

Supporting Planning Statement: Full Planning Application

Huyton Ambulance Depot,
1-2 Stretton Way, Huyton, Liverpool, Merseyside L36 6JF

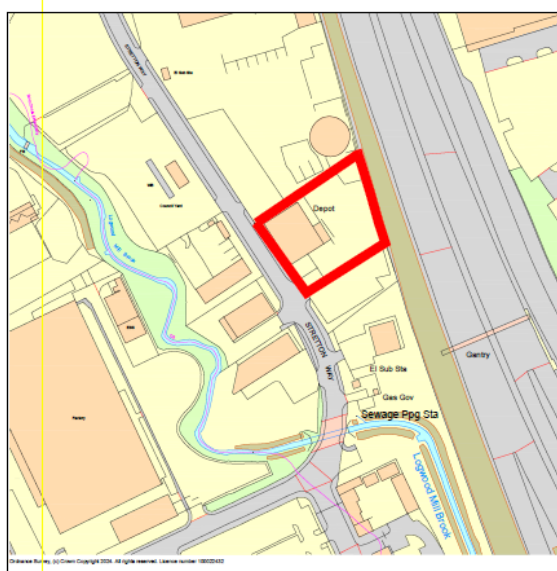
Introduction

This statement provides supporting information for a change of use to create a permanent base for Huyton Ambulance Depot within an existing vacant warehouse located at 1-2 Stretton Way, Huyton, Liverpool L36 6JF. This application is made on behalf of North West Ambulance Service.

Site

Located on a small industrial site which borders the busy M57 motorway, the existing warehouse shares access with other small industrial businesses dedicated to commercial distribution/storage. Harris Gas Limited is the owner of the site. Surrounding buildings feature several commercial distribution industrial and manufacturing units. The nearest hospital is Whiston Hospital, located 2.7km to the northeast. Huyton Bus Station is located 1.85km to the northeast. Nearby cities and towns like Rainford, Heydock, Prescot, Kirkby, Runcorn, Widnes, St Helens, Warrington and Liverpool are accessible via roads withing 5km of the site.

There are no statutory designated areas or objects, such as sites of special scientific interest, ancient woodlands, ancient monuments, listed buildings or natural beauties on the Site or adjacent to it. The site is not in a conservation area and the existing buildings are not listed. There are no non-statutory designated areas or objects, such as flood zones, landfill sites, public rights of way, local wildlife sites, conservation areas, world heritage sites, registered parks and gardens, registered battlefields, green belts, country parks or greenspaces on the Site or adjacent to it.



Local Policies for the Site.

Industrial Area applies in the entire site.

Policy CS4 from the Knowsley Local Plan Core Strategy 2016 focuses on fostering sustainable economic growth and supporting the employment sector within the Liverpool City Region. It outlines a multifaceted approach that includes planning and interventions to ensure sufficient employment development land up to 2028, improve job accessibility, enhance the quality of existing employment areas, and encourage new businesses, including social enterprise.

The policy also promotes a mix of employment and residential schemes, digital infrastructure improvements for home working, rural economy diversification, and tourism development. Specifically, it mandates the development of at least 164 hectares of land for employment uses in designated areas like Knowsley Industrial Park and Huyton Business Park, ensuring a diverse land supply for future employment needs.

Office spaces are encouraged in accessible areas, given that they conform to the sequential approach, aiming to safeguard existing employment land for its designated use, unless a shift to other uses would offer broader benefits.

The proposal to refurbish an existing vacant warehouse at 1-2 Stretton Way and convert the premises to provide a new home base for Huyton Ambulance Depot is in line with policy CS4. The site's accessibility, with proximity to strategic transport infrastructure with links to network of motorways, A-roads, and public transportation options, supported by existing land use patterns which is heavily orientated to commercial distribution, storage and industrial activities enhances its potential for use as an Ambulance Depot.



The Proposal

The lease has expired on the existing premises at Huyton Lane and North West Ambulance Service are in the process of securing the lease at the existing warehouse at Stretton Way to provide a permanent home for Huyton Ambulance Depot. The main advantage of the premises at Stretton Way is that it is already on a secure site with adequate space for staff parking provision. The site enjoys the benefit of access from the highway at Stretton Way with links to the M57 motorway. The premises has been vacant since April 2021 due to lack of demand.

The existing warehouse is currently vacant and the entrance to the building is hidden from any public pathways / routes. The north elevation of the existing warehouse will house the new canopy. There will be additional windows to the west elevation to provide light and ventilation to the offices. There is no intention to extend the area of the existing premises. The materials selected for the replacement of the existing windows and doors are in keeping with the palette of the existing premises. The internal remodeling works will involve the demolition of internal partitions to form new offices, a large meeting room, kitchen, changing rooms and associated ancillary accommodation.

Accessibility, Parking and Refuse

There is adequate Vehicle Parking for ambulances and staff cars and refuse arrangements will remain as existing.

Landscaping

The site is laid to tarmacadam and concrete and this will remain. The boundary fence is a secure metal palisade. North West Ambulance Service will maintain security and access to their new premises.

Conclusion

Overall, we feel the proposal is in line with the Council's planning policies and Local Plans as the proposed works are contained within the boundary of the existing premises and will have minimal impact on adjacent premises.



View of Entrance to Proposed Ambulance Depot at rear of site.



View of existing warehouse premises at 1-2 Stretton Way



View of existing Car Park looking towards north site boundary adjacent to M57



View of Entrance Gates into Proposed Ambulance Depot