



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00257/FUL

Name and address of applicant

Ava Liverpool Ltd
48-52 Penny Lane
Liverpool
L18 3JF

Name and address of agent

Pegasus Group
4 St Paul's Square
Liverpool
L3 9SJ

Date of Receipt: 17 April 2025

Date Valid: 27 August 2025

Address/Location Of Development:

5 - 11 Eccleston Street
Prescot
Knowsley
L34 5QA

Description of Development:

CONVERSION TO MIXED USE INCLUDING GROUND FLOOR RESTAURANT AND SERVICED APARTMENTS TO UPPER FLOORS (CLASS E AND C1 RESPECTIVELY) TOGETHER WITH THE DEMOLITION OF EXISTING REAR OUTRIGGER AND ERECTION OF REAR CONSERVATORY

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 commencement of development a Construction Management Statement shall be submitted to and agreed in writing by the Local Planning Authority that details the

means of mitigation of construction effects. This shall include but not be limited to the following:

- a. 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. For the avoidance of doubt, deliveries are only allowed between midnight and 10.00am in accordance with existing restrictions on Eccleston Street.
- b. a scheme for the control of noise and dust from site operations.

The approved Construction Management Statement shall be implemented in full throughout the construction period and all contractors and site personnel shall adhere to its provisions at all times.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

4. No demolition or development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing.

Reason: In order to ensure appropriate recording of any archaeology.

5. Prior to commencement of development, the following details shall have been submitted to and been approved by, the local planning authority:
 - a. Details of the proposed windows and lintels.
 - b. Details of the proposed mortar mix(es) and method statement for lime mortar repointing and new work.
 - c. Details of the proposed shading system to the proposed glazed roof
 - d. Details of the proposed extract grilles to the rear elevation
 - e. Details of the proposed framing and colour to the powder coated steel window surround and aluminium bifold doors, framing to the glazed roof and capping to the parapet brick wall.
 - f. Details and samples of the proposed cast iron rainwater goods, hoppers, brackets and downpipes.
 - g. Details and confirmation of the rooflight models and their proposed installation - to be set flush with the roof slope (and that any making good to slates around the new rooflight openings shall be to match the existing).
 - h. Provision of a sample of the proposed bricks for the extension for approval (Vandersanden Wickford) and confirmation that making good to new openings will be in re-used existing bricks toothed into the existing.
 - i. A method statement specification and test sample patches shall be prepared indicating the proposed cleaning method for any removal of paint on stone gutter, cills, lintels and elevations; such details and test patches shall be submitted to and agreed with the LPA in writing prior to such (DOFF or other) cleaning works being carried out.
 - j. Confirmation / provision of a sample of the proposed brick finish to the chimney enclosure, including its dimensions and termination and capping detail.

Works shall be carried out in accordance with the approved details prior to occupation and retained as such hereafter.

Reason: In order to protect and enhance the appearance of the Prescott Town Centre Conservation Area.

6. No part of the development hereby permitted shall commence until a scheme for the protection of the apartments from noise from Prescott Town Centre and noise from the restaurant has been submitted to and approved in writing by the local planning authority.

The scheme shall be based on the findings of an approved noise survey. All works which form part of the scheme shall be completed before any of the relevant dwellings are occupied and retained at all times thereafter.

The scheme shall ensure that noise exposure within living rooms and bedrooms and gardens does not exceed the relevant standards. Where windows are required to be kept closed to meet the indoor noise levels then an alternative means of ventilation shall be provided.

The scheme shall be implemented prior to occupation of any of the apartments.

Reason: In order to protect occupants of the upper floors from excessive noise.

7. The proposed development shall not be brought into use until a detailed scheme for the proposed cycle storage and associated staff wash/changing facilities has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to first use of the development and shall be retained thereafter for the lifetime of the development.

For the avoidance of doubt, long-stay cycle parking must be covered and provide a secure means of storing cycles. The inclusion of wash and changing facilities is required to support and encourage a modal shift towards active travel.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Core Strategy, adopted January 2016

8. Prior to the commencement of use, a suitably sized grease trap shall be installed on all drainage outlets serving the restaurant kitchen. The grease trap shall be maintained and operated in accordance with the manufacturer's recommendations. Details of the system, including maintenance arrangements, shall have been submitted to and have been approved by the Local Planning Authority prior to installation.

Reason: In order to provide appropriate disposal of kitchen waste.

9. Fixed plant and machinery associated with the development 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 protect future occupiers from noise.

10. 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.

Reason: to protect human health from contamination.

11. No deliveries or refuse collections shall take place outside the hours of 07:00 to 20:00 hours on any day without prior written permission from the local planning authority.

Reason: In order to reduce late night noise from refuse collection.

12. No demolition/ construction work shall take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.

Reason: In order to protect neighbours from inappropriate noise.

13. The restaurant shall only be open to the public between the hours of 08:00 to midnight on any day.

Reason: In order to protect occupants of the rooms from late night noise.

14. The first and second floors shall be used solely as C1 hotel accommodation and for no other purpose.

Reason: In order to allow a planning assessment of any future change of use.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/04/2026	1286-02-02-002	REV D	SITE LAYOUT PLAN - PROPOSED
24/04/2026	1286-02-03-012	REV D	GROUND FLOOR PLAN - PROPOSED
24/04/2026	1286-02-04-005	REV E	LEFT SIDE ELEVATION - PROPOSED
24/04/2026	1286-02-04-004	REV E	FRONT & REAR ELEVATION - PROPOSED
17/04/2025	-	-	LOCATION PLAN
24/04/2026	1286-02-03-004	REV D	GROUND FLOOR PLAN - PROPOSED
24/04/2026	1286-02-03-005	REV D	FIRST FLOOR PLAN - PROPOSED
24/04/2026	1286-02-03-006	REV D	SECOND FLOOR PLAN - PROPOSED

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

CS3 - Housing Supply, Delivery and Distribution

CS6 - Town Centres and Retail Strategy

CS7 - Transport Networks

CS8 - Green Infrastructure

CS14 - Principal Regeneration Area - Prescott Town Centre

CS17 - Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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

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 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.

Informative

1. Please note that guests staying in the serviced apartments, visitors to the restaurant, and restaurant employees are not entitled to any parking spaces in Council-owned car parks. The Council will also not issue parking permits for these properties. There is no on-street parking on Eccleston Street, and parking in the area is strictly controlled by a Traffic Regulation Order. Parking permits are not available for apartment guests, restaurant visitors, or staff. Anyone arriving by car will need to use one of the nearby Town Centre car parks. The existing residents' parking scheme is already at full capacity and cannot accommodate any additional parking demand from this development.
2. See attached letter from Merseyside Fire Authority



Dale Milburn

Executive Director – PLACE

Date: 9 June 2026

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.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Email: dcconsultations@knowsley.gov.uk

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: David Shawcroft
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 25/00257/FUL Our ref: 00440031/1361681/DS/LM Date: 9th September 2025

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 25/00257/FUL
PROPOSAL: CONVERSION TO MIXED USE INCLUDING GROUND FLOOR
RESTAURANT AND SERVICED APARTMENTS TO UPPER FLOORS (CLASS E AND
C1 RESPECTIVELY) TOGETHER WITH THE DEMOLITION OF EXISTING REAR
OUTRIGGER AND ERECTION OF REAR CONSERVATORY
ADDRESS: 5 - 11 Eccleston Street Prescot Knowsley

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,

David Shawcroft

Authorised Fire Safety Inspecting Officer

And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.