

Our Ref: RJR/AB/X792/157/007
LPA Ref: 2025/0026/PNP

17th February 2026

By Email Only

Mr. Reece Black
Planning Department
Knowsley Council
Huyton Library
Civic Way
Huyton
Knowsley
L36 9GD

Dear Reece,

Land on the East Side of Perimeter Road, Knowsley Industrial Park, Kirkby, Knowsley
Prior Approval for the Erection of an Agricultural Produce Storage Building
Planning Application 25/00685/AGR

I refer to the Application Reference No. 25/00685/AGR which seeks Prior Approval from Knowsley Council for the erection of an agricultural produce storage building at Land on the East Side of Perimeter Road, Kirkby, Knowsley.

Relocation of Building

In accordance with recent correspondence with the Local Planning Authority, the proposed building has been relocated in order to provide greater separation between the agricultural building and the residential dwellinghouse at Top House Farm.

As such, Prior Approval is sought for the siting of the building as shown on the amended plan reference X792.157.007.PL01 Rev A.

In addition, a small area of hardstanding is shown to the front of the building. The hardstanding area is 60sqm. As such, the total area of proposed development (being the proposed building and the hardstanding) is 1,500sqm and therefore does not exceed the area permitted within the relevant Permitted Development Right.

Grain Drier Noise & Residential Amenity

During our correspondence with the Local Planning Authority, additional questions were raised in relation to the use of a grain drier within the proposed building and noise associated with this. In particular, the LPA sought confirmation that the grain drier would not have an unacceptable impact on residential amenity in terms of noise.

The client has the benefit of a Master Farm R/S-MRM 30-ton batch drier. Master Farm R/S-MRM 30-ton batch driers are designed to be "quiet in operation". This is achieved through:

- Centrifugal Fan: The design prioritizes airflow efficiency, which results in quieter operation compared to other types.

- Filling Auger: The system includes a 250mm filling auger, which uses intermediate bearings to reduce noise, especially when running empty.

It should however be noted that grain driers only run during harvest and therefore their use is at limited points in the year.

Noise level depends on ambient temp but generally the drier operates at range of 85 – 105dBA **at the source**. This noise level is comparative to a tractor with no cab.

The building is to be constructed using Kingspan QuadCore panels, which provide a base sound reduction of 25dB. This would reduce noise levels of the drier to 60 – 80dB immediately outside of the building. It should be noted that noise levels at or below 70dBA, sounds are generally considered safe.

The most common rule of thumb for calculating sound reduction in open spaces (like an open field) is -6dB per meter from source. The building as now sited will be 265m from the nearest residential property at its closest point. As such, it is considered unlikely that the grain drier will be able to be heard from the residential dwelling.

It is considered that the additional and amended information provided in this letter and amended plans should be sufficient to answer the questions raised by the LPA. Notwithstanding, should further information be required, please do let us know.

Yours sincerely,



Abigayle Boardman
For the Company

Encs.