



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00568/FUL

Name and address of applicant

Rockmount Property Management Ltd
Penny Lane
Mossley Hill
Liverpool
Merseyside
L18 1DG

Name and address of agent

Revival Architecture Ltd
Unit 203, 67-83 Queens Dock Business
Centre
67 -83 Norfolk Street
Liverpool
L1 0BG

Date of Receipt: 30 September 2025

Date Valid: 27 October 2025

Address/Location Of Development:

**Land At Thursby Walk
Southdene
Kirkby
Knowsley**

Description of Development:

ERECTION OF 3 NO. DWELLINGS

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. Notwithstanding any description of materials in the application, no above ground construction works shall be commenced until a full specification of materials to be used externally on the dwellings and / or samples have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the

type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed details.

Reason: In the interests of visual amenity and to ensure that the development complies with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Design Quality in New Development Supplementary Planning Document, adopted 2016 and New Residential Development Supplementary Planning Document(updated 2018).

4. A Phase I site investigation shall be submitted for written approval prior to works commencing in order to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment.

If identified as necessary by the desk study a Phase 2 site investigation and remediation proposals shall be submitted for approval prior to works commencing. In any event the applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should previously unsuspected contamination be encountered during the development of the site.

A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site to prevent pollution in the interests of human health and the pollution of the water environment and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. No part of the development hereby permitted shall commence until a Demolition/Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of construction effects. The Plan shall include timing / implementation details of each phase and shall include, but not be limited to the following:
 - a. Methods for the mitigation of noise and vibration from building works, including any piling works, and also for the operation of any temporary power generation or pumping plant which will operate overnight.
 - b. Methods for dust control and suppression.
 - c. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - d. Details of methods for pest control to be taken during construction phase if apparent on site.
 - e. A programme of works.

- f. Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading / unloading and turning areas for delivery vehicles; and the methods of loading and unloading of plant and materials.
- g. 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.
 - Deliveries should be scheduled to avoid school drop-off and pick-up times.
 - Note: reversing on the highway is not permitted without a Banksman.
- h. The parking of vehicles of site operatives and visitors.
- i. Scheme for recycling/disposal of waste resulting from and construction works.
- j. Adequate provision for addressing any abnormal wear and tear to the highway.
- k. Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.
- l. Proposed hours of construction which unless otherwise agreed with the Local Planning Authority shall be limited to 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays / Public Holidays.
- m. The details of the design, siting and maintenance of any security hoardings.
- n. There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.
- o. Reasonable avoidance measures for terrestrial mammals:
 - All trenches and excavations should have a means of escape (e.g. a ramp);
 - Any exposed open pipe systems should be capped to prevent mammals gaining access; and
 - Appropriate storage of materials to ensure mammals do not use them.

The development shall thereafter be carried out in accordance with the measures described within the approved Construction Environmental Management Plan.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers / areas and in the interest of highway safety and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 6. (a) No part of the development hereby permitted shall commence until a noise mitigation plan for the protection of the approved dwellings from road noise has been submitted to and approved in writing by the local planning authority. All works which form part of the mitigation plan shall be completed before to any of the relevant dwellings being occupied and shall be retained at all times thereafter.
- (b) Prior to the first occupation of the properties evidence that the agreed measures have been implemented shall be submitted to the local planning authority.

The scheme shall ensure that noise exposure within living rooms and bedrooms 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.

All works which form part of the mitigation plan shall be implemented in full in accordance with the scheme as agreed prior to first use.

Reason: To safeguard future occupiers of the approved residential dwellings from noise and disturbance in the interests of residential amenity and to comply with the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. No dwelling hereby permitted shall be brought into use until:

a) Vehicular visibility splays of 2.4 metres by 43 metres have been provided at the proposed site access onto Broad Lane. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres, measured from the adjacent footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and retained at all times.

b) Pedestrian visibility splays of 2 metres by 2 metres have been provided on each side of the site access onto Broad Lane. The splays shall be kept clear of obstructions to visibility above the height of 0.6 metres and shall thereafter be retained at all times.

Reason: To ensure that adequate visibility is achieved and maintained in the interests of highway safety, and to comply with the National Planning Policy Framework (2024), Policies CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. None of the dwellings hereby permitted shall be first occupied until the areas for the parking of vehicles associated with the relevant dwelling have been constructed and surfaced in accordance with the plans hereby approved and pursuant to Condition 11 of this permission. These areas shall be retained for parking use and for no other purpose at all times thereafter.

Reason: To ensure that in-curtilage parking is available at all times in the interests of highway safety and to comply with the National Planning Policy Framework (2024), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, the Ensuring a Choice of Travel SPD (2010) and the New Residential Development SPD (updated 2018).

9. Notwithstanding any details in the application, no dwelling hereby approved shall be occupied until a scheme for the provision of covered and secure spaces for cycles has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt this is not a space within the residential property. For three bedroomed dwellings there shall be two secure and covered cycle spaces. The approved cycle storage shall be implemented prior to first occupation and retained thereafter for its intended use.

Reason: To ensure that adequate provision is made for parking cycles securely and to comply with Policy CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD (2010).

10. The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority.

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the permitted development coming into use.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.

11. Notwithstanding the submitted details on the approved plans, prior to the first occupation of any of the dwellings hereby permitted precise scheme details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

a) Hard Landscaping:

- i. A full specification of materials to be used for the construction of all hard surfaces within the site, such details shall include the type, colour and texture of the materials.
- ii. All hard surfaces within the site shall be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellings.

b) Soft Landscaping:

- i. Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.
- ii. The exact location and details of all vegetation to be retained and safeguarded during construction.
- iii. All proposed new planting and turfing, specifications and schedules, planting size, species and numbers/densities and a scheme for the timing / phasing of work.
- iv. An outline specification for ground preparation.
- v. The proposed arrangements and specifications for initial establishment.
- vi. Maintenance and longer-term maintenance of all planted and turfed areas

For the avoidance of doubt the scheme shall provide biodiversity enhancements.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates.

Any trees, shrubs or hedgerow planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedgerow of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped in compliance with Biodiversity Net Gain (BNG) and the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8 and CS19 of the Knowsley Local: Plan Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, the New Residential Development SPD (updated 2018) and the Design Quality in New Development SPD (2016).

12. Notwithstanding the submitted details of the boundary treatments as indicated on the approved drawings, prior to the first occupation of any of the dwellings hereby permitted, precise scheme details of all boundary treatments shall be submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the scheme details of shall include, but not be limited to:

- Positions, height, design, materials, finished colour and type of boundary treatment to be erected.
- The siting of boundary treatments shall provide satisfactory highway / pedestrian visibility.
- Details confirming the suitability of the structural strength of high-level walls and details of any required reinforcement and / or vertical supporting piers.

The development shall only be carried out only in accordance with the approved details and shall be installed in accordance with approved details prior to the first occupation of the dwelling to which they relate and maintained thereafter.

Reason: In the interests of ensuring an acceptable level of public realm and visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8 and CS19 of the Knowsley Local: Plan Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, the New Residential Development SPD (updated 2018) and the Design Quality in New Development SPD (2016).

13. The first-floor bathroom windows to the rear and gable elevations of the detached dwelling facing 139 & 141 Broad Lane and Thursby Walk shall be:
 - i) Obscure glazed - with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard).
 - ii) Non-opening unless the parts of the window which can be opened is more than 1.7m above the floor level of the room in which the window is installed.

The windows shall be retained in that form thereafter.

Reason: To safeguard the privacy of existing neighbouring properties and future occupiers of the proposed dwelling and to comply with the National Planning Policy Framework (2024), Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, and CS19 of the Knowsley Local: Plan Core Strategy, adopted January 2016 and the New Residential Development SPD (update 2018).

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Classes A, AA, B, E of Part 1 of Schedule 2 to the Order or any amendments made to that Order, shall not apply:

- i. no extensions shall be erected or new windows inserted within the dwellings.
- ii. no additional storeys shall be constructed.
- iii. no dormer extensions shall be added to the dwellings.
- iv. no buildings or enclosures, shall be erected or container(s) used for domestic heating purposes sited within the curtilage of the dwellings.

unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: To protect the residential and visual amenities of the area, safeguard the character of the development and to comply with the National Planning Policy Framework (2024); Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/01/2026	1373-RA-XX-XX-DR-A-LP	-	LOCATION PLAN
23/02/2026	1373-RA-XX-XX-DR-A-0101	P05	PROPOSED FIRST FLOOR SITE PLAN
23/02/2026	1373-RA-XX-XX-DR-A-0100	P08	PROPOSED GROUND FLOOR SITE PLAN
20/02/2026	1371-RA-XX-XX-DR-A-0121	P03	PROPOSED PLANS & ELEVATION (2)
20/02/2026	1373-RA-XX-XX-DR-A-0120	P03	PROPOSED PLANS & ELEVATIONS
12/01/2026	1373-RA-XX-XX-DR-A-0110	P02	PROPOSED PLANS (SEMI-DETACHED)
12/01/2026	1373-RA-XX-XX-DR-A-0111	P01	PROPOSED PLANS (DETACHED)

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:-

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS3 - Housing Supply, Delivery and Distribution

CS7 - Transport Networks
CS8 - Green Infrastructure
CS15 - Delivering Affordable Housing
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning and Paying for New Infrastructure

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

H5 - Development within Primarily Residential Areas
T7 - New Development and Walking & Cycling Routes
T10 - Access for the Less Mobile
DQ2 - Security in the Built Environment
DQ3 - Gateway Sites and Corridors
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light Pollution
ENV5 - Contaminated Land

SUPPLEMENTARY PLANNING DOCUMENTS

Amended New Residential Development SPD (2018)
Design Quality in New Development SPD (2016)
Ensuring a Choice of Travel SPD (2010)

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 (Maxine Wishart on 0151 443 2319)

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.

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

1. Section 184 (Construction of Vehicular Access)

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway under Section 184 of the Highways Act 1980.

Only the Highway Authority or an approved contractor may undertake the works.

Prior to the commencement of any works, the applicant is advised to contact:

Knowsley.highways@tarmac.com

Tel: 0800 023 2334



Dale Milburn

Executive Director – PLACE

Date: 8 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.