



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00182/KMBC1

Name and address of applicant

Knowsley Metropolitan Borough Council
Municipal Buildings
20 Archway Road
Huyton
Liverpool
Merseyside
L34 9UX

Name and address of agent

WSP
Exchange Station
Tithebarn Street
Liverpool
Merseyside
L2 2QP

Date of Receipt: 10 March 2025

Date Valid: 16 June 2025

Address/Location Of Development:

Halewood Leisure Centre
Baileys Lane
Halewood
Knowsley
L26 0TY

Description of Development:

PROPOSED EXTERNAL LANDSCAPE AND PUBLIC REALM WORKS TO THE EXISTING HALEWOOD LEISURE CENTRE, INCLUDING SHARED USE PEDESTRIAN/CYCLE ROUTE, INTERNAL FOOTPATHS, OUTDOOR GYM EQUIPMENT, RECONFIGURATION AND IMPROVEMENT TO EXISTING CAR/COACH PARKING, FLOODLIGHTING/GENERAL LIGHTING, CCTV, DRAINAGE SWALE AND THE CREATION OF 3 MULTI-USE GAMES AREAS.

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. Development shall not commence until a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753, dated Jun 2025) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings and summary calculations using the principles as set out in Flood Risk Assessment report (dated February 25). The works shall be implemented in accordance with the approved scheme before the development is brought into use.

For avoidance of doubt the applicant should consider the following points in the preparation of surface water drainage strategy, detailed design drawings, calculations and supporting information shall be expected:

- Evidence and justification (e.g. infiltration tests and groundwater levels) shall be required to demonstrate that in choosing drainage features for post development, the surface water drainage discharge hierarchy has appropriately been followed.
- An explanation of existing drainage system/pipes and flow paths within the site and that how the site is affected by off-site surface water runoff.
- A full CCTV survey of the pipes / outfalls that may be retained within the site as part of post development drainage system.
- Where the proposals are connecting to an existing drainage system, it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.
- The maximum discharge rate from the development site would be expected to be reduced to greenfield runoff rate wherever possible. As a minimum, brownfield sites should reduce the discharge by 50%, from the existing site runoff OR from the original un-surcharged pipe full capacity of the existing system, whichever is the lowest, depending on sufficient capacity in the recipient feature(s). The maximum discharge rate is determined by the LLFA in collaboration with the UU where the surface water discharges to the UU system.
- Detailed Drainage Scheme Plan showing the layout of the proposed drainage network, post development impermeable area, the location of storage within the proposed development and how these relate to the submitted calculations, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients diameters and dimensions will be required. The methods of flow control must be detailed as should non-conventional elements such as pond and permeable paving.
- Sufficient information on the correct number of treatment stages in the surface water management train will also be required, for further information see the CIRIA SuDS Manual (C753).
- Evidence that exceedance flows and runoff in excess of design criteria shall be considered - calculations and plans shall be provided to show where above ground flooding might occur and where this would pool and flow.
- An assessment of groundwater levels and its fluctuations will be required.
- Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;

- Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- Foul and surface water shall drain on separate systems.
- A Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
 - i. The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.
 - ii. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
 - iii. Details for planned maintenance and a mechanism for remedial and urgent repair works.
 - iv. Means of access for inspection and maintenance purposes.
 - v. The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with saved Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

4. The approved landscaping works indicated on the Soft Landscaping Strategy 70119719-0006 REV P02 shall be implemented and completed prior to the completion of development hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained 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 or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

5. All works which form part of the scheme submitted as part of the application (Lighting Impact Assessment, WSP, Document Reference: HAL-WSP-XX-XX-RP-Y-0002, August 2025), which includes the steps necessary to minimise light intrusion to local dwellings shall be completed prior to first operation of the new lighting and shall be maintained thereafter in accordance with the agreed scheme.

Reason: In the interests of residential and visual amenity and to comply with Saved Policy ENV3 in the Knowsley Replacement Unitary Development Plan.

6. No topsoil is to be re-laid or imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by

the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

7. No part of the development hereby permitted shall be commenced until a demolition / construction management plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:

- Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
- Methods that can be put in place quickly, should odour control be required.
- Methods for dust control and suppression.
- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials. Confirmation that no materials or skips will be stored on the public highway.
- Location and layout of site compound.
- Details of relevant pest control measures that will be put in place during the construction phase.
- Waste Audit
- Site Access/Egress Strategy: Including swept path analysis, vehicle turning space, and measures to avoid reversing onto the highway.
- Delivery Management Plan: Timed deliveries (avoiding peak periods), HGV routing, and booking systems to prevent waiting on-street.
- Contractor Parking Strategy: No worker parking on the highway, with suitable on/off-site arrangements in place.
- Pedestrian and Cyclist Safety: Safe alternative routes, maintained visibility splays, and protection measures during footway closures.
- Traffic Management Details: Any temporary traffic controls, signage, TTROs, or closures should be clearly set out and fully justified.
- Licensing Requirements: Identification of any required hoarding, skip, scaffolding or other highway licences.
- Communication Plan: Site contact details, complaint procedures, and notification methods for residents and stakeholders.
- Monitoring and Enforcement: Proposals for regular site inspections, complaint resolution, and maintenance of road cleanliness.
- Phasing and programme of construction works

During the demolition / construction period no works shall take place outside the hours of: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays, Bank Holidays or Public Holidays except with the prior written permission of the Local Planning Authority.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. Prior to the first use of the multi-use games areas or car park the recommendations as per the noise report and technical note, included with the application, by Wardell Armstrong, (Noise report, March 2025 / Technical note, July 2025) shall be implemented in full.

All works which form part of the scheme shall be implemented in full in accordance with the scheme as agreed. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

9. The development should be implemented in full accordance with the Avoidance of Harm to Bats, Birds, Reptiles, Amphibians and Badger during construction, Halewood LUF (P.2048.24 REVISION B 1ST AUGUST 2025) Aserta Ecology.

Reason: To ensure adequate protection is afforded to protected species and to ensure compliance with policy CS8 in the Knowsley Local Plan (Core Strategy)

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. Prior to the commencement of development, a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance an approved Biodiversity Gain Plan shall

be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

1. A non-technical summary
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the planting works; and
5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

The habitat creation and enhancement works approved under the above section must be implemented in full in accordance with a timetable to be submitted to and approved in writing by The Local Planning Authority.

Notice in writing shall be made to the Local Planning Authority of any successors to the original body responsible for the implementation of the works. A completion report, evidencing the completed habitat enhancement works shall be submitted to and approved in writing by the Local Planning Authority within one month of the completed works.

Reason: To ensure the protection, enhancement , monitoring and long term maintenance and management of habitats and 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.

12. Notwithstanding the submitted site layout prior to the commencement of development, a revised site layout plan shall be submitted to and approved in writing by the Local Planning Authority.

The revised plan shall be in accordance with the approved vehicle tracking drawings and shall include the following details:

- a. Car Parking Provision - confirmation of the total number and layout of car parking spaces, including standard, electric vehicle charging, family and accessible bays, with all bays shown at a recognised scale and dimensioned to demonstrate compliance with current design standards.
- b. Electric Vehicle Charging Infrastructure - confirmation of the location and type of active EV charging points serving not less than 10% of the total parking provision.
- c. Cycle Parking - cycle parking layout identifying the total number of spaces, the split between short-stay and long-stay provision, whether spaces are covered and secure, and their locations in relation to building entrances and principal desire lines.

The development shall not be brought into use until the approved parking and cycle facilities have been fully implemented in accordance with the approved plans and shall thereafter be retained and made available for their intended use for the lifetime of the development.

Reason: To ensure that the detailed layout of the site, including parking, electric vehicle charging, accessible parking and cycle facilities, is agreed at an early stage so that construction proceeds in a manner that delivers safe, inclusive and sustainable access arrangements and avoids the need for abortive or non-compliant works. This approach is necessary to safeguard highway safety and the convenience of all users and to ensure that the development is constructed in accordance with Policies CS2 and CS7 of the Knowsley Core Strategy and paragraphs 110, 111 and 114 of the National Planning Policy Framework, which require developments to provide safe and suitable access for all users and to promote sustainable transport modes.

13. Prior to the installation of any CCTV camera full details of the camera and housing together with details of the field of view of all of the cameras shall be submitted to and approved in writing by the Local Planning Authority. The field of view of the cameras shall be restricted to within the application site boundary. The cameras shall be installed in accordance with the approved details and retained as such thereafter.

Reason:- In the interests of visual and residential amenity and to ensure the CCTV cameras do not result in any loss of privacy to neighbouring occupiers and to ensure compliance with Policy CS19 in the Knowsley Local Plan Core Strategy.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/04/2026	70119719_WSP_LUD_HLC_DR_LA_0005	P02	HARD LANDSCAPING
11/12/2025	P.2048.24E	-	STATUTORY METRIC CONDITION ASSESSMENT
11/12/2025	P.2048.24F	-	BIODIVERSITY IMPACT ASSESSMENT
11/12/2025	-	-	STATUTORY METRIC (BNG)
06/05/2026	Q40	-	FENCING SYSTEMS
06/05/2026	-	-	PAVING SPECIFICATION
06/05/2026	00290067981-WSP-XX-XX-DR-LA-5001	P01	DETAILED PAVING TREATMENTS.
17/12/2025	00290067981-WSP-XX-XX-DR-00009	REV P01	VEHICLE TRACKING - 10M RIGID VEHICLE
17/12/2025	00290067981-WSP-XX-XX-DR-00005	REV P01	VEHICLE TRACKING - LARGE CAR
17/12/2025	00290067981-WSP-XX-XX-DR-00010	REV P01	VEHICLE TRACKING - 12M RIGID BUS
17/12/2025	00290067981-WSP-XX-XX-DR-00004	REV P01	VEHICLE TRACKING - LARGE CAR
13/03/2025	70119719-ARB-AIA-HLC	-	ARBORICULTURAL IMPACT ASSESSMENT

13/03/2025	70112144-ARB-001	-	TREE CONSTRSINTS REPORT
13/03/2025	-	-	COAL MINING RISK DESK TOP STUDY
13/03/2025	70119719_WSP_LUD_HLC_DR_L A_0002	REV P01	SITE LOCATION PLAN
09/04/2026	70119719_WSP_LUD_HLC_DR_L A_0004	REV P04	PROPOSED SITE PLAN
09/04/2026	70119719_WSP_LUD_HLC_DR_L A_0006	REV P02	PROPOSED SOFT LANDSCAPE STRATEGY
13/03/2025	001	-	PRELIMINARY ECOLOGICAL APPRAISAL
13/03/2025	P.2048.24	REV A	AVOIDANCE OF HARM TO BATS, BIRDS, REPTILES, AMPHIBIANS AND BADGER DURING CONSTRUCTION
13/03/2025	70119719_WSP_HDG_RP_0001	-	FLOOD RISK ASSESSMENT AND OUTLINE DRAINAGE STRATEGY
13/03/2025	-	-	HEALTH IMPACT ASSESSMENT
13/08/2025	HAL-WSP-XX-XX-RP-Y-0002	P03	LIGHTING IMPACT ASSESSMENT
13/03/2025	LC-TS-01	-	TRANSPORT STATEMENT

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

CS2 - Development Principles
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk

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 (Mark Quinn on 0151 443 2223)

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.

Informatives

1. A pre commencement and post completion highway condition survey of Baileys Lane will be required. Any deterioration attributable to construction traffic must be repaired by the developer at their cost. This includes carriageway, footways, verges, drainage features, ironwork, markings, and signage. Contact: Knowsley's Highways Site Development Team - SiteDevelopment@knowsley.gov.uk
2. The developer is reminded of their obligations under Sections 131, 148 and 149 of the Highways Act 1980. It is an offence to deposit mud, debris, materials, or other substances on the highway, or to damage the road surface. Adequate wheel washing, containment and housekeeping measures must be in place throughout construction. The Council reserves the right to recover costs for cleansing or repairs.
3. Any new street lighting, traffic signals, or traffic signs required as part of works on the existing public highway or any highway proposed for adoption will be subject to commuted sums to cover long-term maintenance as part of the Council's Street Lighting and Signing PFI contract. All such infrastructure must be agreed in advance with the relevant PFI service provider and approved in writing by the Highway Authority. Contact: Knowsley's Highways Team - HighwaysEnquiries@knowsley.gov.uk
4. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this

should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 5 Based on the information available to this division 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.



Dale Milburn

Executive Director – PLACE

Date: 19 May 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. 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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.