Kirkby Town Centre Retail-Led Mixed-Use Proposal
Statement of Community Involvement

St Modwen Development (Kirkby 2) Ltd

11 July 2017
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Introduction

1.0 This Statement of Community Involvement [SCI] has been prepared by Nathaniel Lichfield & Partners [NLP] on behalf of St Modwen Development (Kirkby 2) Ltd [St Modwen]. It accompanies an application which seeks full planning permission for:

“i) the demolition of existing buildings and construction of a mixed-use development, comprising a foodstore and retail shops (Use Class A1), food & drink and leisure uses (Use Classes A3/A5/D2), petrol filling station, car parking, landscaping, highway improvements and other associated works (including 2no. electricity substations), on land bound by Norwich Way, Hall Lane, County Road and Irlam Drive; and

ii) the construction of a car park together with associated works, on land off Cherryfield Drive and Cherryfield Crescent”.

1.2 During the preparation of the planning application, St Modwen and its project team consulted a number of parties including Officers at Knowsley Council, Ward Councillors, Members of the Planning Committee and other key stakeholders, as well as the local community and interest groups.

Purpose of the Report

1.3 Set out in this SCI is a description of the pre-application consultation undertaken by St Modwen, together with the responses received from this consultation. It should be read in conjunction with the other reports and documentation that accompany the application submission.

Structure of the Report

1.4 This Statement is structured as follows:

- Section 2 sets out the planning policy and guidance relevant to community involvement in the planning system;
- Section 3 describes the consultation process which has been undertaken to ensure that the local community and key stakeholders have had the opportunity to comment on the application proposals;
- Section 4 outlines the findings from the consultation;
- Section 5 provides a response to the feedback received from both stakeholders and the local community in relation to the proposals; and
- Section 6 sets out a summary of the above.
2.0 Planning Policy and Guidance

National Planning Policy

2.1 Engagement is a key part of the planning process and Government guidance clearly encourages consultation to be undertaken as part of development projects.

2.2 The National Planning Policy Framework [NPPF] states that Local Planning Authorities [LPAs] should seek to approve applications for sustainable development where possible and encourage proactive working with applicants to secure developments that improve the economic, social and environmental conditions of the area.

2.3 The Framework recognises the importance of early engagement to improve the efficiency and effectiveness of the planning application system for all parties. Indeed, Paragraph 188 states, “good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”. It also makes clear [Paragraph 66] that proposals which have evolved to take into account the views of the community “should be looked on more favourably”.

2.4 LPAs have a key role in encouraging applicants to take up any pre-application services which are offered and where beneficial, encourage engagement with the local community before applications are submitted.

2.5 National Planning Practice Guidance [Practice Guidance] encourages pre-application engagement, Paragraph 001 (re. 20-001-20150326) states that “pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success”.

2.6 This can be achieved by understanding the relevant planning policies and material considerations associated with the proposal; working collaboratively with stakeholders; discussing mitigation measures of the proposal; identifying all the information that will be required to support the submission of the application and putting in place a Planning Performance Agreement where needed. Paragraph 001 (re. 20-001-20150326) states that “it is important that pre application engagement is tailored to the nature of the proposed development and the issues that need to be addressed”.

2.7 Although pre application engagement is not mandatory Paragraph 009 (ref: 20-009-20140306) states that “pre-application engagement with the community is encouraged where it will add value to the process and the outcome”.

Local Planning Policy

2.8 Knowsley Council adopted its SCI in May 2007. The Council’s SCI sets out the Council’s policy for involvement of the community in the preparation of the Development Plan and the determination of planning applications.

2.9 Paragraph 9.5 of the Council’s SCI states that “at each stage of the planning application process there is opportunity for community involvement. The extent and method of consultation will vary depending on the size and anticipated impact of the proposed development and the stage of the planning process”.

2.10 Paragraph 9.9 of the Council’s SCI states that “for major development that may have a significant impact or are a departure from the adopted plan, wider community involvement is greatly encouraged. Developers are encouraged to conduct consultation directly with the
community at an early pre-application stage. This encourages transparency within the planning process and promotes the principle of conducting honest and open community engagement. To ensure that an appropriate level and method of engagement is being used, consultation procedures should be discussed with the Council”.

The Council’s SCI also provides a table (9.2) of suggested consultation methods that can be used by developers at the pre-application stage:

Table 2.1

<table>
<thead>
<tr>
<th>Methods</th>
<th>Level of impact of proposed development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>High</td>
</tr>
<tr>
<td>Public meetings</td>
<td>Y</td>
</tr>
<tr>
<td>Public exhibitions</td>
<td>Y</td>
</tr>
<tr>
<td>Parish and Town Councils</td>
<td>Y</td>
</tr>
<tr>
<td>Print and broadcast media</td>
<td>Y</td>
</tr>
<tr>
<td>Website</td>
<td>Y</td>
</tr>
<tr>
<td>Planning aid</td>
<td>Y</td>
</tr>
</tbody>
</table>

2.12 Paragraph 9.13 of the Council’s SCI states that “where pre-application consultation has taken place, a record of consultation should be submitted with the planning application. This will provide evidence of the consultation and could include among other things:

- The method of consultation undertaken;
- The outcomes; who took part and the comments they made; and
- The changes made to the scheme as a result of these comments”.

2.13 St Modwen has worked closely with Knowsley Council throughout the consultation and engagement process and has carried out proceedings in accordance with both national and local policy requirements.
3.0 Pre-Application Consultation

3.1 St Modwen has undertaken a process of pre-application consultation in line with national and local guidance and requirements. This provided an important opportunity to engage with the Council, key stakeholders and the local community to gather feedback and enable issues and concerns to be addressed prior to the submission of the planning application where reasonably possible.

3.2 At an early stage, St Modwen appointed Roland Dransfield PR to assist with the public relations campaign.

Pre-Application Meetings

Knowsley Council

3.3 Given the nature of the proposals and the planning history of the town centre, extensive meetings and discussions have been held between St Modwen and the Council.

3.4 The project team has also been in regular contact with relevant Council departments to discuss specific technical issues.

3.5 A series of pre-application meetings have been held with Officers and members at Knowsley Council to discuss the proposals and the scope of the planning application.

Community Consultation

3.6 As part of the design process, St Modwen has consulted with the local community to ensure that residents had the opportunity to comment on the emerging design proposals and were aware of the timeframe for the submission of a planning application. This included a public exhibition which was promoted in a variety of ways, including:

1. Local Councillors and stakeholders: Local Councillors and Stakeholders were invited by email to attend a separate consultation event on the evening on 20 October 2016. A list of Stakeholders and Community Organisations that were invited to either the evening event or the public event are detailed in Appendix 3. This list was drawn up in consultation with the Local Planning Authority.

2. Leaflets to residents and businesses: Approximately 18,000 leaflets were hand-delivered to local residents informing them of the upcoming consultation event.

3. Localised advertisement: Posters and also a window display (17 St Chads Parade) was placed in the Town Centre prior to the event taking place.

4. Press advertisement: The consultation event was advertised in various media outlets as well as a summary of the plans after the event. Media outlets include Commercial News Media, Liverpool Echo, Move Commercial, NW Connected and Your Move.

5. Social media: Multiple social media articles were posted before and after the consultation event, encouraging attendance at the event and to provide feedback. These were also ‘promoted’ through social media channels and posts regarding the event reached over 9,500 recipients.

6. Website: information on the proposals was published online at kirkbytowncentre.com. Visitors to the website were able to complete an online feedback form. The website was updated throughout the consultation process and remains live.
Public Exhibition

3.7 The focus of the community engagement programme was the public exhibition. The aim was to inform local residents, businesses and traders about the details of the scheme as well as to answer any queries raised by the local community. The exhibition also gave an opportunity for attendees to ask specific technical questions of the project team, including representatives from St Modwen. Attendees were encouraged to feedback their opinions by filling in comment forms.

3.8 Prior to the main public exhibition, preview events were held for shopkeepers and key stakeholders.

3.9 The Public Exhibition was held at 17 St Chads Parade, Kirkby, from 10am to 3pm on Friday 21 October 2016 and from 9.30am until 1pm on Saturday 22 October. Exhibition boards were displayed at the venue providing information on St Modwen and the proposals for the site. Directional and promotional signage was displayed throughout the town centre. After the event key exhibition boards and details of how to provide feedback were displayed within the window of 17 St Chads Parade.

Feedback

3.10 Feedback forms were available at the Public Exhibition and via the dedicated website. An example of the response form is attached at Appendix 1 and the materials presented are set out at Appendix 2.
4.0 Summary of Responses

Public Consultation Responses

4.1 The exhibition consultation event was extremely well attended by local residents. It is estimated that 500 local residents attended across the two day event. 229 feedback forms were received in total.

4.2 Several members of the development team were present at the Public Exhibition and were available to answer queries from residents.

4.3 Out of the 229 completed feedback forms received, 161 or 70% of respondents fully supported the proposals. A further 57 or 25% of respondents broadly supported the proposals. This means that 218 or 95% of respondents broadly or fully supported the proposals.

4.4 No respondents who completed a feedback form objected to the proposals. A further 11 or 5% of respondents did not know whether they supported the proposals, due to the lack of detail of the proposals provided at this pre-application stage.

4.5 Figure 4.1 Images from Public Exhibition
4.6 The Feedback Form offered the opportunity for people to make any general comments on the proposals. The most common comments received are summarised below:

1. **The need for a large supermarket**: 50 or 22% of respondents specifically stated that they felt Kirkby town centre needed a new supermarket. The reasons given were to help regenerate Kirkby town centre, reduce travel times, retain expenditure locally and boost employment in Kirkby.

2. **The need for new larger shops**: A further 48 or 21% of respondents were of the opinion that Kirkby town centre would benefit from new shops. Some respondents named their preferred operators including national multiples and respondents wished to see clothing shops in general, and clothing/shoe shops for children, men and the elderly.

3. **The need for improved leisure offer including a cinema and restaurants / pubs / bars**: 36 or 16% of respondents would like to see Kirkby town centre’s leisure offer improved and were in favour of a cinema and / or restaurants, pubs and / or bars within the town centre. Whilst some respondents had an aspiration for Kirkby town centre’s night time economy to be improved, other respondents wished to see quality, family-friendly restaurants rather than fast-food restaurants.

4. **Concern over delivery of proposals**: 15 or 7% of respondents were concerned about whether the proposals would be delivered. This concern was based on previous developers failing to deliver proposals within Kirkby town centre in the past decade, rather than the deliverability of the scheme itself. However, some respondents were concerned that no retail operators had been named at the consultation event.

5. **Highways concerns**: 7 or 3% of respondents were concerned that the increase in traffic will lead to more congestion on already congested roads, particularly along Hall Lane and Cherryfield Drive, due to customers of the proposals and lorries servicing the supermarket and retail units.

6. **Residential amenity concerns and other matters**: Other concerns were raised by a small number of respondents; including concern over the service yard and wall being adjacent to Kirkby C of E Primary School. Respondents felt that this wall could be lowered
or softened to limit the detrimental impact on the visual amenity of the school and nearby dwellings. Also raised were other impacts on residential amenity, the need for more free parking, more public toilets being required, more bins and facilities for children and teenagers.

4.7 A number of local residents at the Public Exhibition recognised the need for development within Kirkby town centre.
5.0 Responding to Feedback

5.1 Clear Support for the Proposals

St Modwen welcomes the overwhelmingly positive comments on the proposals. Residents recognise that Kirkby town centre needs investment and regeneration.

5.2 Respondents clearly welcomed the proposed large supermarket. This proposal addresses a long-overdue need for a supermarket within the town centre and will reduce the need for residents of Kirkby to travel to other town centres for their food shopping needs. The supermarket will also create jobs, which will hopefully be filled by local residents.

5.3 Respondents also recognise the need for new larger shops within Kirkby town centre. The proposed new shops will be situated close to the anchor supermarket. They will complement rather than compete with existing retail provision within the town centre. The units will be suitable for modern retailers, being large in size and uniform in shape and will likely be filled by national multiples. There was much interest in which operators would occupy the retail units or what goods would be sold. St Modwen welcomes this interest and it is hoped that the need for certain uses mentioned will be addressed.

5.4 Respondents welcomed the leisure proposals, albeit the cinema and pubs / bars are not part of the current planning applications. Whilst some respondents were in favour of fast-food restaurants, other respondents wished to see more family-friendly restaurants. St Modwen recognises the need for Kirkby town centre to improve its leisure offer. Whilst restaurants are proposed as part of the principal planning application, it is intended that a cinema and associated evening economy uses will be applied for shortly.

5.5 Deliverability

St Modwen recognises that over the past decade, previous developers have not delivered on their proposals. However, St Modwen has a recent track record of delivering town centre retail developments in the north west region and beyond. The proposals that St Modwen have put together have been designed to be deliverable in the current economic climate. There has been lots of interest from retail operators and as the proposals progress; the proposals will attract further interest from national retailers.

5.6 Highways

The development proposals have been designed to be as sustainable as possible from a transport perspective. A Transport Assessment has been prepared in support the application proposals and includes:

1. An assessment of traffic impacts (including future impacts) on the local highway network;
2. Junction capacity assessments; and,
3. Detailed assessments of the site’s accessibility and sustainability.

5.7 A Transport Assessment prepared by Croft Transport Solutions has demonstrated that the impact of the principal development on the surrounding highway network will be minimal. The junctions within the vicinity of the site have been demonstrated to operate within capacity with the traffic associated with the proposals and will not result in any detrimental impact to the adjoining highway. Again, a Transport Assessment prepared by Croft Transport Solutions on the separate car park application identifies that the impact of the development on the surrounding highway network will be minimal.
Residential Amenity

5.8

A small proportion of respondents (4 or 2% of respondents) are concerned about the service yard and perimeter wall being adjacent to Kirkby C of E Primary School. The supermarket operator requires the service yard to be in this location to ensure the service yard is easily accessible from Hall Lane. A noise assessment has been undertaken and this demonstrates no adverse impact on the residential amenity of the properties and school opposite. A boundary treatment will also be carried out to ensure no adverse visual impact.
6.0 Summary and Conclusions

6.1 St Modwen has undertaken a comprehensive consultation programme in relation to its proposals for Kirkby town centre. This included a Public Exhibition event held at 17 St Chads Parade, Kirkby (including a preview briefing session for shopkeepers and stakeholders), and a dedicated project website.

6.2 The consultation undertaken is in accordance with the requirements of Knowsley Council’s revised Statement of Community Involvement (May 2007), as well as the guidance set out in the Framework and Practice Guidance.

6.3 Support for the proposals is overwhelmingly positive and St Modwen is confident that they have and continue to be able to address any issues raised.

6.4 St Modwen will continue to consult with the key statutory stakeholders and local residents throughout the planning application process.
Appendix 1: Feedback Form
What do you think of St. Modwen's initial proposals for Kirkby Town Centre?

- Fully support
- Broadly support
- Do not support
- Don't know

Please let us know your comments on the proposal:

Name

Address

Street Address

Street Address Line 2

City / Town

County

Postcode

E-mail *

ex: myname@example.com

Telephone

Submit

Data protection: St. Modwen is committed to respecting your privacy and to complying with all applicable data protection and privacy laws. Your comments will only be used in connection with the consultation and may be disclosed to, or shared with, the Local Planning Authority and third-party service providers who are working on this consultation. Any responses may be included in published reports. For responses made by individuals, the response will be displayed but the respondent's name and contact details will not. For responses made on behalf of an organisation, the organisation's name will be displayed together with the response.
Appendix 2: Boards Displayed at Public Exhibition Event
Welcome to St. Modwen’s consultation on the future of Kirkby Town Centre.

St. Modwen, the UK’s leading regeneration specialist, has signed an agreement with Knowsley Metropolitan Borough Council to begin the development of Kirkby Town Centre. Following the acquisition of the Town Centre in November 2015, St. Modwen has been working closely with the council on the development plans for the Town Centre and surrounding areas.

The first phase of this outline scheme will include:

- A supermarket
- 100,000 sq ft of new retail floorspace

The scheme (shown below) has already seen significant interest from a number of national retailers. St. Modwen is in advanced talks with a major food retailer to anchor the new scheme.

Our plans will strengthen the existing Town Centre as well as bringing new shops. There is strong interest from both retailers and leisure operators, and we hope to be able to introduce a leisure offer to the town anchored by a cinema.

We would like your feedback on the plans before we submit a planning application to Knowsley Council.
Who are St. Modwen?

St. Modwen is the UK’s leading regeneration specialist, with an outstanding 30-year track record of delivering high quality regeneration projects.

St. Modwen has a national portfolio of more than 100 projects, including Longbridge in Birmingham, Swansea University’s Bay Campus and New Covent Garden Market, London.

Our values

WE THINK LONG-TERM  WE ARE INNOVATIVE  WE DO WHAT WE SAY

The UK’s leading regeneration specialist.
St. Modwen in the North West

- **25** Regeneration Projects
- **400** Acre Land Bank
- **£1bn** Regeneration Investment Over Next 20-30 Years
- **1,000** Homes
- **Over 1M SQ FT** Commercial Space
- **4** Town Centre Schemes

St. Modwen projects in the North West include:

- **Stonebridge Business Park**
  - We're on site developing the 2nd phase. To date, around 231,000 sq ft has been delivered. This phase follows the construction of a parcel distribution facility for express delivery service DPD.

- **Wythenshawe Town Centre**
  - We've made a significant long term investment in Wythenshawe making changes to improve the experience for shoppers and the business opportunities for retailers.

- **Great Homer Street, Liverpool**
  - The area is being transformed through a £150m regeneration scheme that will bring a new supermarket, shops, homes and improved public spaces to North Liverpool.

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It will all be part of your **kirkby**

Find us on [kirkbytowncentre.com](http://kirkbytowncentre.com)
Investing in Kirkby Town Centre

St. Modwen has made a long term commitment to Kirkby and will be delivering a viable scheme.

Since purchasing the Town Centre last year, St. Modwen has carried out some significant work and there is more to come. We hope you have noticed a difference...

- New Town Centre Manager
- New hanging baskets and planters
- Increasing choice for shoppers
- Welcoming new while retaining existing stores
- New litter and recycling facilities
- Three hours free parking
- Town Centre improvement programme
- Fun-filled family summer events
- Free Wi-Fi across Town Centre
- Awarded Safer Business Award
- Increased membership to ShopWatch scheme
- Christmas Lights Switch on Event (24/11/16)

kirkbytowncentre.com
Future Vision

The development agreement paves the way for a wider, more significant change in the Town Centre. The proposal sees the strengthening of the existing Town Centre, a new supermarket, additional shops, car parking and a new leisure development (including cinema).

The Masterplan

Kirkby Town Centre aims to become a destination local people can enjoy.

The development proposals would boost the local economy, creating new jobs during construction and in the wider retail offer, as well as bringing more shoppers and other local businesses to Kirkby.

To achieve this we plan to:

• Carry out improvements that will complement and enhance Kirkby Town Centre
• Increase the choice and type of shops for local people to enjoy
• Provide retail accommodation that meets the needs and requirements of modern retailers, making Kirkby an attractive place to do business
• Ensure that any new development is fully integrated into the existing centre, so that the entire Town Centre benefits from any new development
First phase of development

The retail development plan

Design Principles:

- Ensuring the development provides improved pedestrian links, allowing for the free and safe movement of pedestrians through the new development, the existing Town Centre and key nodal points (i.e. the bus station)
- Master planning to ensure that any future development works coherently with the existing Town Centre
- Utilising existing service areas and vehicle access points in the layout of the design
- Using a similar palette of materials in the buildings to St Chad's Health Centre
- Ensuring the scale and mass is sympathetic to the surrounding buildings
- Creating pockets of landscaping and green spaces to connect the Town Centre with residential areas
- Providing a temporary car park to the south of Cherryfield Drive to serve the existing shops and local amenities, while the retail development is under construction
First phase of development

Artist impressions of the proposed development

**Hall Lane**
View from Hall Lane. The rear of the new supermarket would border Hall Lane. We believe there is the potential for this space to be used to display public art – what do you think?

**New entrance from the North**
View of the new shops that would be located alongside St Chad’s Health Centre. It is envisaged that the design of the retail units will be similar to the health centre.

**Precinct view**
View of the new shops and high quality public realm that would connect the new northern car park with the existing Town Centre.

**Cinema**
View of the proposed leisure amenities which would replace the old Kirkby library. It is envisaged this would consist of restaurants at the ground floor and a cinema on the upper floors.
The development of a supermarket, other retail units and leisure amenities offers the opportunity to stimulate economic growth, create jobs and generate local authority revenue.

Construction benefits

115 Jobs
Direct Employment
Estimated to create 115 temporary construction jobs each year over the length of the build

175 Jobs
Indirect/Induced Employment
Almost 175 indirect jobs could be supported in the supply chain over the 18 month construction period

£15.8m GVA
Economic Output
Expected additional Gross Value Added (GVA) per annum throughout the construction phase

£17.5m
Construction Value
Estimated total cost of construction

Operational and Revenue Benefits

360
Gross New Operational Jobs
Over 360 gross new on-site FTE jobs supported by the development of new commercial floorspace

140
Additional Indirect/Induced Jobs
Up to 140 gross FTE jobs could be supported in the regional supply chain

£13.7m
Economic Output (GVA per annum)
Upto £13.7m expected additional GVA generated through new jobs

£780,000
Additional Business Rate Revenue
Payable to LPA (per annum)

Find us on facebook
kirkbytowncentre.com
We want your views

Thank you for viewing our plans for Kirkby Town Centre.

St. Modwen would like your views on our initial proposals for the future development of Kirkby Town Centre. Please let us know your comments today or fill in the feedback form and return to us.

Following the public exhibition, we will read through and consider your comments before the plans are further developed and submitted to Knowsley Council for planning permission.

**Mike Mathews**
Town Centre Manager

“St. Modwen has an excellent reputation for managing successful Town Centre schemes and retail led developments. We have a real opportunity here to put Kirkby Town Centre back on the map. We are excited to share our redevelopment plans with the community.”

**Indicative timeline**

- **October 2016** – Public exhibition
- **December 2016** – Planning application submission
- **Feb/March 2017** – Potential decision on planning, Enabling works commence
- **May 2017** – Main construction works start on site
- **June 2017** – Car park closed / temporary car park to south open
- **Sept/Oct 2018** – Stores open

More information is available on our website:
www.kirkbytowncentre.com

You can email your comments to:
kirkby@stmodwen.co.uk

Feedback forms can also be returned to:
Centre Management Suite, 3a St Chad’s Parade, Kirkby, L32 8RD.

Please return your feedback forms by Monday 7th November.
Thank you for attending and giving us your feedback.
Public Exhibition

We want your views on the future of Kirkby Town Centre

Regeneration specialist St. Modwen invites you to a public exhibition to find out more about the development plans for your Kirkby Town Centre.

St. Modwen has been managing the Town Centre since November 2015, and since then has been working closely with Knowsley Council to improve and develop plans for the Town Centre.

The exhibition will provide an opportunity to find out more about these plans, discuss them with the design team and give your feedback before the plans are developed further and submitted for planning permission.

Where:
The Public Exhibition will be located here
(17 St Chad’s Parade)

When:
Friday 21st October, 10am to 3pm and Saturday 22nd October 9.30am to 1pm.

More information is available on our website:
www.kirkbytowncentre.com

You can email your comments to:
kirkby@stmodwen.co.uk

Feedback forms can also be returned to:
Centre Management Suite, 3a St Chad’s Parade, Kirkby, L32 8RD, Please return your feedback forms by Monday 7th November.
Appendix 3: List of Stakeholders and Community Organisations Invited to the Public Consultation Event
Knowsley Metropolitan Borough Council Officers

- Town Centres Investment Manager
- Town Centres Operations and Events Manager
- Knowsley Chamber
- Communities Manager – Kirkby
- Kirkby One Stop Shop
- Kirkby One Stop Shop Manager
- Knowsley Works
- Kirkby Gallery
- Kirkby Library

Businesses

- Various local businesses

Taxi Representatives / Private Hire Representatives

- 6 taxi representatives
- 6 private hire representatives

Kirkby Schools

- Eastcroft Park Primary
- Millbrook Community Primary
- Northwood Primary School
- Park Brow Community Primary
- Ravenscroft Community Primary
- St Joseph The Worker Catholic Primary
- St Laurence’s Catholic Primary
- St Michael & All Angels Catholic Primary
- Westvale Primary

Community Centres and Groups

- Centre 63
- Team Vicar of St Chad’s
- Acorn Venture Farm
- First for Kirkby
- Northwood Together
Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk