-01	-	ELEVATIONS
21/06/2021	12273_AEW_102 2_SK02	-	FLOOR PLAN
21/06/2021	12273_AEW_102 2_1004 Rev.A	-	PROPOSED SITE PLAN

Informatives

Louise Everard

7 October 2021

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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