



FORMER SOREX/BASF SITE,
LOWER ROAD, HALEWOOD, L26 3UB

PLANNING STATEMENT APPENDICES

on behalf of
MSJ GARAGE LTD.

SEPTEMBER 2022

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Appendix A: Pre-application enquiry response (ref. 15/00087/PREAPP)



Our reference: 15/00087/PREAPP

January 7th 2016

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSAL: DEMOLITION OF EXISTING COMMERCIAL PREMISES AND ERECTION OF 1NO. DWELLING.
LOCATION: Sorex, Lower Road, Halewood, Knowsley, L26 3UB

PROPOSAL

I refer to the details submitted to the office for pre-application comments relating to the demolition of an existing commercial premises and the erection of a single dwelling to a site accessed off Lower Road, Halewood.

The existing site is approximately 0.3ha and appears to comprise 3 No. single storey prefabricated industrial buildings with associated areas of hard standing to the north and the east. While it was not possible for the officer to gain access to the site, it would appear that the site benefits from various vegetation and tree planting, especially so to the southern boundary adjacent to the A562 and to the eastern extent of the site.

The submitted information is not significant in detail and consequently I will focus my response on the principle for residential use purposes (Class C3 in the Use Class Order) on this site.

POLICY CONSIDERATIONS & PRINCIPLE OF DEVELOPMENT

The Local Plan Core Strategy has recently become adopted by the Council and this, alongside saved policies within the Knowsley Replacement Unitary Development Plan (UDP) would be used with which to assess your proposal. The most relevant policies within the Core Strategy include:

- SD1 – Sustainable Development
- CS1 – Spatial Strategy for Knowsley
- CS2 – Development Principles
- CS3 – Housing Supply, Delivery and Distribution
- CS5 – Green Belt
- CS17 – Housing Sizes and Design Standards
- CS19 – Design Quality and Accessibility in New Development

Saved policies for consideration within the UDP include:

- DQ4 – Trees and Development



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- ENV2 – Noise and Vibration
- ENV5 – Contaminated Land
- G6 – Conversion or Change of Use of Existing Buildings in the Green Belt

The National Planning Policy Framework (NPPF) would, in addition to policies WM8 and WM9 of the Merseyside and Halton Joint Waste Local Plan, also form material considerations. Both the NPPF and emerging Core Strategy have within them a presumption in favour of sustainable development. Consideration for development is also given to the context of other material considerations relating to design, highways and residential amenity which may demonstrably outweigh the benefits of such a proposal.

PROPOSED USE

The existing site is utilised as a laboratory and benefits from B1 use designation within the Use Class Order. Recent planning history for the site shows the refusal of an application in 2010 for an extension as a result of its inappropriateness within the Green Belt and an approval for an on site generator and fence in April 2015.

The site to which the prospective planning application relates is a brownfield site within the Green Belt and it is not allocated for any particular use in the Local Plan. There is a general presumption against development in the Green Belt within national planning policy, except in very special circumstances. Para 88 of the NPPF states that these circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness will be outweighed by other considerations. Exceptions to this rule are clearly set out at para 89 of the NPPF. In the context of this pre-app proposal, an exception is potentially applicable given the following stated exception:

"limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

Criterion 1 of Policy CS5 of the recently adopted Local Plan Core Strategy is consistent with the position of the NPPF. The potential for a residential property at the site is therefore established in principle; however any subsequent application would be subject to consideration and assessment against the adopted policies listed earlier and any material considerations therein.

The applicant should take heed to ensure that any potential redevelopment of the site should not have a detrimental impact on the openness of the Green Belt and respect the appearance and character of the rural landscape as a fundamental principle.

DESIGN

The design of any proposed dwelling would be fundamental in ensuring that it would not have a greater impact upon the openness of the Green Belt and the purpose of land within it. The applicant should carefully consider the scale and massing of any proposed dwelling in comparison to the existing buildings on site to be demolished.



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The overall design should seek to be high quality and in-keeping with the character of the surrounding agricultural area while also making provision for sufficiently sized and useable private amenity space (inclusive of any landscaping) for any future occupiers. A high quality designed dwellinghouse could reasonably be considered to contribute to the visual amenity of the surrounding area.

HIGHWAYS

I have consulted with my colleagues in Highways who have provided the following:

For a two or three bedroom dwelling, two in curtilage parking spaces would be required. This would increase to three spaces for a 4+ bedroom dwelling. In addition to this, an on site turning area would also be required to ensure a car can exit the property in a forward gear.

The spaces and turning area will need to be appropriately dimensioned in accordance with Highway Authority design standards. Single driveways should typically measure 5.5m length x 3.3m width. The width can be reduced where a separate pedestrian walkway is provided.

RESIDENTIAL AMENITY

The developer would be required to provide an appropriately sized and landscaped private amenity space within the curtilage of any proposed dwelling. This space should be free from overlooking and secure acceptable levels of privacy for future occupiers.

Consideration should also be afforded to the size, location and orientation of any proposed dwelling so as to ensure that it does not negatively impact on any neighbouring properties by way of loss of outlook or privacy.

ENVIRONMENTAL HEALTH

Consultation on the proposed development has also been carried out with colleagues in Environmental Health. Their foremost considerations relates to the sites historic use and proximity to both the chemical works and adjacent A562 carriageway.

The site has historically been (and continues to be) used as a laboratory. Given the proximity to the chemical works to the south and potential sensitive end user of the site should it be developed as a dwellinghouse, a comprehensive contaminated land assessment should form part of the supporting evidence for any subsequent planning application. I have included our standard contaminated land planning condition below to illustrate what would normally be required in terms of evidence:

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;



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(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme 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.

D. 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.

E. Importation of Soil/Material

No top 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. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.



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The potential for noise disturbance resulting from the A562 carriageway adjacent and the chemical works to the south (which operates 24 hours) would also form a significant material consideration should any planning application be forthcoming.

It would be important for the applicant to demonstrate that its proximity would not cause disturbance that would be materially significant to any future occupiers. Boundary treatments, good quality sound insulation and the internal layout of a property can all help to mitigate the effect of noise on any future occupiers.

A scheme demonstrating how the proposed dwelling would be protected from the identified noise origins should accompany any submitted planning application. The scheme should be based on findings of a noise survey or noise modelling procedure.

The survey/modelling and the scheme shall ensure that internal noise levels do not exceed the following levels; for living rooms 35dB LAeq 16 hour (07:00 to 23:00 hours), for bedrooms 30dB LAeq 8 hours and 45dB LAmax (23:00 to 07:00 hours). Where windows are required to be closed to meet these values then alternative means of ventilation, including powered ventilation, shall be provided to a sound attenuated design agreed in writing by the Local Planning Authority. Protection should be provided to private open space/garden areas such that noise exposure does not exceed 55dB LAeq 16 hour. All works which form part of the scheme shall be completed before any of the [noise-sensitive development] are occupied and retained at all times thereafter. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

The applicant would be required to illustrate how the site would satisfactorily dispose of surface water run-off (including any which may be contaminated). Should planning permission be granted for the site's development, it would likely include conditions relating to limiting construction/demolition hours and the requirement for a construction management plan to be submitted and approved. The construction management plan would typically illustrate a scheme for the control of noise and dust arising from site operations and to prevent the transfer of mud onto the site. If the proposal includes any areas for contractor parking/garic facilities, their location should also be shown.

OTHER

The site appears to benefit from a number of trees, with those located adjacent to the A562 particularly providing both amenity and also required screening. Due to the presence of trees any planning application made to develop the site may well require the support of a Tree Survey, Impact Study and Method Statement. It would also be beneficial to include the details of any replacement planting at this stage. The applicant should be aware that the findings of such a survey may also impact on the location or layout of any proposed development.

This work is likely to require specialist consultancy support. Whilst you are able to appoint any such independent consultant, I would like to draw your attention to the fact that the Council offers a complete arboricultural survey package; should you wish to discuss your needs with the Council's arboriculturalist please contact Colin Ness for further information (email: weknowtrees@knowsley.gov.uk; TEL : 0151 443 2899).

The site is located within the consultation distance of at least one major hazard site. The Health and Safety Executive (HSE) needs to be consulted with for any development of the site. You must contact them directly to obtain their pre-app advice.

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During our recent telephone conversation you highlighted that the proposal may in fact be Permitted Development. The site's location in a hazard safety area ensures that this is not the case and the proposal would in fact require full planning approval.

CONCLUSION

The NPPF demands that substantial weight is given to any harm on the Green Belt resulting from inappropriate development. It has been established that the proposal meets the exception rule as outlined in paragraph 89 of the NPPF and the principle for the site's development for residential purposes is therefore established. However, any proposal would as a minimum need to address the significant material considerations that have been raised in this pre-app response relating to design, residential amenity, parking/access, trees/landscaping, noise and contaminated land.

Any advice given by Council Officers for pre-application enquiries does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given in good faith, and to the best of ability, without prejudice to the formal consideration of any planning application. The final decision on any application that you may then make can only be taken after the Council has consulted local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given. The weight that can be given to pre application advice will diminish over time.

Please send all correspondence to David Atherton, Senior Planning Officer, Directorate of Place, Archway Road, Huyton, L36 9FB. Telephone 0151 443 2341 or david.atherton@knowsley.gov.uk

Yours sincerely

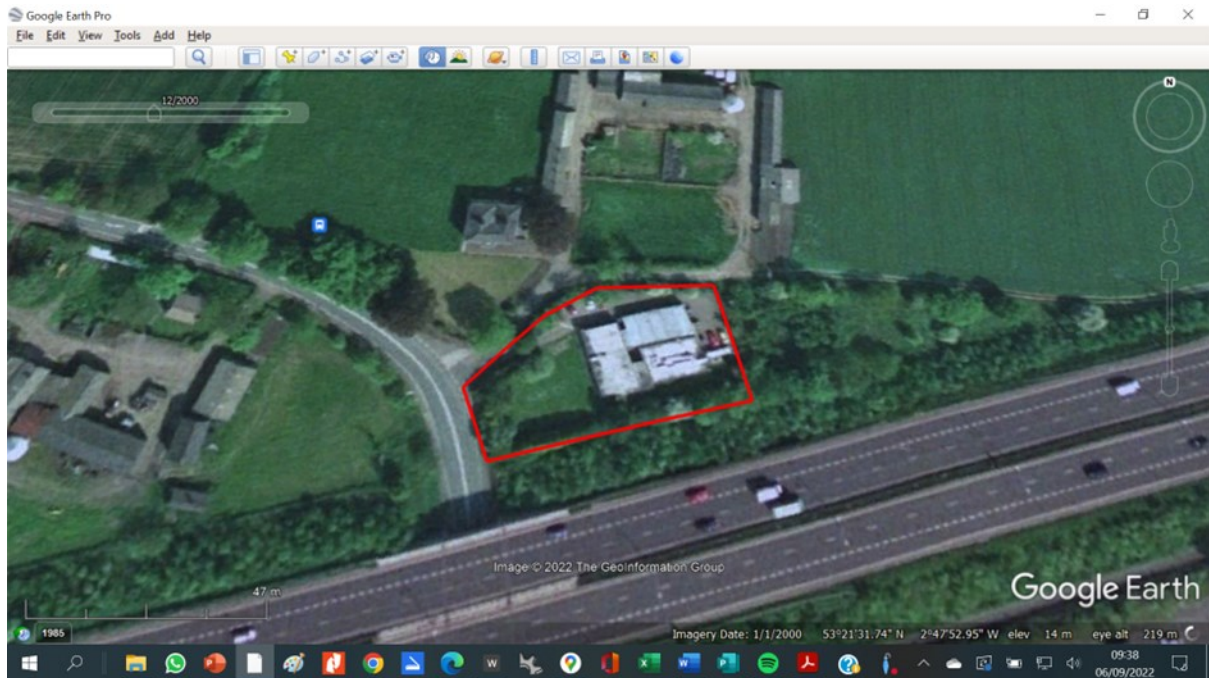
David Atherton
Senior Planning Officer



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Appendix B: Google Earth images of the site taken January 2000 and April 2021



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Image taken 01 January 2000

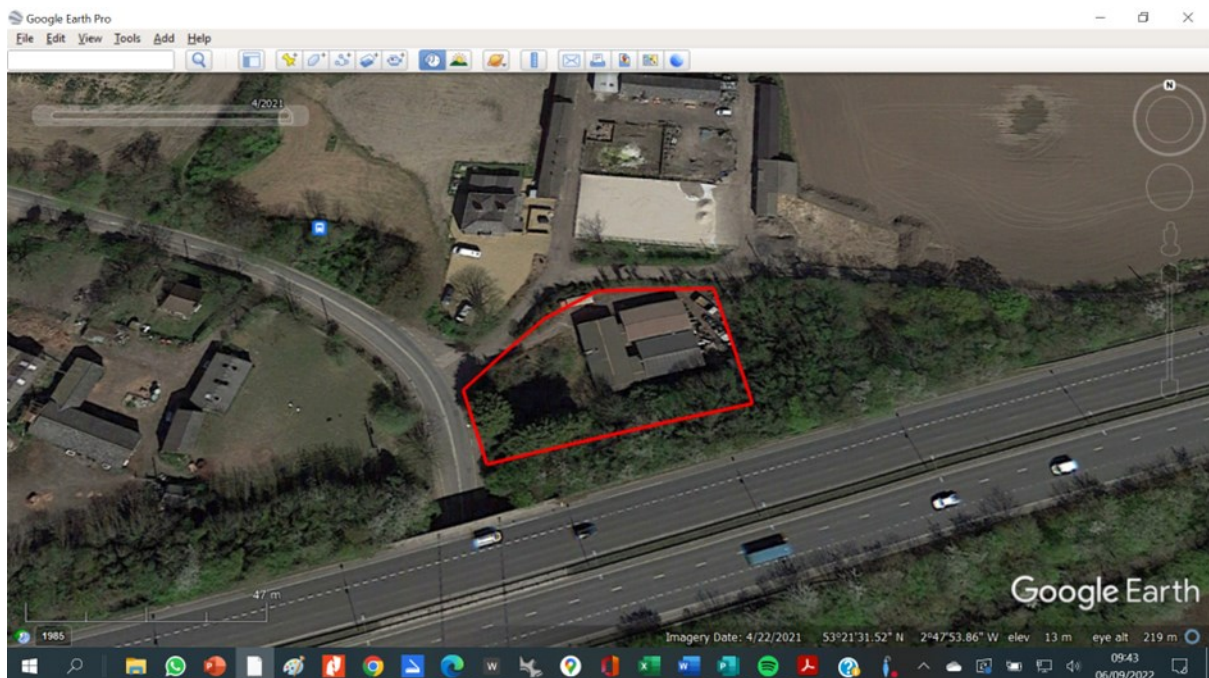
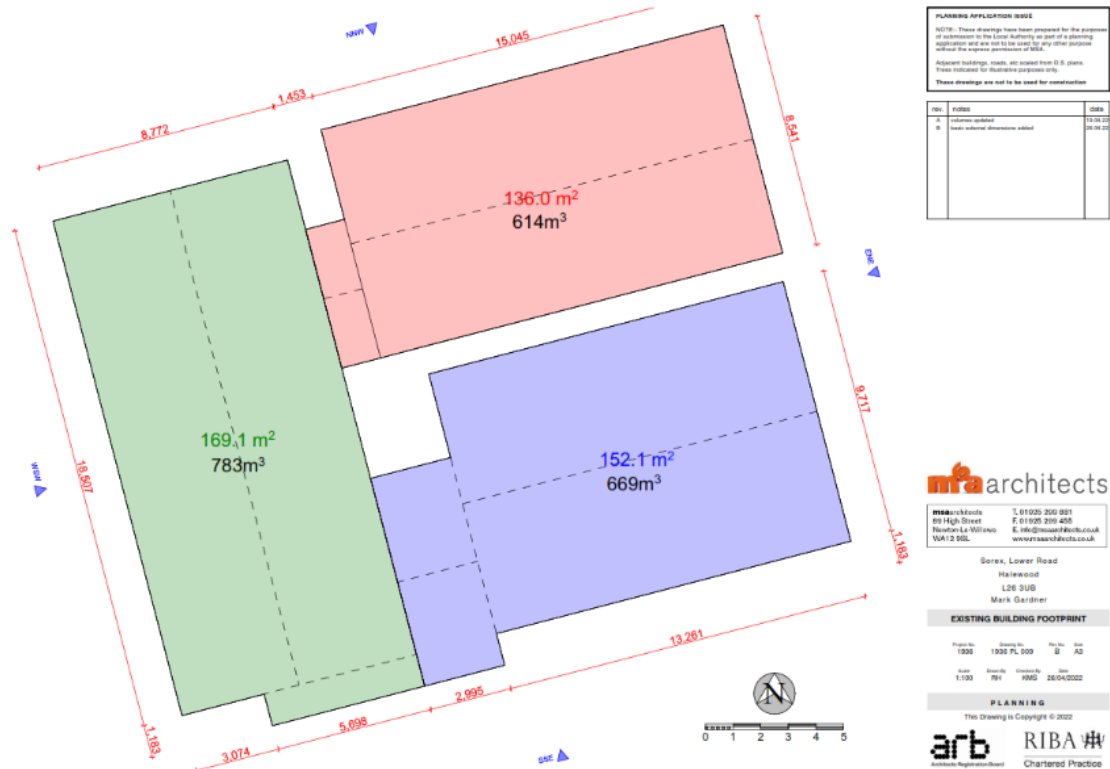
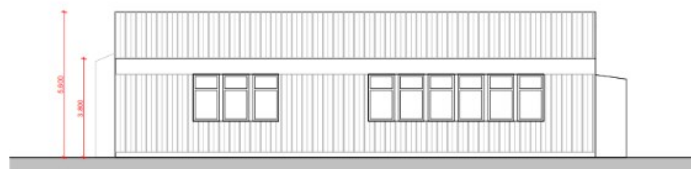


Image taken 22 April 2021

Appendix C: Existing building footprint and heights



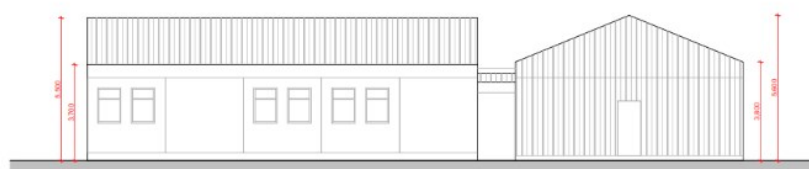
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WSW ELEVATION

PLANNING APPLICATION ISSUE
NOTE: These drawings have been prepared for the purposes of submission to the Local Authority as part of a planning application and are not to be used for any other purpose without the express permission of PHPC.
Adjacent buildings, roads, etc. shown from OS plans. These indicated for illustrative purposes only.
These drawings are not to be used for construction.

REV	DESCRIPTION	DATE
A	revision updated	19/04/22
B	revision updated	19/04/22



NNW ELEVATION

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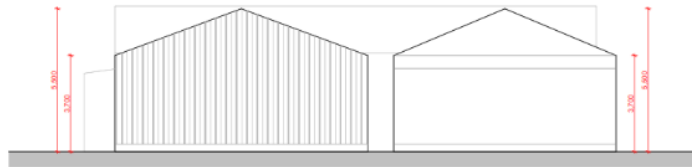
EXISTING ELEVATIONS I

Project No.	Drawing No.	Rev.	Date
1508	1508 PL 010	B	AD

Scale: 1:100
Drawn By: RM
Checked By: KMD
Date: 28/04/2022

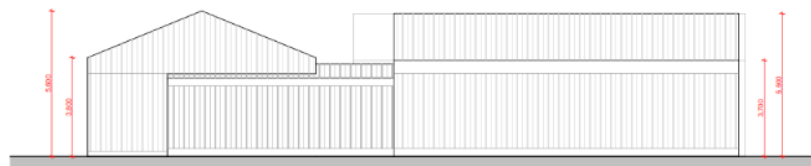
PLANNING
This Drawing is Copyright © 2022

arb RIBA #
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ENE ELEVATION

PLANNING APPLICATION ISSUE		
NOTE: These drawings have been prepared for the purposes of submission to the Local Planning Authority in support of a planning application and are not to be used for any other purpose without the express permission of nfa.		
Adjacent buildings, roads, etc. omitted from (i) & (ii) plans.		
These drawings are not to be used for construction.		
REV	REASON	DATE
1	Issued for planning	19.09.22
2	Issue 2 - height added	20.09.22



SSE ELEVATION



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EXISTING ELEVATIONS II

Project No.	Building No.	Plot No.	Site
1006	1006 PL 011	11	A2
Scale	Project No.	Project No.	Scale
1:100	RH	RMS	26/09/2022

PLANNING

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arb
 Architects & Planners

RIBA #
 Chartered Practice

Appendix D: Solar panels and air source heat pump details



HiTech solar | POWERING A GREENER BRITAIN

300w Mono Black | 60 cell

Mono Crystalline Module

All modules we deliver come with a service life expectancy of over 25 years

- High Module Conversion Efficiency**
Up to 18.4% through superior cell technology and leading market-manufacturing production.
- Self Clean Effect**
Anti-reflective, hydrophobic layer improves light absorption and reduces surface dust.
- Excellent Low-Light Performance**
(Cloudy days, morning and evening).
- Quality Black Anodised aluminium frame**
with high resistance to wind and snow loads.
- Optimum Light Absorption**
Transparent low-iron and thermally pressurised glass.
- Encapsulated IP Junction Box**
Better insulation, sealing, heat dissipation (IP65 Rated integrated with bypass Diodes)

Benefits

- 10 years product warranty for materials and workmanship 25 years output warranty, 10 years = 90%, 25 years = 80%.
- Independently certified by international certification bodies.
- Enhanced design for easy installation and long term reliability.
- 100% EL inspection ensuring defect free.
- UK Based technical support.
- UK Based manufacturing to global markets.
- Customised production, e.g. black module, special frame, BIPV, conservatory roof and facades.
- High quality components from leading suppliers worldwide.

60 Cells HIGH EFFICIENCY MODULE

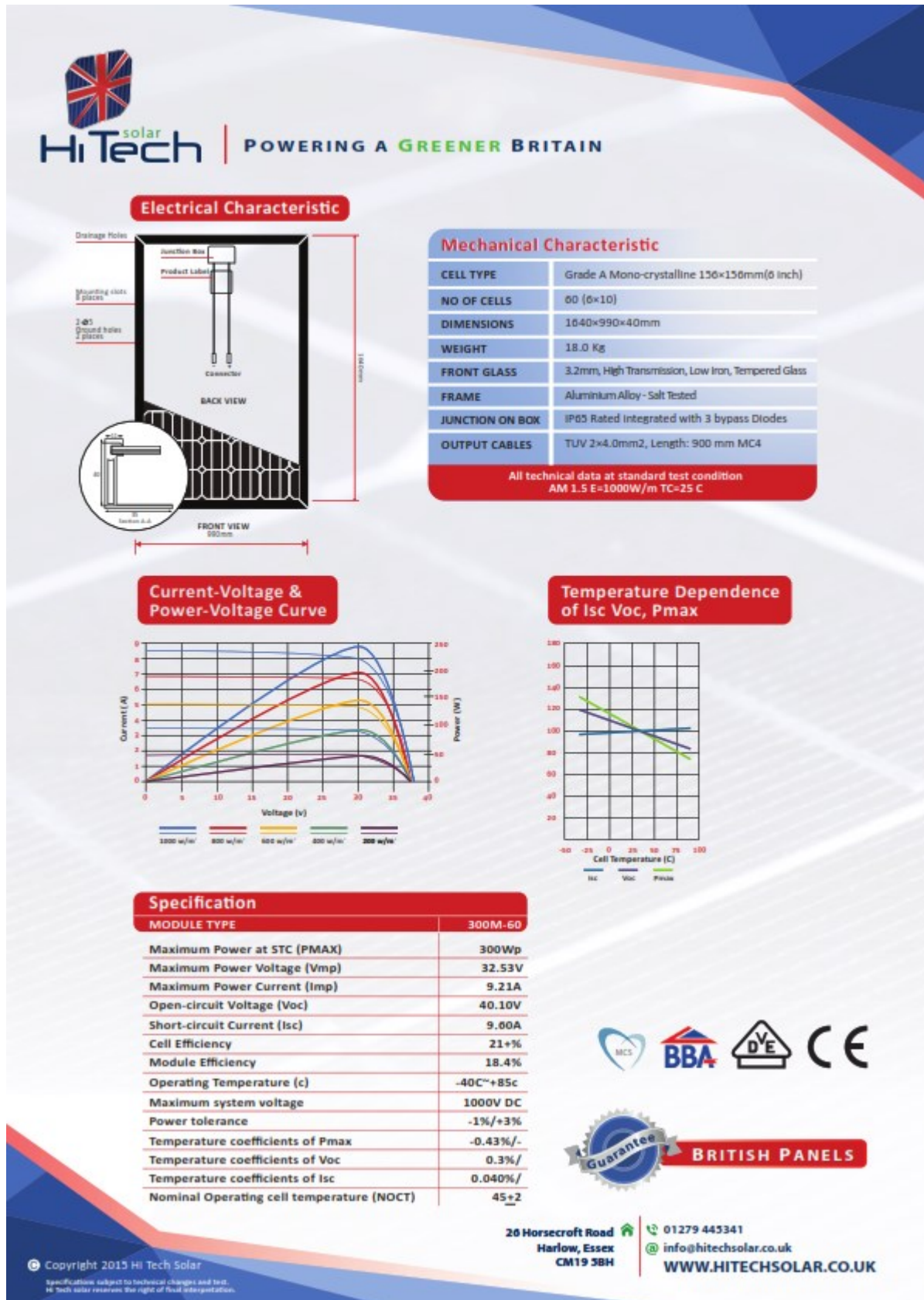
25 YEARS PERFORMANCE WARRANTY

BRITISH PANELS

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Samsung EHS Monobloc GEN5

Air Source Heat Pump

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The next generation of Air Source Heat Pump

Extremely quiet operation (50db(A) at 1 metre)

Internal MIM Control Kit significantly reduces electrical works required

Lightweight construction ensuring many mounting options

Simple Installation and Commissioning

The Next Generation Air Source Heat Pump

The Samsung EHS GEN5 is the latest generation in Samsung's successful range of MCS accredited air source heat pumps.

Samsung, as the 8th most valuable brand in the world, have a deserved reputation for innovation and quality.



7 year warranty as standard

Models shown are the AE090 and the AE160 from the Samsung EHS range. Other models in this line may vary.

SAMSUNG



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Samsung EHS Monobloc GEN5

Air Source Heat Pump

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While they were a relatively latecomer to the air source heat pump market in 2011, Samsung brought with them a solution to many of the problems that earlier manufacturers had encountered. Innovations such as commissioning information designed around a specific type of installation and an extremely lightweight chassis meant that installation and commissioning was some of the easiest ever seen from a heat pump.

The Samsung EHS GEN5 range has been designed with flexibility in mind. Installers have the capability to incorporate many different fuel sources, as well as the ability to cascade multiple units for a single installation. This means that no matter the complexity of the project, Samsung will offer a solution.

Technical Specification for the Samsung EHS

Model	AE050	AE090	AE120	AE160
Heating nominal capacity [kW] ¹⁾	5	9	12	16
Heating nominal current input [A] ¹⁾	5.1	9.2	12	17.1
SCOP @ 35°C ¹⁾	4.51	4.41	4.45	4.48
Compressor type	BLDC Twin Rotary			
Refrigerant volume - R410A [kg]	1.15	1.4	2.6	2.6
Heating system maximum flow [l/s]	0.24	0.43	0.58	0.77
Operating temperature range [°C]	-25 to +35			
Piping connections	BSPP 1"			
Electricity supply	220-240V Single Phase			
Max current [A]	16	22	28	32
Sound pressure [dBA] ²⁾	45	48	50	52
Sound power [dBA]	61	63	64	66
Dimensions (H x W x D) [mm]	798 x 880 x 310	998 x 940 x 330	1420 x 940 x 330	1420 x 940 x 330
Net Weight [kg]	59	76	108	108

¹⁾ A2W Condition #1s (Heating) Water in/out 30°C/35°C, Outdoor air 7°CDB/6°CDB

²⁾ Sound pressure was acquired in an anechoic room. Thus actual noise level may be different depending on the installation conditions.

Technical Specification for the Samsung EHS Control Kit



Model	MIM-E03AN	MIM-E03BN
To use with	9, 12, 16	5
Electricity supply	220-240V Single Phase	
Dimensions (H x W x D) [mm]	370 x 290 x 110	
Net weight [kg]	3.5	

¹⁾ External control options - 230V (Max A)
Booster heater (20A), hybrid (0.5A), water pump (2A), 2/3 way mixing valve (0.5A)
Thermostat (10mA), solar pump (10mA), Inverter pump (2A), 3 way mixing valve (0.5A)

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Appendix E: Adjacent houses



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Wellbrook Farm



Ditton Fold Farm



Harefield & Ashton Hey



Brook House Farm

F: Health & Safety Executive consultation advice

Peter Hamilton Planning Consultancy
 40 North Sudley Road, Liverpool, L17 0BG



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Advice : HSL-220114105611-1671 DO NOT ADVISE AGAINST

Your Ref: pHpc/2022/LR/002

Development Name: Former Sorex laboratory site, Lower Road

Comments: Redevelopment of former laboratory site to form one detached dwelling.

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Peter Hamilton Planning Consultancy.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



Breakdown:

HSL-220114105611-1671 Date enquiry completed :18 January 2022 (346987,384963)

Housing : Do Not Advise Against

How many dwelling units are there (that lie partly or wholly within a consultation distance)? Less than 3



HSL-220114105611-1671 Date enquiry completed :18 January 2022 (346987,384963)

Landscaping : Do Not Advise Against

There are no questions for landscaping



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This advice report has been generated using information supplied by Peter Hamilton at Peter Hamilton Planning Consultancy on 18 January 2022.

Note that any changes in the information concerning this development would require it to be re-submitted.

HSL-220114105611-1671 Date enquiry completed :18 January 2022 (346987,384963)