

IBP Site 3 21066/3.1/02

Knowsley Metropolitan Borough Council
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5 November 2021

Site 3 Image Business Park, Knowsley - planning application for a single detached industrial building with E(g)(iii), B2 & B8 uses ref PP- 10177657

Planning Statement

The proposed development is geared towards improving the economic growth in-line with The Local Plan, and the further re-development of Image Business Park, Knowsley to encourage continued growth.

The application will encompass and seeks to attract the following uses:

- E(g)(iii) - Light Industrial (previously B1c)
- B2 - General Industry
- B8 - Distribution uses

The proposals are in accordance with the Planning Policies which support Economic Growth and the provision of land for general business and employment uses.

The application site is located within Knowsley, Liverpool and will help to reinforce and encourage its position as part of the regeneration of the area and will provide a positive step towards sustainable economic growth. The surrounding area comprises largely employment land. Situated within the old Kodak site, renamed Image Business Park, this development site is the second application to be made as part of the ongoing redevelopment of several vacant plots within the old Kodak site.

The application site was formerly occupied by a mix of industrial uses and ancillary offices, which had become derelict over time. The existing structures were demolished in March 2021 after these units had been vacant for several years.

The site falls into Flood Zone 1 and is therefore in the lowest category in terms of risk of flooding.

In light of the above statement and with the application's strong alignment with the proposals to maintain Knowsley's position as a prime employment area, we believe that this application therefore reinforces the requirement of the NPPF and Knowsley Metropolitan Borough Council's future policies as outlined within the Local Plan in reference to this site.

Yours faithfully

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