

## Highways Technical Note 01

### Proposed Care Facility for Children with Autism

Prepared for: New Start Homes

April 2023

3299-01-HTN01

## 1.0 INTRODUCTION

### 1.1 Background

1.1.1 Axis has been appointed by New Start Homes to provide transport planning and highways advice in relation to a planning application for a change of use of the existing stables at Brewery House, Netherley Road, Tarbock Green, hereafter referred to as 'the Site', to a proposed C2 use care facility for children with autism (hereafter referred to as 'the Proposed Development').

1.1.2 The location of the Site is shown in **Image 1**.

**Image 1 - Site Location**



1.1.3 The purpose of this note is to inform the relevant Local Planning Authority (LPA) and Local Highways Authority (LHA) of the anticipated highways and transportation matters associated with the proposed scheme. The LPA and LHA in this context is Knowsley Metropolitan Borough Council (KMBC).

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## 2.0 SITE PLANNING HISTORY

- 2.1.1 The Site forms part of Brewery House, comprising the existing house (use class C2 - children's home) and existing stables (the Site itself).
- 2.1.2 Axis have reviewed the planning history of Brewery House; a brief summary of which is provided below:-
- i) 74/10489/HIST: conversion of pig sties to 3no. stables and tack room.
  - ii) 02/00938/FUL: Retention of porch and fencing together with gates and erection of conservatory – Granted.
  - iii) 07/00834/COU: Conversion and extension of outbuilding to form 1 residential dwelling – Granted.
  - iv) 11/00281/COU: Change of use and extension of existing dwellings and outbuilding (from use class C3 to C2 – children's home) – application withdrawn.
  - v) 11/00674/COU: Change of use and extension of existing dwellings and outbuilding (from use class C3 to C2 – children's home) with associated boundary treatments – appeal allowed.
  - vi) 11/00662/CLD – Certificate of lawful development granted for use of dwelling as a children's home for 4no. children.
- 2.1.3 The existing C2 use in the adjacent Brewery House operates pursuant to the certificate of lawful use (CLU) which was issued in April 2012 (contained in **Appendix A**) and not the allowed appeal. Whilst the current operations are only within the main house adjacent, and not the adjoining stables or associated tack room, the entire Site falls within the redline boundary.
- 2.1.4 It is our understanding that since operations permitted by the CLU have not been implemented at the Site (and only in the adjoining main house), the Site's lawful use therefore reverts back to an agricultural use (the existing stables).
- 2.1.5 This note will therefore present the traffic generating potential of the existing building, as it stands, compared to the proposed use (a 'fallback' argument). It will show that the Proposed Development will result in a reduced level of traffic compared to the extant agricultural use (stables and tack room) that could generate a certain number of trips, including HGVs (horse box movements), through the existing access onto Netherley Road.



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### 3.0 PROPOSED DEVELOPMENT

- 3.1.1 The proposals will see the existing stables and associated tack room converted from its current agricultural use into a use class C2 to provide care for up to 3no. children with Autism. There will be 3no. staff during the day and 2no. staff during the night, remaining on-site for the duration of their shift.
- 3.1.2 The Propose Development will be run by New Start Homes, a charitable organisation. New Start Homes have extensive experience in this area and operate similar operations at other premises in the region, including in the main house of Brewery House.
- 3.1.3 The Proposed Development will consist of:-
- i) 3no. bedrooms;
  - ii) 1no. bathroom;
  - iii) 3no. shower/toilet en-suites;
  - iv) 1no. kitchen;
  - v) 1no. dining room;
  - vi) 3no. lounges;
  - vii) 1no. Therapy/class room;
  - viii) 2no. staff quarters;
  - ix) 1no. staff lounge; and
  - x) 3no. staff parking spaces.
- 3.1.4 The proposed site layout plan is contained in **Appendix B**.



## 4.0 TRAFFIC GENERATION

### 4.1 Extant Stables Use Traffic Generation

- 4.1.1 In the absence of suitable traffic surveys within the TRICS Database to estimate the traffic flows that could be generated by the existing 3 stables without the need for planning permission (the fallback use), a ‘first principles’ approach has been adopted in this instance. **Table 1** below sets out the trip generating potential of the existing stables.

**Table 1 - Existing Stables Trip Generating Potential**

| First Principles Traffic Generation Estimates - Trips per Stable |                                   |                                                        |
|------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------|
| Reason for trips                                                 | Notes                             | Total number of average daily trips (two-way vehicles) |
| Feed / muck out - AM                                             | General daily welfare             | 2                                                      |
| Feed / muck out - PM                                             | General daily welfare             | 2                                                      |
| Vet & farrier-related trips                                      | Based on 1 visit per 60 days      | 0.03333                                                |
| Physio & saddler related trips                                   | Based on 1 visit per 90 days      | 0.02222                                                |
| Off-site trips with horse box (events, fun rides, shows etc)     | Based on 1 off-site trip per week | 0.2857                                                 |
| Additional trips for training / lunging / visits / washing       | Based on 2 trips per week         | 0.57143                                                |
|                                                                  | <b>Total Daily Trips</b>          | <b>4.91272</b>                                         |

- 4.1.2 As demonstrated in **Table 1**, each individual stable has the potential to generate approximately 5no. two-way vehicle trips per day. The existing building has 3no. stables with associated tack room, and so could therefore generate up to 15no. two-way vehicle trips per day without the need for planning permission.

### 4.2 Proposed C2 Use Traffic Generation

- 4.2.1 The level of traffic associated with the Proposed Development has been estimated using a “first principles” approach, based on the shift patterns and number of staff needed by New Start Homes. These will be the only source of vehicle movements, as staff will be required to stay on the premises whilst on duty and any provisions will be brought in by staff prior to each shift.



- 4.2.2 As stated earlier, New Start Homes have extensive experience of operating at other premises and so can accurately estimate the number of daily traffic movements that will be attracted to the Site.
- 4.2.3 The shift patterns / traffic demand associated with the scheme are shown in **Table 2** below.

**Table 2 - Proposed Children's Home Trip Generating Potential**

| Shift Changeover Patterns / Traffic Movements |                |                   |                            |                           |                           |                |       |
|-----------------------------------------------|----------------|-------------------|----------------------------|---------------------------|---------------------------|----------------|-------|
| Time                                          | ~09:00         | 10:00             | 10:15                      | In Daytime                | Later In Daytime          | ~14:00         | Total |
| Shift Change                                  | Day Mgr Arrive | 48hr Staff Arrive | Previous 48hr Staff Depart | Education Trip Out Depart | Education Trip Out Arrive | Day Mgr Depart | -     |
| Traffic Movements                             | 1              | 1*                | 1*                         | 2                         | 2                         | 1              | 8     |

\* 2 staff arrive / depart but shift patterns are for 48hr stayover at site. Average  $\therefore = 1$  per 24hrs.

- 4.2.4 When the level of traffic associated with the Proposed Development is compared with the traffic generating potential of the existing 3 stables, then it can be seen that the proposed C2 use could generate 7 less vehicle movements per day than the existing use.
- 4.2.5 There will therefore be no intensification in traffic movements as a result of the Proposed Development; indeed if anything, the traffic generating potential of the Proposed Development will be less than the traffic that could otherwise be lawfully generated by the extant stables use, and less heavier vehicle movements (horse boxes and haylage deliveries).

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## **5.0 SUMMARY AND CONCLUSIONS**

- 5.1.1 New Start Homes seek planning permission for the change of use of the existing 3no. stables and associated tack room at Brewery House, Netherley Road, Tarbock, from the existing agricultural use to a use class C2 - children's home, with room for 3no. children. New Start Homes have extensive experience in this area and in operating similar ventures at other premises in the region, including in the main house section of the adjoining Brewery House.
- 5.1.2 This note demonstrates empirically that, in planning use terms, there will be no intensification in potential traffic movements as a result of the proposed change of use from stables to children's home, and that if anything, potential traffic movements would actually be reduced by up to 7 two-way movements per day.
- 5.1.3 Therefore, it is concluded that the Proposed Development would bring a positive impact on the local highways, and it is therefore commended to KMBC for approval.



## Appendix A – Certificate of Lawful Use





**Knowsley Council**

**DEPARTMENT OF REGENERATION & NEIGHBOURHOODS**

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192**

(As Amended by Section 10 of The Planning and Compensation Act 1991)

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT  
PROCEDURE) ORDER 1995: ARTICLE 24**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

**Application No: 11/00662/CLD**

**Name and address of applicant**

Newstart Ltd  
Job Bank  
Tunnel Road  
Wavertree  
Liverpool

**Name and address of agent**

Devaplan Ltd  
223 Queens Dock Business Centre  
Norfolk Street  
Liverpool  
L7 0BY

**Date of Receipt: 2 December 2011**

**Date Valid: 2 December 2011**

**FIRST SCHEDULE**

APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR USE OF DWELLING AS A  
CHILDREN'S HOME FOR 4NO. CHILDREN

**SECOND SCHEDULE**

Brewery House, 5 Netherley Road, Tarbock Green, Knowsley, L35 1QE

Knowsley Metropolitan Borough Council hereby certify that on 2 December 2011 the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. A Certificate of Lawful Use is issued as although a change of use from a use in Use Class C3 (dwellinghouse) to a Use Class C2 (residential institutions) would occur, it does not amount to a material change of use provided that : it is only for a C2 childrens home for up to four children and for no other use including C2A secure residential institution use; no more than two adult carers are on duty at any one time except for the submitted shift changeover times; no other staff would work or be duty at the premises except for a pyschologist and a registered manager who will each attend the premises for no more than 4 hours a week; no room within the site will be used for office purposes; no visits by family members except in emergencies; and no development requiring planning permission would therefore take place in accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended).



**Deputy Chief Executive**

On Behalf of: Knowsley Metropolitan Borough Council

**Date: 3 April 2012**

**Notes**

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

SCALE: 1:1250



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LOCATION PLAN @1:1250

PLANNING

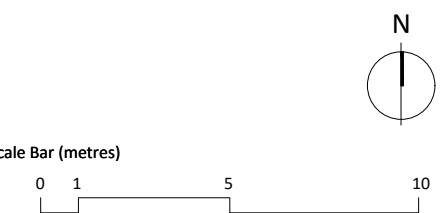
|                                              |            |                |         |      |                                |
|----------------------------------------------|------------|----------------|---------|------|--------------------------------|
| S LTD                                        | Scale      | Drawn          | Checked | Date | McHughStoppard<br>Architecture |
|                                              | V          | sm             |         |      |                                |
|                                              | Job number | Drawing number | Rev     |      |                                |
| RENS HOME @ BREWERY HOUSE, TARBUCK, KNOWSLEY | 2091       | 001            | A       |      |                                |
| LOCATION PLAN                                |            |                |         |      |                                |

# Appendix B – Proposed Site Layout Plan



Revisions / Notes:

- KEY**
- APPLICATION BOUNDARY**
- OWNERSHIP BOUNDARY**
- Existing established specimen and self seeded trees to be retained and protected, refer to tree survey for further details
- Existing trees to be carefully removed
- Existing Buildings
- Grassed area - Rye Fescue turf to be agreed with Local Authority.
- 600 X 600 MM CONCRETE PAVING SLABS, COLOUR GREY, all to be agreed with Local Authority.
- New Gravel chippings to match existing road surface, colour / chippings - all to be agreed with Local Authority.
- All kerbs to be Half Batter Kerb as manufactured by Marshalls tel no. 01422 306000, all in accordance with BS 7263 all to be installed in accordance with manufacturers written instructions. all to be agreed with Local Authority.
- Indicates line of combined foul water drainage
- Indicates line of combined surface water drainage
- Tree Type, Betula pendula Youngli 'Young's Weeping Birch, to be agreed with Local Authority.  
NT1  
Girth: 18-20cm  
Max Spread: 8000mm  
Max Height: 8000mm
- Tree Type, Prunus Kanzan (Ornamental Cherry), to be agreed with Local Authority.  
NT2  
Girth: 18-20cm  
Max Spread: 10000mm  
Max Height: 10000mm
- Shrub Type, mixture of the following:  
- Carpentaria californica  
- Chimonanranthus praecox 'Lutes'  
- Cotoneaster horizontalis  
- Stephanandra incisa 'Crispa'  
- Hebe 'Veronica' - pinguifolia 'Page'  
- Hypericum 'Hidcote'  
- Euochorda macrantha 'The Bride'  
- Erica carnea, darleyensis  
All to be agreed with Local Authority.



|                |                     |             |      |
|----------------|---------------------|-------------|------|
| Job Title:     | BREWERY HOUSE       |             |      |
| Purpose:       | PLANNING            |             |      |
| Client:        | NEW START HOMES LTD |             |      |
| Date:          | JULY 22             |             |      |
| Drawing Title: | PROPOSED SITE PLAN  |             |      |
| Drawn By:      | DAS                 | Checked By: | INIT |
| Scale:         | 1:200               | Paper Size: | A1   |
| Job Number:    | 22.021              | Drwg No:    | 002  |
| Rev:           |                     |             |      |

PROPOSED SITE PLAN @1:200