



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00533/COU

Name and address of applicant

Nest Residential Care Ltd
Tray Ash Farm
Ash Lane
Tarbock Green
Knowsley
WA8 8JS

Name and address of agent

Evolve Architects Ltd
10 Queens Drive
Prenton
Wirral
CH43 0RP

Date of Receipt: 22 September 2025

Date Valid: 5 January 2026

Address/Location Of Development:

**Tray Ash Farm Barn
Ash Lane
Tarbock Green
Knowsley
WA8 8JS**

Description of Development:

**MATERIAL CHANGE OF USE OF PROPERTY FROM C3 (DWELLING HOUSE) TO
C2 (PROVISION OF RESIDENTIAL ACCOMMODATION AND CARE TO PEOPLE
IN NEED OF CARE) FOR A MAXIMUM OF 4NO CHILDREN**

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 number of children at the premises shall not exceed 4no. at any time.

Reason: In order to ensure no detrimental impacts on the local highway network and to maintain the level of amenity enjoyed by local residents.

4. No development shall take place until a scheme for the provision of two covered and secure cycle parking spaces, in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development and shall be retained thereafter. For the avoidance of doubt, long stay cycle parking must be covered and provide a means of securely locking cycles.

Reason: To ensure adequate provision is made for secure and covered cycle parking and to comply with Policy CS7 of the Core Strategy (2016).

5. The staffing levels and shift patterns associated with the use hereby permitted shall not exceed or differ from those set out in the submitted Statement of Purpose for Nest Residential Care Ltd received 16 December 2025 and the completed Children's Home Pro-Forma received 10 October 2025.

Reason: To ensure that the intensity of the use remains as assessed and to safeguard the amenity of nearby residents and to comply with the National Planning Policy Framework (2024), Saved Policies H5, ENV2 and DQ2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/12/2025	388A-04101	P02	PROPOSED GROUND FLOOR PLAN
16/12/2025	388A-04102	P02	PROPOSED FIRST FLOOR PLAN
16/12/2025	388A-04103	P02	PROPOSED ROOF PLAN
16/12/2025	388A-05101	P02	PROPOSED NORTH AND EAST ELEVATIONS
16/12/2025	388A-05102	P02	PROPOSED SOUTH AND WEST ELEVATIONS
16/12/2025	SEPTEMBER 2025	-	STATEMENT OF PURPOSE FOR NEST RESIDENTIAL CARE LTD
16/12/2025	-	-	LOCATION PLAN
10/10/2025	-	-	COMPLETED CHILDRENS HOME PRO-FORMA
10/10/2025	-	-	DRAFT ROTA

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

SD1 - Sustainable Development

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS5 - Green Belt

CS7 - Transport Networks

CS16 - Specialist and Supported Accommodation

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

National Planning Policy Framework

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 (Louise Robinson on 0151 443 3160)

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.

A handwritten signature in black ink, appearing to read "Dale Milburn". The signature is fluid and cursive, with the first letter "D" being particularly large and stylized.

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.
1. 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.

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.