

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00257/FUL **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Prescot
Town Council

LOCATION: 5 - 11 Eccleston Street, Prescot, Knowsley, L34 5QA

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

Site Description

The application site consists of several two and three storey buildings on the western part of Eccleston Street, within Prescot Town Centre. To the north is the Shakespeare Playhouse, to the west is Prescot Parish Church, whilst to the south and east are other town centre shops. The site is within the Prescot Town Centre Conservation area.

Proposal

The proposal is for the 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 ground floor rear conservatory would be 7.3 m long, 13.05 metres wide and 2.85 metres high.
- There would be two new rooflights on the second floor at the rear.
- There would be 4 new windows at the rear with 3 at first floor and 1 window on the second floor at the rear.
- There would be 3 new side windows, 1 at ground floor and 2 at second floor.
- There would be a new kitchen extract at the side of the building from ground floor to the top of the building with a height of 10.07 metres.

There would be a total of 5 Hotel apartments on the first and second floors consisting of the following apartments:

- Apartment 1 – 64m².
- Apartment 2 – 33m².
- Apartment 3 – 39m².

- Apartment 4 – 47m2.
- Apartment 5 – 89m2.

Consultations

Conservation – The brick enclosure would still have a minor negative visual impact and result in a slight level of less than substantial harm to the character and appearance of the conservation area and a negligible level of less than substantial harm to the significance of the Grade I Church of St Mary. The brick enclosure would need to be justified. P213 of the NPPF requires clear and convincing justification to be given for any harm. P215 of the NPPF allows LPAs to consider the less than substantial harm against the public benefits generated by a proposal, including where appropriate securing an optimum viable use.

Environmental Health - No objection subject to conditions in relation to opening hours, Protection of residential amenity from noise, fixed plant noise, contaminated land, waste collections and deliveries, grease trap, demolition/ construction times, and a demolition/ construction management plan.

Highways – The development is located in a sustainable location with excellent access to public transport, walking and cycling facilities, and existing town centre parking. It is not expected to generate a significant increase in vehicle trips or have an adverse impact on the local highway network. No objection subject to conditions to secure cycle parking and a Construction Management Statement and an informative in relation to dropped kerb crossings.

Merseyside Fire and Rescue – No objection subject to informatives.

Representations

This application has been publicised by letters sent to 32 neighbours and by a site notice and press notice. No representations have been received.

Planning History

23/02769/KMBC1 - REPAIR AND REFURBISHMENT OF THE BUILDING INCLUDING NEW WINDOWS AND NEW SHOP FRONT - granted - 02.01.2024

98/00582/CAC - DEMOLITION OF OUTRIGGER TO REAR OF PREMISES – granted – 11.02.1999

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

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

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

Core Strategy Policy CS6 (Town Centres and Retail Strategy) states Huyton, Kirkby and Prescott Town Centres will enhance their equal role in providing comparison and convenience shopping. This will be supplemented by a complementary mix of leisure, health, residential, education, cultural, employment, service uses and complementary evening and night time uses.

Policy CS14 (Principal Regeneration Area – Prescott Town Centre) states that:

“1) The future viability and vitality of Prescott Town Centre will be supported by (in no order of priority):

- a) Encouraging a wider mix of town centre uses, services and facilities in areas surrounding Eccleston Street, including key services, residential, employment uses, cultural and leisure facilities to create a distinctive identity and a complementary evening economy;*
- b) Directing new retail development and other town centre uses towards Prescott Town Centre to ensure a healthy and balanced offer, with priority given to intensifying the retail function in a consolidated primary shopping area in the area of Eccleston Street and surrounding streets;*
- c) Improving linkages and integration between Cables Retail Park and the existing town centre, including appropriate new town centre development along Sewell Street, and extending the designated town centre boundary in this direction; and*
- d) Using the historic assets of the town centre and surrounding areas, and the recreational potential of Knowsley Safari Park, to maximise tourism and cultural opportunities”.*

Page 20 of the Town Centre Uses SPD states the following:

Guidance: Residential Development Within Retail Centres

“1. The provision of residential development within town, district, major or medium local centres, or local shopping centres / parades will generally be supported when it is demonstrated the residential use will not be detrimental to the vitality and viability of the centre, including through: i. the conversion of under-utilised upper floors of commercial buildings into residential properties; ii. the inclusion of new homes as part of town centre mixed-use development schemes; and iii. the potential redevelopment of existing sites.

2. Proposals for new residential accommodation in the retail centre should not unreasonably restrict existing businesses and community facilities and should integrate effectively with them.

3. Proposals for residential accommodation in the retail centre should ensure:

- i. appropriate and safe access arrangements and provide appropriate parking provision where necessary;*
- ii. well designed and accessible cycle parking;*
- iii. appropriate and well-located waste and recycling facilities; and*
- iv. an appropriate level of residential amenity is provided for prospective residents”.*

The application site is situated within Prescott Town Centre and Prescott Town Centre Principal Regeneration Area. This is primarily for comparison and convenience shopping but with complementary uses including residential. The use of the ground floor as a restaurant is considered to be an appropriate town centre use, whilst the use of upper floors for residential uses would be compatible with the existing town centre uses within the area and the proposed restaurant use. Overall, the proposal is considered to be acceptable in principle and consistent with Core Strategy Policies CS6, CS14 and the Town Centre SPD.

HERITAGE

Legislation and Policy

The principal statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPAs should, in coming to decisions, consider the principal Act, which states the following:

Listed buildings – Section 66 (1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Conservation areas – Section 72(1)

In undertaking its role as a planning authority the Council, in respect to any buildings or land in conservation areas, should pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Policy CS20 (Managing the Borough's Historic Environment) in the Core Strategy states the following:

“1) Development proposals in Knowsley should preserve or enhance the borough’s historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;*
- b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;*
- c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;*
- d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.*

2) The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:

- a) Enable a use for a purpose sympathetic to its conservation;*
- b) Retain or introduce public access; and*
- c) Enhance the importance of the asset for local tourism, leisure or the economy.*

3) Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.

4) Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision making process”.

UDP Policy DQ5 states that:

“1. New development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area;*
- b) Existing plot layouts and the street scene;*
- c) Important views into, within and out of the Conservation Area;*
- d) The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls, and traditional paving);*
- e) Likely levels of noise, pollution, traffic, parking or disturbance that may be caused by the development; and*
- f) The visual impact of any vehicular access, parking or servicing/delivery areas that are needed to serve the development”*

Para 210 of the NPPF states in determining planning applications LPAs should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

Para 212 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

Para 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Para 215 states that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 219 states that LPAs should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals which preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

Assessment

The application site is located in the Prescot Town Centre Conservation Area. There is also a (Grade I) listed building to the west - Church of St Mary.

- The ground floor rear conservatory would be 7.3 m long, 13.05 metres wide and 2.85 metres high.
- There would be two new rooflights on the second floor at the rear.
- There would be 4 new windows at the rear with 3 at first floor and 1 window on the second floor at the rear.
- There would be 3 new side windows, 1 at ground floor and 2 at second floor.
- There would be a new kitchen extract at the side of the building from ground floor to the top of the building with a height of 10.07 metres.

Conservatory and Windows

In relation to the conservatory extension, the scale of the extension is considered acceptable and would be in keeping with the main building in principle, as long as samples of the materials are provided prior to works commencing. This will be secured via planning condition.

In terms of the proposed rooflights and windows, these are necessary to ensure adequate light and outlook for future occupiers and would not harm the character of the Conservation Area provided that appropriate materials are used. This will be secured via planning condition.

Overall, the proposed conservatory extension and window alterations would not adversely affect either the Conservation Area or setting of the Church of St Mary listed building. This is supported by the views of the council's Conservation officer who is of the opinion that these elements would not harm the character and appearance of the Conservation Area.

Kitchen Extract

In relation to the proposed kitchen extract, this would be a tall structure (10.07 metres tall) that due to its scale would be uncharacteristic of the Conservation Area. This would result in a minor degree of harm to the character of the Conservation Area and a negligible level of harm to the significance of the Grade I Church of St Mary. The level of harm has been reduced through amendments to the scheme (the original proposal included a metal chimney). However, the harm cannot be reduced any further due to fire safety and building regulations which make an internal duct unfeasible. This has been demonstrated by the applicant's statement received on the 1st June 2026.

The level of harm to both the Conservation Area and listed building is considered to be less than substantial harm.

In weighing up the public benefits of the scheme in accordance with NPPF para 215, there are the following public benefits of the scheme.

- The proposal will regenerate and bring back into productive use a vacant and derelict building within a prominent location within Prescot Town Centre. The area is identified as a priority for regeneration.

- The proposal will result in additional hotel accommodation within Prescott Town Centre providing economic benefits and boosting the visitor economy.
- The restaurant use will create jobs and boost the night time economy of Prescott Town Centre.

Overall, these public benefits are considered to outweigh the minor and negligible harm to the Conservation Area and the Church of St Mary listed building respectively.

Planning conditions are proposed to ensure that all alterations to the building are of appropriate materials and specification and would preserve the character of the building. A written scheme of investigation is required in order to ensure appropriate recording of any information.

The proposal therefore would be acceptable and would comply with Core Strategy Policy CS20, UDP Policy DQ5 and the NPPF.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

Existing residents

There are no residential dwellings near to the site that would be affected as the proposal is mostly internal changes with only minor external works. There are other commercial premises nearby, however, any potential noise impacts would be controlled via planning conditions.

Overall, there would be no harm to the amenity of neighbouring dwellings and the proposal would be in compliance with Local Plan policy CS19.

Future occupiers

The proposed dwellings would be below standards in terms of meeting the national minimum space standards and there would be no amenity space. However, as the proposed use is Class C1 (Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided), this is acceptable. The apartments would be used as short term accommodation rather than permanent accommodation. A planning condition will be attached to secure this and to prevent the use of the premises as C3 dwellings without further consideration.

In relation to light and outlook, all main habitable room windows would be served by a window or rooflight which is considered to provide sufficient light and outlook for the occupiers of the properties.

In relation to noise impacts, conditions in relation to noise, opening hours and deliveries are proposed to mitigate any potential noise impacts and protect residential amenity. Subject to these conditions, there will be no harm to the amenity of future occupiers. This is supported by the council's Environmental Health team who have no objection subject to conditions.

Overall, it is considered that the development will provide a good standard of amenity for future occupiers. The development complies with Policy CS19 of the Core strategy as it would result in a good standard of amenity for occupiers and neighbouring properties.

HIGHWAYS

Part 2 of Policy CS7 (Transport Networks) states that:

Location, Design and Management of New Development

2) New development will be required to be:

- a) Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. Where deficiencies are identified, developer contributions will be required to improve the accessibility of the location;*
- b) Located and designed to ensure that larger scale proposals (attracting a lot of visitors, customers and/or employees) are located in the most accessible locations;*
- c) Where subject to a planning application, accompanied (except in the case of smaller scale proposals) by Transport Assessments and/or Travel Plans;*
- d) In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development;*
- e) Inclusive of measures that will mitigate carbon emissions and improve air quality where appropriate; and*
- f) Consistent with safeguarding arrangements that secure the operational integrity and safety of Liverpool John Lennon Airport.*

NPPF para 116 states that a development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the cumulative impacts would be severe.

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.

The development is located in a sustainable location with excellent access to public transport, walking and cycling facilities, and existing town centre parking. It is not expected to generate a significant increase in vehicle trips or have an adverse impact on the local highway network.

Overall, there would be no harm to highway safety subject to conditions to secure cycle parking and a construction management statement. This is supported by the council's highways department who have no objection subject to conditions. Overall, the application complies with Core Strategy Policy CS7 and the NPPF.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to heritage assets amenity or highway safety. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2019).

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) Plans

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.

Pre Commencement

- 3) CMS

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 Ecclestone 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) Archaeology

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) Conservation

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) Noise Scheme

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.

Pre occupation

7) Cycle Parking

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) Grease Trap

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.

Ongoing

9) Fixed Plant Noise

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing L_{A90} 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) Contamination

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) Refuse Collection

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) Demolition/ Construction Hours

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) Restaurant Opening Hours

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) C1 Hotel

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.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Jo Sheridan**

Date: **09/06/2026**

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/04/2026	1286-02-04-004	E	Proposed Front and rear elevations
24/04/2026	1286-02-04-005	E	Left Side Elevation - Proposed
24/04/2026	1286-02-03-012	D	Roof Plan - Existing & Proposed
24/04/2026	1286 -02 -03-006	D	Second Floor Plan - Proposed
24/04/2026	1286 -02 -03-005	D	First Floor Plan - Proposed
24/04/2026	1286 -02 -03-004	D	Ground Floor Plan - Proposed
24/04/2026	1286-02-02-002	D	Site Layout Plan - Proposed
17/04/2025	-	-	Location Plan

INFORMATIVES

1) Highways

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 Ecclestone 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) Merseyside Fire and Rescue – See Letter