

NOTICE OF REFUSAL OF FULL PLANNING PERMISSION

The Town and Country Planning Act 1990.

APPLICATION NO:- 26/00073/COU

To:- Mr Paul Molyneux

PJS Spec Developments 23 St Michaels Industrial Estate Widnes Cheshire WA8 8TL

Particulars of Development:-

Proposed change of use from public house at ground floor and 7 bed hotel at first floor to 2no. apartments at ground floor and 5 bed HMO at first floor at

Location:-

Mersey View Hotel 2 Mersey View Road Widnes Cheshire WA8 8LP

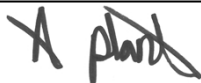
*In pursuance of their powers under the above Act, the Local Planning Authority hereby **REFUSE** to grant planning permission for the development referred to in the above application and accompanying plans submitted by you, for the following reason(s):-*

REASON FOR THE COUNCIL'S DECISION

The proposed development would result in the loss of an existing community facility without sufficient justification. While the submitted Planning Statement Addendum provides additional narrative in relation to marketing and perceived lack of demand, the Local Planning Authority is not satisfied that the evidence submitted demonstrates compliance with Policy HC5. In particular, the proposal fails to robustly justify the loss of the facility through an adequate assessment of local provision, suitability and viability, supported by policy compliant marketing evidence, and fails to appropriately consider the retention, enhancement or replacement of the community facility. The proposal therefore conflicts with Policy HC5 of the Halton Delivery and Allocations Local Plan.

The proposed development lies within the consultation zone of a hazardous installation. The Health and Safety Executive (HSE), as the statutory consultee, has advised against the granting of planning permission on the grounds that the proposal would introduce a population into an area of unacceptable risk in the event of a major accident. As such, the proposal is contrary to Policy CS23 of the Halton Delivery and Allocations Local Plan and paragraphs 188, 189 and 190 of the National Planning Policy Framework, which require planning decisions to take account of the potential for major accidents,

Signature:-



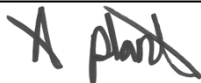
Date:-21.04.2026

for Operational Director – Policy, Planning and Transportation

ensure that new development is appropriately located having regard to existing hazardous installations, and avoid exposing people to unacceptable risks.

The proposal therefore fails to provide adequate waste management provision and the relationship of the ground floor windows to the footway would result in substandard living conditions for future occupiers, contrary to the requirements of good design and residential amenity principles set out in Policies RD3 and GR2 of the Halton Delivery and Allocations Local Plan.

Signature:-



Date:-21.04.2026

for Operational Director – Policy, Planning and Transportation