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Knowsley Metropolitan Borough Council
Planning Services
Municipal Buildings
Huyton
Knowsley
L36 9UX

Application submitted via Planning Portal: (PP-13770106)

11 February 2025

Dear Sir/Madam,

FULL PLANNING APPLICATION FOR EXTERNAL ALTERATIONS AT THE TYRE OUTLET, LIVERPOOL ROAD, HUYTON (RESUBMISSION OF PLANNING APPLICATION 24/00328/FUL)

On behalf of our client, Concept Property UK Limited, please find enclosed a full planning application for external alterations at 300-304 Liverpool Road, Huyton. These proposals are effectively a resubmission of a previously approved planning application and permission is sought for an identical form of development other than the rear boundary walls are now proposed to be replaced by a paladin fence product rather than being rebuilt in brickwork. Previous discussions were held with the Council regarding the ability to submit a non-material amendment or a Section 73 application however the Council's preference was for a new full planning application to be lodged.

The proposals include the demolition of an existing garage structure within the rear yard area, demolition and replacement of external boundary walls with new fencing and the laying out of additional car parking spaces, all in conjunction with the existing tyre outlet business.

In accordance with the Council's planning application validation checklist, the following information has been submitted via the Planning Portal:

- Duly completed planning application forms;
- Red edge site location drawing;
- Existing site plan;
- Proposed site plan;
- Proposed demolition plan; and
- Existing and proposed elevations x 2.

As the proposals are for an almost identical form of development, then the planning application continues to be exempt from biodiversity net gain requirements given that there are no preexisting habitats on the site and no priority habitat is affected. The requisite planning fee of £648 has been made via the Planning Portal.

The Existing Planning Consent and Proposed Alterations

On the 21st June 2024 the Council granted full planning permission 24/00328/FUL for the following description of development:

“External reconfiguration works including demolition of garage building and internal boundary walls, demolition and rebuilding of external boundary walls, new site access, laying out of additional car parking spaces and installation of new roller shutter door.”

As detailed in the supporting planning statement the proposals seek to rationalise car parking within the site and to create additional spaces, through the demolition of existing redundant structures and to formalise an exit-only egress point to the eastern boundary onto Cuper Crescent. The proposals as approved contained 16 car parking spaces within the Tyre Outlet site in addition to 3 additional spaces being marked to the immediate east of 304 Liverpool Road at the request of the Council's Highways Officer.

The approved proposed site plan (drawing ref: 13878-AEW-SI-XX-DR-A-0504 Revision P02) indicates the existing loading door to the eastern boundary on Cuper Crescent being replaced with a new roller shutter door for vehicle egress and the adjoining existing gate to the rear alleyway being retained. It also indicates that the rear wall to the alleyway would be rebuilt in the same alignment and to match the existing brick wall. This arrangement is also reflected in the approved elevation drawings (existing and proposed site sections ref: 13878-AEW-SI-XX-DR-A-0505 Revision P02) which indicates the boundary wall to be rebuilt in similar colour brickwork (at the same height) and that the treatment to the rear of unit 304 (facing Cuper Crescent) would be for the wall to be rebuilt to the same height, however, this would also house a new metal roller shutter door and adjoining personnel door.

Following the grant of the planning permission, the proposed structures were further assessed by the proposed contractor and this identified that the proposed approach to the roller shutter door on Cuper Crescent (with a brickwork surround) would be a difficult structure to achieve in practice and that in structural and security terms there is no need to rebuild the rear boundary wall in brickwork in its entirety. It has therefore been concluded that the optimal approach is to utilise a robust paladin fencing product along the entirety of the boundary to be replaced and that a similar arrangement would be proposed for the Cuper Crescent frontage with the existing loading door replaced with a new roller shutter door housed within a steel

frame and integrated with the new fencing. The existing gate to the rear alleyway would be unaffected. The revised arrangements are demonstrated in the updated drawings which are identified below:

- Proposed demolition plan (Revision P4);
- Proposed site plan (Revision P4); and
- Existing and proposed elevations (Sheet 01) (Revision P3).

Assessment

It is concluded that the development would not adversely affect the character or street scene of the area and complies with Policy H5. As noted in the original planning statement, the development would result in visual and environmental benefits through investment in the vacant buildings, as the rear yards and boundary walls are presently in a poor state of repair. The alterations would not lead to any significant impacts, or a major degree of change based on the site in its current format which is essentially a rear yard area with access doors and boundary walls.

It is concluded that the original planning policy assessment remains valid, that the proposals will enhance the local environment and assist an important local business, improving the quality of the local environment. The proposals are compliant with Policy SD1 and CS2 and continue to draw support from Policy CS4 which, along with other objectives, seeks to enhance the quality and efficiency of land use within existing employment areas and to meet employment development needs.

In conclusion the proposed changes are technically required in order to deliver the scheme and will be of benefit in that there will be a reduction in future maintenance requirements. The proposals will permit a valued local employer to improve the business operation and provide a better customer experience with the benefit of new investment into the site which, as originally confirmed, will grow the number of jobs. There is no harm arising in respect of residential amenity and the scheme is therefore policy compliant.

Should any further information or clarification be required, please do not hesitate to contact me.

Yours faithfully

Conor Vallely

Director (MTCP, MRTPI)