



Knowsley Council

Mr J Flanagan - FBM (UK) Ltd
143 Sefton Street
Toxteth
L8 5SN

Our Ref: 23/01280/PDC

Date: 26 July 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
(AS AMENDED) – SCHEDULE 2, PART 3, CLASS MA**

Address of the Proposed Development:

70 - 72 Pilch Lane East, Roby, Knowsley, L36 4NP

Description of the Proposed Development:

PRIOR APPROVAL FOR CHANGE OF USE OF MEDICAL SURGERY TO FORM 2 NO.
DWELLINGHOUSES

Knowsley Metropolitan Borough Council, as local planning authority, hereby confirm that their prior approval is required and granted under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

In accordance with the Town and Country Planning (General Permitted Development) Order 2015, development under Part 3, Class MA is permitted subject to the following condition(s):-

1) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Proposed Elevations (received 13/06/2023).
- b. Proposed Plans (received 13/06/2023).
- c. Proposed Site Plan - (received 13/06/2023).
- d. Location Plan - (received 13/06/2023).

Reason: For the avoidance of doubt.

2) Electric Vehicle Charging Point

No dwelling shall be occupied until an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space has been provided for the dwelling.



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PO Box 21 Archway Road Huyton Knowsley Merseyside L36 9YU
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The chargepoint shall be:

- a. A minimum of 7KW, and
- b. at Least Mode 3 or equivalent,
- c. located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

The EV charging point shall be clearly marked as such and their purpose explained to new occupants in any home welcome pack.

Reason: In the interests of promoting sustainable transport and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 112.

Important Information

The development must be carried out in accordance with the details provided in the application, unless the local planning authority and the developer agree otherwise in writing.

Information that the Developer Provided to the Local Planning Authority:

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13.06.2023	559-P-003	-	PROPOSED SITE PLAN
13.06.2023	559-P-001	-	PROPOSED FLOOR PLANS
13.06.2023	559-P-002	-	PROPOSED ELEVATIONS
13.06.2023	-	-	LOCATION PLAN

If you require any further information please contact Andrew Hunt on 0151 443 2204.

Yours faithfully

Dale Milburn
Executive Director - Regeneration and Economic Development