

Town and Country Planning Act 1990

## Approval Notice

Approval has been granted for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

### Application Details

<b>Reference No:</b>	DC/2021/02530
<b>Location of Development:</b>	Coronation Park Depot Coronation Park Coronation Road
<b>Description of Development:</b>	Change of use from storage or distribution (B8) to a combined educational workshop (F.1), office, research and development of products or processes and industrial processes (E).
<b>Date Notice Issued:</b>	25th January 2022
<b>Signed:</b>	<i>Derek McKenzie</i> Chief Planning Officer

### Notice Issued to:

#### Applicant

Abundance Centres (UK)  
Development Trust  
MR Lloyd French  
Chestnuts Community Centre  
280 St Ann's Road  
London  
N15 5BN

## Conditions

### Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### Approved Plans

- 2) The development shall be carried out in accordance with the following approved plans and documents: Site outlined in red as shown on the location plan and the drawing titled existing and proposed floor plan.

Reason: For the avoidance of doubt.

### Before the Development is Commenced

### During Building Works

### Before the Development is Occupied

- 3) A scheme of noise control for any plant and equipment to be installed on site should be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

The approved scheme shall then be implemented on site.

Reason: To protect the amenities of neighbouring residential properties.

- 4) A scheme of noise and odour control for any proposed kitchen extraction equipment shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

The approved scheme shall then be implemented on site.

Reason: To protect the amenities of neighbouring residential properties

- 5) A scheme detailing any proposed external lighting to be installed on the site shall be submitted to and approved in writing by the local planning authority.

All external lighting shall be installed and maintained in accordance with the agreed scheme

Reason: To protect the amenities of neighbouring residential properties

## Ongoing Conditions

- 6) The premises shall not be open at any time outside the hours of 07:00 - 19:00 Monday to Friday, 08:00 - 13:00 Saturdays and at no time on Sundays and Bank Holidays.

Reason: To safeguard the living conditions of neighbouring occupiers and land users.

## Notes to Applicant

- 1) Any artificial lighting on site or at the perimeter of the site should be sufficient enough to safeguard pedestrians and all site users.

However, all lighting installations should be suitably positioned, angled and orientated so that light glare and overspill does not affect neighbouring properties.

## Complying with Planning Conditions

This application is subject to conditions. We expect you to comply strictly with all conditions. If you do not, we may serve you with a Breach of Condition Notice and this may lead to you being prosecuted.

Where stated, further details will need to be submitted and approved by us at certain stages of the development (including prior to its commencement) and what details must be submitted to do so. You will need to apply to us to approve details required by conditions, a fee will be required. For further details please visit <https://www.sefton.gov.uk/planning-building-control/apply-for-permission/confirming-compliance-with-planning-conditions.aspx>

**You are responsible, where necessary, for obtaining approval under Building Regulations before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. Our Building Control Team will be happy to answer any queries you have regarding this, please contact [building@sefton.gov.uk](mailto:building@sefton.gov.uk) or call 0345 140 0845.**

## Appeals to the Planning Inspectorate

You can appeal against this decision (including an appeal against conditions) within **6 months** of the date of this decision notice (except for householder applications and minor commercial (e.g. shop fronts), which have **12 weeks** from the date of this notice).

Appeals should be made to the Planning Inspectorate.

Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Phone: 0303 444 5000  
Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)  
Website: <https://www.gov.uk/appeal-planning-decision>

In respect of a retrospective/part retrospective application being refused, the period for an appeal would be reduced to 28 days from the date on which any enforcement notice has been served.

### **Amendments following your decision**

There are various ways to obtain approval if you need to vary any details from those submitted with your application. These include “non-material amendments” and “minor material amendments”. For more information, please visit [www.sefton.gov.uk/amendpp](http://www.sefton.gov.uk/amendpp)

### **Issued By**

Planning Services  
Magdalen House  
30 Trinity Road  
Bootle  
L20 3NJ

Phone: 0345 140 0845  
Email: [planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)  
Website: [www.sefton.gov.uk/planning](http://www.sefton.gov.uk/planning)