

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 26/00294/FUL **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Knowsley
Parish Council

LOCATION: Land Bounded By East Lancashire Road, Ormskirk Road And
Knowsley Lane, Knowsley, L34 9EY

PROPOSAL: S73 APPLICATION FOR THE VARIATION OF CONDITION 2
(APPROVED PLANS) IN RELATION TO PLANNING APPLICATION
22/00348/FUL (ERECTION OF 3 NO. COMMERCIAL UNITS (USE
CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY
OFFICE AND WELFARE FLOORSPACE TOGETHER WITH
SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING,
ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE
INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH
IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING
ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE
DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER
PEDESTRIAN ACCESSIBILITY WORKS) TO ALLOW FOR
ADDITIONAL WINDOWS TO UNIT 2

Site Description

The application site relates to the East of Knowsley Industrial and Business Park Sustainable Urban Extension which is allocated for employment development. The site is triangular and is bounded to the north by the A580 East Lancashire Road, Knowsley Lane to the east and Ormskirk Road to the west. The site is a total area of 6.7ha which comprises mainly of farmland with an existing area of woodland to the north. A public right of way crosses the site from Ormskirk Road to Knowsley Lane.

A residential property, Tingle Peg Farm, lies within the allocated Sustainable Urban Extension, but it is excluded from the current application. Further residential properties known as The Cottage and Strawberry Lodge are sited to the northeast of the site and again are outside of the site edged red. The Homestead lies at the corner of the East Lancashire Road across from Knowsley Lane and Strawberry Cottage lies across Knowsley Lane, opposite the site.

The site is enclosed on all three sides by existing trees and hedgerows. There is a bank of trees that run parallel to the A580, the remainder of the land is largely grassland.

In broader terms, the site lies approximately 500m to the north of Knowsley Village Conservation Area.

The site itself has several developmental constraints, including underground water and medium pressure gas mains running parallel with the East Lancashire Road.

Proposal

The application is for the Variation of condition 2 (approved plans) in relation to planning application 22/00348/FUL (erection of 3 no commercial units (Use Class B2 or B8) including mezzanine floor, ancillary office and welfare floorspace together with service yard, loading bays, car and cycle parking, electric vehicle charging points, drainage infrastructure and landscaping together with improvements to public rights of way linking Ormskirk Road and Knowsley Lane (including the diversion of the public right of way and other pedestrian accessibility works) to allow for additional windows to unit 2.

The only change is the addition of windows on the north east elevation of unit 2. The windows are proposed to be extended across the whole frontage.

Consultations

N/A

Representations

This application has been publicised by letters sent to 75 neighbours and by a site and press notices. No representations were received as a result of the publicity given to the application.

Planning History

22/00348/FUL - ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS - Granted - 12.05.2023

22/00348/NMA1 - ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS - NON MATERIAL AMENDMENT SEEKING AN AMENDMENT TO CONDTION 2 TO AMEND APPROVED PLANS TO ALTER THE MATERIAL OF THE PARKING AREAS FROM BLOCK PAVING TO CONCRETE AND TARMAC – GRANTED 06.12.2024

22/00348/NMA2 - NON-MATERIAL AMENDMENT TO 22/00348/FUL (ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING

MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORS SPACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS) TO ALLOW FOR INCREASED INTERNAL OFFICE FLOOR SPACE TO FIRST FLOORS, ADDITIONAL WINDOWS TO UNITS 1 & 3 ELEVATIONS, ADDITIONAL 6 NO. CAR PARKING SPACES, MINOR AMENDMENTS TO DRAINAGE PLANS AND MINOR AMENDMENTS TO SITE PLAN – GRANTED - 26.05.2026

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the NPPF states that

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S4: Principle of development within settlements states that:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SUE1 – Sustainable Urban Extensions and Safeguarded Land

SUE2 – Sustainable Urban Extensions – Development Principles

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

N/A

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

Principle of Development

The principle of development has been assessed as part of the original application (22/00348/FUL). The proposed changes do not affect the principle of development which is still considered to be acceptable.

DESIGN

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The elevation changes are minor and are considered to be an improvement as there would be windows across the whole of the elevation. This is considered to create a more uniform and consistent aesthetic and removes a large half blank wall.

The building is set back from the main road and would not be particularly prominent from the street scene. Overall, the proposal would not result in harm to the character of the area and the development is consistent with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

The proposal would result in additional windows on the north east elevation of unit 2. None of the new windows would be closer to neighbours than the existing windows on the elevation, but they would result in a greater amount of the elevation being glass windows.

There are also very tall trees in between the nearest neighbour and unit 2 which would partially screen the building. The nearest neighbour of Strawberry Lodge would be 70 metres away. Overall, there would be minor changes to the elevations which would not materially affect the light, privacy or outlook of neighbours.

Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19 and UDP policy H5.

CONDITIONS

The following conditions have been discharged:

Condition 7 - CMP

Condition 15 - Waste Management Plan

Condition 17 - CEMP

Condition 18 - Tree Protection

Condition 19 – Surface Water Drainage Scheme

Condition 20 – SUDS Management & Maintenance

Condition 21 - Implementation of Site Access and Highway Works

Condition 23 – Water Main

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to design or neighbour amenity. The benefits of the proposal would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2026).

RECOMMENDATION:

That planning permission be granted subject to the following condition(s):-

1) Plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2) Materials

The development hereby permitted shall be constructed entirely of materials details of which are shown on Drawing No. 19011-FRA-V1-XX-DR-A-20-0004 P8 Unit 1 'Proposed GA Elevations', Drawing No. 19011-FRA-V2-XX-DR-A-20-0004 Rev P7 Unit 2 'Proposed GA Elevations' and Drawing No. 19011-FRA-V3-XX-DR-A-20-0004 Rev P6 Unit 3 'Proposed GA Elevations'

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

3) Visibility Splays

No part of the development shall be brought into use until visibility splays of 4.5 metres by 160 metres, have been provided at the proposed (site access) junction with Ormskirk Road. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained, and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

4) Servicing and Parking B2

Any B2 of the building(s) hereby approved shall not be commenced until the areas indicated on the submitted plans (in relation to that building) to be set aside for servicing and vehicle parking have been surfaced, drained and permanently marked out in accordance with the following specifications: Drawing No. 19011-FRA-AV-XXDR-A-0501 Rev P06 'Proposed Site MasterPlan' (with the additional flexible parking spaces within the service yard). The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation.

5) Servicing and Parking B8

Any B8 use of the building(s) hereby approved shall not be commenced until the areas indicated on the submitted plans (in relation to that building) to be set aside for servicing and vehicle parking have been surfaced, drained and permanently marked out in accordance with the following specifications: Drawing No. 19011-FRA-AV-XXDR-A-0501 Rev P06 'Proposed Site MasterPlan' (without the additional flexible parking spaces within the service yard). The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation.

6) Bus Stop

Prior to first occupation of any building hereby permitted, the existing bus stop infrastructure to the eastern footway of Ormskirk Road shall be relocated in accordance with precise scheme details that have first been submitted to, and approved in writing by, the Council as Local Planning Authority.

Reason: To establish measures to encourage more sustainable non-car modes of transport and ensure that the development is sustainable.

7) Travel Plan

Within 3 months of any building being brought into use a Full Travel Plan for that building will be submitted by the occupier, to be approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to: - - - - -

- Involvement of employees.

- Information on existing transport policies, services and facilities, travel behaviours and attitudes.
- Access for all modes of transport.
- Targets for mode share.
- Resource allocation including Travel Plan Co-ordinator and budget.
- A parking and management strategy.
- A marketing and communications strategy. - - - -
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan, including a timetable for the implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as the building it relates to is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of each building for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policy T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8) EV Chargepoints

Prior to the first occupation of any building hereby permitted, a scheme illustrating the full detail of the electric vehicle charge points as detailed on the 19011-FRA-AV-XXDR-A-0501 Rev P06 'Proposed Site MasterPlan' shall be submitted to and approved in writing by the Council as Local Planning Authority. The approved scheme shall be implemented in full and retained for use thereafter.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

9) Noise Mitigation

Prior to the first occupation of each building hereby permitted, a scheme, detailing the specific noise mitigation measures associated with that building and service yard shall be submitted to the local planning authority for approval in writing. The scheme shall follow the recommendations of the Apex Acoustics, Noise Impact Assessment, 7th September 2022, Revision C. For the avoidance of doubt this scheme must include, but not necessarily be limited, to the following:

- Reversing alarm beepers will not be used during the night-time.

- The design of the acoustic barriers to control road traffic and commercial sound.
- The erection of the acoustic fences illustrated on Drawing No. 19011-FRA-AV-XXDR-A-0501 Rev P06 'Proposed Site MasterPlan'

The following noise levels shall be met after implementation of the scheme:

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

For other operations on site the rating level of noise shall not exceed the existing background level at the positions described above. Measurement and assessment shall be made according to British Standard BS 4142:2014.

All works which form part of the scheme shall be implemented in full in accordance with the scheme as agreed prior to the occupation of the building the measures relate to and the use of its associated service yard to the satisfaction of the Council as Local Planning Authority. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of each building. Any deviations from the recommendations in the report must be agreed in writing with the local planning authority before the changes are made.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

10) Remediation

Implementation of Approved Remediation Scheme

The approved remediation scheme (TRC Companies Ltd (October 2024) Remediation Strategy and Verification Plan, Knowsley Lane, Knowsley Lane Business Park Ref: 517834.0000.0000 Version 3) shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These

shall be implemented prior to the development (or relevant phase of development) being brought into use.

Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health and the development shall be implemented in accordance with the agreed details.

Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. Should any material be imported, the agreed analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the local environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

11) Bird Boxes

The approved bird box scheme (Bird Box Plan - 31 7 24) must be implemented in accordance with the timetable as submitted prior to the first occupation of any building.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

12) HRA mitigation

The mitigation measures as contained within section 7 of the Habitat Regulation Assessment Report (March 2022) shall be implemented in full and prior to the commencement of development. For the avoidance of doubt, the mitigation measures include: - -

- Works likely to be of highest disturbance to wintering bird assemblages present using adjacent land are likely to be carried out and completed before the peak winter period starts. This is evidenced in a draft construction schedule;
- The south eastern boundary of the site will partially be lined with fencing, ranging from 1.8m to 2.5m in height. This must be in place

prior to commencement of works. Retained hedgerows and scrub will be enhanced with additional planting to provide more robust boundaries.

Reason: In order to protect ecology.

13) Low Carbon Measures

The low carbon and renewable energy measures for each building including:

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- solar panels are to be incorporated into each unit, covering 10% of the usable roof space (which can be expanded by the owner/tenant of the unit) - -
- air source heat pumps

are to be implemented as outlined within Design and Access Statement (19011_02_07_01 REV P6 01.06.22, May 2022, Fletcher Rae) and Sustainability Statement (Element Sustainability, May 2022, 2022.055) prior to the first occupation of the building they relate to.

Reason: To provide renewable energy sources and to ensure compliance with Policy CS22 of the Knowsley Local Plan Core Strategy adopted January 2016.

14) Landscaping

The landscaping scheme shown in drawing numbers

UG45_LAN_GA_DRW_06 Rev P08

UG45_LAN_GA_DRW_07 Rev P08

UG45_LAN_GA_DRW_08 Rev P08

UG45_LAN_GA_DRW_09 Rev P08

shall be implemented in full prior to occupation of the final unit of the scheme hereby approved.

Should the development be brought forward in phases the landscaping proposals relevant to each individual unit will be agreed in writing with the Local Planning Authority.

Any planting which within a period of 5 years of implementation dies, is removed, or becomes seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the Council as Local Planning Authority gives written consent to a variation.

Should replacement planting be necessary, the Council shall be notified in writing at least 7 days prior to the planting taking place. Notification shall include details of the problem with the implemented scheme and the specification and timing of the replacement planting.

The Biodiversity Enhancement Management Plan management plan states that habitats will be maintained by a management company for a minimum

period of 30 years, with full condition assessments each five years to inform ongoing maintenance.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

15) Lighting

The proposed lighting scheme for the completed development will be brought forward in accordance with the following: - -

- External Lighting Strategy for Planning, Crookes Walker Consulting, Ref 2553R001, Date:01.04.22
- External Lighting Strategy Plan, Crookes Walker Consulting, Ref 2553-EX-6301

Should the development be brought forward in phases, a lighting strategy for that particular phase will be submitted to approved in writing by the Council Local Planning Authority and the approved scheme shall be implemented prior to the occupation of that phase of development.

Reason: To protect residential amenity and to comply with Policy H5 of the of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
<u>Date:</u>	<u>10/09/2026</u>

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/06/2026	19011-FRA-AV-XX-DR-A-90-0001	P4	Site Location Plan

18/06/2026	19011-FRA-V2-00-DR-A-20-0001	P4	Unit 2 - Proposed Ground Floor GA Plan
18/06/2026	Unit 2-Proposed GA Elevations	P7	Unit 2-Proposed GA Elevations
18/06/2026	19011-FRA-V2-ZZ-DR-A-20-0002	P4	Unit 2 -Proposed Office GA Plans

INFORMATIVES

N/A