



St. Helens Council

Development Services - Planning

Town Hall, Victoria Square,

St. Helens, Merseyside

WA10 1HP

Tel: 01744 676219

Email: [planning@sthelens.gov.uk](mailto:planning@sthelens.gov.uk)[www.sthelens.gov.uk](http://www.sthelens.gov.uk)

## Application for Planning Permission

## Town and Country Planning Act 1990 (as amended)

## Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

383-385

Address Line 1

West End Road

Address Line 2

Address Line 3

St Helens

Town/city

Haydock

Postcode

WA11 0AX

Description of site location must be completed if postcode is not known:

Easting (x)

354414

Northing (y)

397012

Description

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## Applicant Details

### Name/Company

Title

Mr

First name

Surname

Seyed

Company Name

Arshiya Lavasani

### Address

Address line 1

10 Broadoak Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M22 8LU

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

07575524707

Fax number

Email address

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## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

01744419419

Secondary number

Fax number

Email address

info@rjgarchitecture.co.uk

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## Site Area

What is the measurement of the site area? (numeric characters only).

776.00

Unit

Sq. metres

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## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Retention of existing hand car wash facility along with new cover canopy and boundary treatment including for new tire shop.

Has the work or change of use already started?

Yes

No

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## Existing Use

Please describe the current use of the site

Hand car wash

- Yes
- No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
- No

Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

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## Materials

Does the proposed development require any materials to be used externally?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

<p><b>Type:</b> Other</p> <p><b>Other (please specify):</b> Canopy</p> <p><b>Existing materials and finishes:</b></p> <p><b>Proposed materials and finishes:</b> Aluminium canopy</p>
<p><b>Type:</b> Boundary treatments (e.g. fences, walls)</p> <p><b>Existing materials and finishes:</b></p> <p><b>Proposed materials and finishes:</b> Perspex screening to front boundary</p>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
- No

If Yes, please state references for the plans, drawings and/or design and access statement

sk-01/02
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## Pedestrian and Vehicle Access, Roads and Rights of Way

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

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## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

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## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

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## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

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## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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## Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

as per existing

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## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

as per existing

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

as per councils requirements

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## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

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## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

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## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No



## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

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## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

**Use Class:**

Other (Please specify)

**Other (Please specify):**

Sui-Generis

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

09:00

**End Time:**

18:00

**Saturday:**

**Start Time:**

09:00

**End Time:**

18:00

**Sunday / Bank Holiday:**

**Start Time:**

10:00

**End Time:**

16:00

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## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

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## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

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## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

- The agent  
 The applicant  
 Other person
- 
- 

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No
- 
- 

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No
- 
- 

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No
- 
- 

## Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

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The Applicant

The Agent

Title

Mr

First Name

Richard

Surname

Gallagher

Declaration Date

24/01/2024

Declaration made

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## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Richard Gallagher

Date

24/01/2024