

Ref:  
Date: 11 February 2025



Knowsley Metropolitan Borough Council  
Municipal Buildings  
Huyton  
L36 9UX

Vail Williams LLP  
2 Noel Street  
London  
W1F 8GB

Tel 0203 589 0050  
vailwilliams.com

Dear Sir/Madam

**Full planning application for installation of 2no. containers (Use Class F1) associated with training use  
Unit 3 Earlsfield Park, Knowsley  
Planning Portal Ref: PP-13769927**

Vail Williams LLP have been instructed by RelyOn Nutec UK Ltd. to prepare this letter to support the full planning application for containers associated with the proposed training use (Use Class F1a) at Unit 3 Earlsfield Park.

The following information is submitted with the full application for consideration:

- Location Plan @ 1:1250
- Site Plan @ 1:200
- Existing Landscape Plan (for reference only, already an approved document under 23/01429/NMA)

The proposals are to be located within the rear parking area of the site known as Unit 3 Earlsfield Park. Unit 3 forms part of a wider development known as Earlsfield Park which was approved under application 20/00376/OUT and 23/01429/REM and is currently being constructed. Unit 3 contains a large commercial building and supporting parking and yard area. The external hard and soft landscaped areas are being constructed in accordance with the approved landscape plan LL02 Rev E which was approved under application 23/01429/NMA and has been included in the application submission for ease of reference. As can be seen from the approved landscape plan, the proposed containers are to be installed in an area of hardstanding which is not allocated for parking or another use.

The proposals comprise the installation of 2no. single storey containers of 6mx2.4m which are connected together in the 'L-shaped' layout as shown on the proposed plan. The area of the containers therefore totals 28.8sqm. The height of the containers is approximately 2.6m.

The proposed containers will be painted black. An indicative image of a black container has been included below for reference.

LISTEN

CARE

VWValues



INNOVATE

LEAD



The containers will be installed on areas of developed hardstanding and will require no below ground works to be undertaken or any encroachment into areas of existing soft ground allowing the planted woodland shrub mix and trees to be retained along the northern boundary as approved under the original planning consent for unit 3.

This container arrangement is shown in the photo below which shows the containers at RelyOn's site in Aberdeen. A smaller L-shaped version of the containers will be installed on the Earlsfield Park site.



The proposed containers are not for storage purposes but are for training purposes (Use Class F1a) associated with RelyOn's training operations. RelyOn are seeking to occupy Unit 3 Earlsfield Park for training purposes and these containers are an essential part of the training which will be undertaken at the site. RelyOn are a global business delivering safety and competence services across the world and supports safety critical industries manage safety across their business. RelyOn will provide a range of difference training courses

**LISTEN**

**CARE**



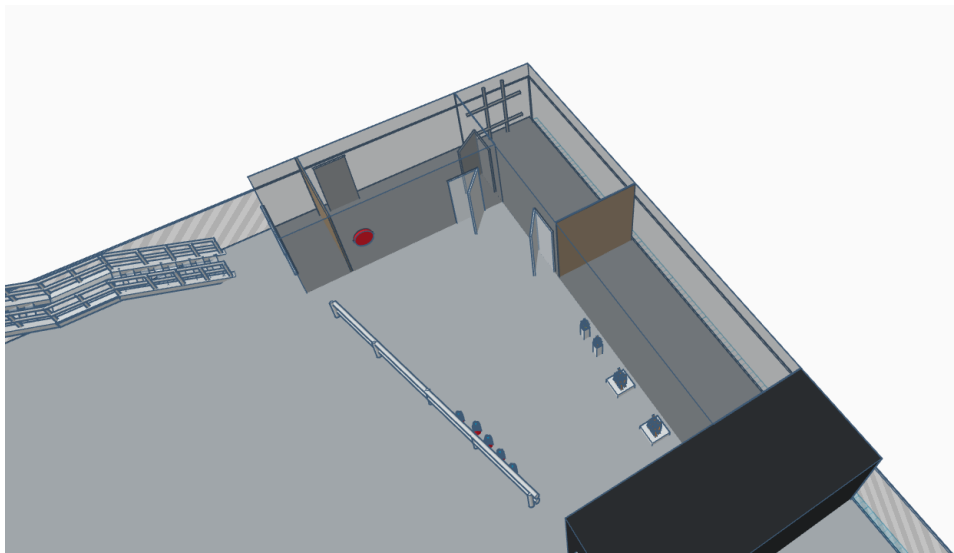
**INNOVATE**

**LEAD**

based from the Earlsfield Park site including GWO (Global Wind Organisation), STCW (Standards of Training, Certification and Watchkeeping), ECITB (Engineering Construction Industry Training Board), City & Guilds, CITB (Construction Industry Training Board) which are recognised training organisations in the UK. Full details regarding the need for this training facility and the economic benefits has been set out within applications 24/00686/FUL and 24/00687/FUL which seek to allow Unit 3 to operate for training purposes. These applications are currently being considered by the Local Planning Authority.

The proposed containers are specifically needed to support the training to be undertaken at the site for the reasons set out in the next section of this letter. Consequently, if the training use (Use Class F1a) ceases on site the proposed containers can be removed from the site so cannot be used for storage purposes.

Within the connected containers there will be various 'rooms' which are used to assist evacuation training to practice in the event of a fire. As 'rooms' need to be created to simulate excavation from a building these need to be provided in a separate area to the main building. The indicative internal layout for training is shown in the image below:



It should be noted that there is no smoke involved in the escape scenarios as RelyOn use misty goggles. These are goggles designed to simulate the appearance of smoke without the need for actual smoke. In addition to the training associated with fire evacuation, the containers are also used to support training for use of water and CO2 fire extinguishers.

**LISTEN**

**CARE**



**INNOVATE**

**LEAD**

The proposed containers are to be located to the north of unit 3 so will not be visible from the access road to the south. In the short-term there may be some transient views of the containers from the M57 until the planted landscaping has been established. However, the built hardstanding area to the north of unit 3 is at a slightly lower level than the M57 as can be seen in the photo below and therefore will not be highly visible from the north because of the level difference and given the containers are single storey are only approximately 2.6m in height. It is not therefore anticipated the containers will not materially affect the appearance of the site from the north as the main Unit 3 building and the surrounding commercial buildings will be the predominant features of the site.



*Photo of existing site looking north towards M57*

Whilst the proposals will result in the loss of a very small amount of hardstanding (approx. 30sqm) this will not materially affect the operation of Unit 3 overall for the main training use. As Unit 3 is proposed to be used for training purposes there will not be a requirement for regular HGV/commercial traffic to access the site and therefore there will remain sufficient space on site for car parking for employees and trainees attending the site. No car parking will need to be removed from the site and the 39 parking spaces will remain available and accessible following the installation of the containers. The proposals will therefore not result in material impact on transport or highways matters.

The proposals will essential support RelyOn's training operations which are to be undertaken on site and therefore will support the wider economy by providing the necessary training for other employers in the commercial sector. The proposal is minor in scale but is considered an appropriate use which will support and complement the Liverpool City Region key economic sectors and will not detract from the overall employment provision within Earlsfield Park. Consequently, when considered as a whole, the proposals do comply with Policy SUE2a and paragraph 85 of the NPPF.

**LISTEN**

**CARE**



**INNOVATE**

**LEAD**

I trust you have all the information you require to assess the application but if you need anything further, please do not hesitate to contact me.

Yours faithfully

LISTEN

CARE

**VW**Values



INNOVATE

LEAD