

<u>APPLICATION NO:</u>	26/00094/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Webber Road, Knowsley Industrial Park, Kirkby		
<u>PROPOSAL:</u>	PARTIAL CHANGE OF USE OF THE EXISTING WAREHOUSE (USE CLASS B8) TO OFFICES (USE CLASS E) ASSOCIATED WITH THE EXISTING BUSINESS TOGETHER WITH INSTALLATION OF GROUND FLOOR AND FIRST FLOOR WINDOWS PLUS REPLACEMENT ENTRANCE DOOR TO THE SOUTH ELEVATION, TARMAC OVER GRAVEL/HARD SURFACE AREA		

Site Description

The proposal relates to a site on Webber Road comprising a B8 storage building with portable type buildings in front providing office accommodation and staff facilities, plus hard surfaces and gravelled area gavelled area. Ancorra Environmental Services are based here who are a company that undertake commercial tank cleaning, with works carried out at the client's site with office employees accommodated at the site.

Proposal

The application is to install ground floor and first floor windows together with a replacement entrance door to the southern elevation (side) of the existing storage building. This is to facilitate the installation of offices and staff facilities within the existing building over two floors, with the remainder of the building remaining as existing. The staff currently housed in the portable buildings would transfer to these new offices together with the staff facilities, and the portable buildings would be removed. The area to the front of the storage building would be resurfaced with permeable tarmac providing an improved parking area.

The windows and door would have dark grey (Anthracite) frames. The brickwork of the building would be cleaned and repointed. The offices and staff facilities would be approximately 28% of the floor space of the storage building and would be over two floors. The storage building is significantly underutilised (seen on the site photos taken) due to the nature of the company works that take at the site (administration, sales, accounts etc), with the tank cleaning carried out off site at the client's premises. The proposal is to give improved accommodation and facilities to staff currently housed in the portable buildings, and to make more use of the underutilised main site building.

Consultations

Environmental Health – No objections, request noise assessment and contaminated land investigation conditions.

Cadent Gas Limited - Informative

Representations

This application has been publicised by letters sent to 16 neighbours. No representations have been received.

Planning History

19/00624/FUL - DEMOLITION OF SINGLE STOREY BUILDING AND RE-CLADDING OF REMAINING INDUSTRIAL UNIT, PROVISION OF WEIGHBRIDGE AND ERECTION OF ASSOCIATED OFFICE BUILDING, PROVISION OF UNLOADING BAYS, INSTALLATION OF WHEEL WASH AREA, PROVISION OF STAFF CAR PARK AND ASSOCIATED WORKS. Granted: 02.06.2020.

15/00506/FUL - DEVELOPMENT OF SITE TO ALLOW FOR THE PROCESSING AND RE-CYCLING OF EXCAVATED MATERIALS (AGGREGATES) DEMOLITION OF EXISTING SINGLE STOREY BUILDING SITUATED TO WEST OF SITE, PARTIAL DEMOLITION AND RE-CLADDING OF INDUSTRIAL UNIT AND STEEL FRAMED STRUCTURE SITUATED TO SOUTH WEST CORNER OF SITE TO PROVIDE OFFICE SPACE, LOADING BAYS AND STORAGE/CRUSHING AREA. PROVISION OF WEIGHBRIDGE, ASSOCIATED TICKET OFFICE AND INSTALLATION OF WHEEL WASH ZONE. ERECTION OF NEW BOUNDARY TREATMENTS (INCLUDING ACOUSTIC BARRIERS), CAR PARKING AREA AND ASSOCIATED WORKS INCLUDING LIGHTING AND LANDSCAPING. Granted: 05.02.2016.

15/00268/SO - ENVIRONMENTAL IMPACT ASSESSMENT SCREENING OPINION REQUEST IN RESPECT OF A PROPOSED CHANGE OF USE OF SITE TO ALLOW FOR THE RECYCLING OF EXCAVATED MATERIALS. EIA not required: 08.05.2015.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

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
CS4 - Economy and Employment
CS19 - Design Quality and Accessibility in New Development
CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas
ENV2 - Noise and Vibration

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.

Assessment

The application relates to development within an existing B8 storage building to provide improved staff accommodation and facilities for the company operating from the site which is within Knowsley Industria Park and is acceptable in principle.

Design and Visual Amenity Considerations

The external works are simple in so far as they consist of the installation of ground floor and first floor windows to one side (south side) of the existing B8 storage building and replacement of an entrance door on that same side of the building, with other works internal to the building. These proposed works are acceptable and would not be detrimental to the appearance of the building or the visual amenities of the area. The removal of the portable buildings and laying permeable tarmac over the hard surfaced and gravel area, including the area currently where the portable buildings are currently would improve the appearance of the site generally.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policy EC3 of the UDP.

Amenity Considerations

The proposed works are to provide office accommodation associated with the operating company within the industrial park, similar to similar type arrangements within such area, and would not be detrimental to the amenity of the area. The proposal would provide improved accommodation and staff facilities for employees rather than the more cramped and uncomfortable facilities in the portable buildings. As such the proposals would improve the amenities of company staff members.

Whilst the employees are currently working from portable buildings on site with the new works proposed it could be ensured that the working environment in terms of noise disturbance from outside sources, being in the middle of an industrial park, is suitable, particularly as office accommodation would be at first floor level so could be prone to noise carry. It would be prudent therefore to condition any planning permission to ensure that the proposed office accommodation provides an acceptable internal working environment.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies EC3 and ENV2 of the UDP.

Highways Considerations

The removal of the portable buildings and the laying of tarmac of the hard surfaced area would increase and rationalise the parking area available. No additional staff are proposed, and the existing access is to be retained.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policy EC3 of the UDP.

BNG

The works would be within an existing building ad on current hard surfaced land and is therefore exempt from national BNG requirements.

Contaminated Land

Due to the site location within an established industrial estate, and the proposed change of use of part of the existing building, there is potential for land contamination arising from historic commercial activities to have an impact on the development. The toilets and kitchen area on the ground floor would require ground works for drainage purposes; these ground works could create pathways for any contaminants within the ground to enter the building. As such it is recommended that any planning permission is conditioned to require a Phase 1 risk assessment (Phase 2 site investigation and remediation if required) to ensure that any potential risks to human health are identified and mitigated if required.

The proposal conditioned complies with Policy CS2 of the Core Strategy.

Conclusion

The proposal is acceptable in terms of visual and amenity impact and would improve the appearance of the site by allowing the removal of the existing staff office and facilities.

The application complies with national and local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject o the following conditions: -

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) 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.

- 3) Prior to the first occupation of the office use hereby approved, a scheme for the protection of the proposed offices from external noise shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall demonstrate that internal noise levels within the offices can achieve the standards set out in BS8233:2014 (or any subsequent revision), taking into account noise from surrounding industrial and commercial activities.

The approved scheme shall include details of any acoustic glazing, ventilation strategy and sound insulation measures required to achieve these standards and shall be implemented in full prior to occupation and retained thereafter.

Reason: In the interests of amenity and to ensure a reasonable working environment for the office employees.

- 4) No development shall commence until a Phase 1 Preliminary Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall identify and evaluate all potential sources of contamination and the potential risks to future users of the site. The assessment shall include a desk study, site walkover and conceptual site model.

Where the Phase 1 assessment identifies potential risks, a Phase 2 Site Investigation and risk assessment shall be carried out, the results of which, together with any required remediation strategy, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Any approved remediation measures shall be implemented in full prior to first occupation of the development.

Following completion of any remediation works, a verification report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the site is suitable for its proposed use.

If, during the course of development, any contamination is found which has not been previously identified, works shall cease immediately and the Local Planning Authority shall be notified. A remediation strategy shall be submitted to and approved in writing prior to the recommencement of development.

Reason: In the interests of human health.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/04/2026	987-04A	-	PROPOSED SITE PLAN
22/04/2026	987-08A	-	LOCATION PLAN
05/03/3036	987-05	-	PROPOSED GROUND FLOOR PLAN

05/03/3036	987-06	-	PROPOSED FIRST FLOOR PLAN
05/03/3036	987-07	-	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 25/06/2026

Informatives

1 Cadent

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

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