01/00163/OUT	Outline application for Business Park, Kings Business Park, Liverpool Road, Prescot.	**HAZELS DEVELOPMENT COMPANY**

Area & Location of Site: 19.82 ha of land bounded by Liverpool Road to the north, Huyton Lane to the south, the M57 motorway to the east and existing residential development and public open space to the west.

Ward: Prescot West.

Knowsley Unitary Development Plan - Land for industrial or commercial development. Existing major developed site in the Green Belt. Site of Biological and/or Geological Interest.

Consultations

Chief Environmental Health Officer - no objections in principle subject to conditions restricting the location the Class B2 (industrial) uses and noise attenuation measures.
Transportation and Engineering Services Division - traffic surveys to be undertaken to determine if a traffic impact assessment is required.
The Coal Authority - any representations received will be reported verbally.
The Environment Agency - any representations received will be reported verbally.
North West Water Ltd - any representations received will be reported verbally.
Merseyside Fire Authority - any representations received will be reported verbally.
Merseyside Police - any representations received will be reported verbally.
Prescot Town Council - any representations received will be reported verbally.

APPROVED AS REPORT WITH COND 3, LINE 1 AMENDED TO READ: " ... SUBMITTED TO AND ... " LINE 4 TO READ: " ... THE APPROVED SCHEME ... "

Representations

The application was advertised by site and press notice and the occupiers of 74 neighbouring properties have been notified by letter. Two letters of objection from occupiers of new properties close to the site has been received (one letter was submitted via Eddie O'Hara MP) on grounds of the inclusion of Class B2 uses which was not included in the earlier outline permission. They object to the environmental impact of industrial uses and devaluation of their properties.

Members are aware that devaluation of property is not a material planning consideration. Whilst the earlier outline permission did not include any Class B2 uses, it should be noted that the allocation of the site in the development plan (adopted after the previous decision) does in fact indicate that suitable Class B2 uses would be appropriate.

REPORT

1. History of Site

In July 1991 outline planning permission was granted for the redevelopment of the former training college for a business park, including Class A2 and B1 uses including a 100 bedroom hotel with leisure facilities, erection of new units and laying out of new roads and landscaping (ref: K/APP/13348). The outline planning permission was renewed in 1994 (APP/94/000476).

In 1997 a further outline permission (ref APP/97/00100) was granted for a proposed 21 hectare Business Park including access to roundabout M57 junction 2 (Liverpool Road), structural landscaping and internal road layout, 7 hectares of residential development with access to Liverpool Road and 2.4 hectares of public open space.

Reserved matters applications have subsequently been approved for the structural landscaping to the main access road and balancing lake (APP/99/00631) and for the erection of a 2-3 storey office building (Class B1) and associated car parking and landscaping (APP/99/00544).

2. Details of the Proposal

This outline application is for the laying out of a 19.8 ha business park. An indicative site layout has been submitted identifying 10 plots. Together with Cirrus House (which is now completed), the total floorspace would be approximately 28,500 sq m. This total floorspace has not changed from the previous outline permission (APP/97/00100).

The applicant's aspiration is to preserve the attractive environment that existed in its former use (as a teacher training centre) so that it can continue its Green Belt function of contributing to the separation of the built up areas of Huyton and Prescot.

The proposals embrace strong landscape standards within the site and extensive planting proposals to the boundary access and an aspiration to ensure development form will be primarily a mix of 1/2 storey.

The application was originally submitted for a mix of the following uses: Class A2 - Financial and professional services; Class B1 - Business; Class B2 -General Industrial; Class C1 - Hotel and Class D2 - Assembly and Leisure.

However, following discussions with Officers, taking into account the allocation of uses in the development plan and changed Government policies in relation to key town centre uses and transport, the applicants have confirmed that the application does not seek to renew any permission for Class A2 uses, nor is permission sought for Class D2 uses.

3. Compliance with the Development Plan

The site is allocated as land for industrial or commercial development, existing major developed sites in the Green Belt and site of biological and/or geological interest on the Knowsley Unitary Development Plan.

The proposal for a business park complies with the allocation on the Unitary Development Plan. The acceptability of the specific uses is discussed in section 4.

4. Planning Issues

a. Green Belt Considerations

Policy G5 - The Kings Business Park - in the Unitary Development Plan states that "the Council will permit development on the Kings Business Park in Use Classes B1 and C1, and of suitable types in Use Class B2, subject to landscaping and design standards appropriate to its location in the Green Belt and its landscape value.

The previous outline planning application for the business park justified the development of the site within the Green Belt on the grounds that it complied with PPG2 - Green Belts paragraph 3.4 relating to the development of major existing developed sites (the site was formerly the CF Mott College Campus).

The principle of allowing a business park on this site is now well established with the allocation of the site in the UDP as a business park and also given the previous outline consents. It is considered that the current amended proposal falls within the limits of the UDP Policy and would therefore not be departure from the development plan and the application would not need to be referred to the Secretary of State.

b. Highway Considerations

A Traffic Impact Assessment was submitted in respect of the previous outline application (ref APP/97/00100) with respect to vehicular generation. The Council's Highway Engineers were satisfied at the time that the point of access onto Liverpool Road for the Business Park was satisfactory. The applicants entered an agreement under S278 of the Highways Act 1980 to ensure that road improvements were undertaken to the road junction adjacent to the proposed access point. The road improvements have now been completed and the access for the Business Park has been constructed together with the internal road layout up to the roundabout within the site and adjacent to the recently completed Cirrus House office development.

The Council's Highway Engineers are satisfied that the current application is a renewal of the earlier lapsed outline permission (APP/97/00100) and that the highways considerations were largely dealt with by the road improvements that have since been undertaken. However, given the growth in car borne traffic since the 1997, the Engineers are currently undertaking traffic surveys to determine if the traffic likely to be generated by the proposed development is of a scale that would warrant the submission of a further detailed traffic impact assessment.

If the appropriate thresholds relating to the increases in traffic are not being exceeded then the Highway Engineers raise no objections in principle. It is normal practice to await the outcome of these surveys prior to reporting the application to Committee. However, in this case, an early decision 'in principle' is required in order to ensure the viability of the scheme. Therefore, if Members are minded to approve the application, no decision would be issued unless and until the surveys have been completed and the Council, as local highway authority, is fully satisfied that the development traffic can be accommodated without detriment to road safety. This approach would be in line with UDP Policy T6 on traffic impact assessments.

In terms of car parking, since the grant of the earlier outline permission in 1997, Government guidance has changed in relation to transport and car parking issues. Guidance in the revised PPG13 emphasises the need to reduce demand for car borne trips and increase demand for travel by alternative modes of transport such as public transport, cycling and walking. There is also a greater pressure to be more flexible in relation to car parking standards with an expectation that less spaces should be provided than that required by rigid development plan standards. Revised PPG13 recommends maximum car parking provision for offices at one space per30 sq. metres which is identical to the standard set in the Council's UDP.

Whilst the application is in outline only, and without details of end uses it is difficult to gauge the likely car parking requirements of the users, it is proposed that if permission is granted, that a condition be imposed requiring the submission of a comprehensive 'green travel plan' that identifies measures to restrict demand for car travel (eg. car sharing, season tickets for public transport, shower facilities for cyclists and home based working initiatives). Efforts to reduce car borne travel in this way complies with the spirit of current Government guidance as set in draft PPG13.

c. Amenity Considerations

In terms of amenity the main concern would be the impact of the proposed uses in terms of noise and (in the case of certain Class B2 industrial uses) air pollution on the new housing development alongside the site's western boundary and other housing close to the south eastern and north eastern corners.

The Council's Chief Environmental Health Officer has requested that the Class B2 (General Industrial) uses and Class C1 (Hotel) are restricted to those plots furthest away from the existing dwellings (Plots 2-4 inclusive) . It is also requested that conditions be imposed restricting outside storage of materials, unloading/loading areas and storage of external plant and machinery. In the absence of details of end users, in terms of protecting nearby dwellings from noise, it is further considered reasonable to request that incoming occupiers provide the necessary noise survey information regarding their ability to operate without detriment to existing housing. This can be a condition should Members approve this application.

Whilst the objectors concerns in relation to the effects of Class B2 uses are noted, it is considered that restricting the Class B2 and C1 uses and with the safeguarding conditions for noise, and for details of fume extraction systems, that the proposal would be in line with the development plan allocation for suitable Class B2 uses and would also be in accordance with guidance in PPG24, para. 10, in respect of using planning conditions to control noise from development proposals.

d. Trees, Landscaping and Geological Considerations

The applicant has re-submitted a tree survey (which accompanied the earlier outline permission) that indicates that trees are to be removed within the site. The extent of the tree removal will depend on the siting of the individual units. The site is covered by a Tree Preservation Order and the retention of as many of the existing trees within the site as possible would retain the unique character of the site afforded by this landscape setting.

It is considered that the limited tree removal would be a balanced trade-off for bringing the site into economic use in line with its allocation in the UDP. However, no trees will be allowed to be removed until up-to-date surveys have been submitted and agreed as part of the reserved matters for each development plot. This will ensure that full consideration can be given to minimising tree loss, and that effective tree protection and replacement can be adequately dealt with at that time. The protection of trees within the site in this way would accord with Policy En25 of the UDP.

Structure planting to the balancing lake, within the woodland belt adjacent to Huyton Lane, on the mound adjacent to the residential development to the western site boundary and adjacent to the site access road and Cirrus House office development has previously been approved and much of this landscaping has been completed. In

accordance with Policy Ec5 (industrial design criteria) additional structure planting adjacent to the site access roads would be required and could be dealt with as a reserved matter.

The site includes a rock outcrop which merits designation as a Regionally Important Geological/Geomorphological site. UDP Policy En20 recognises the importance of these sites for educational, research, and landscape value. The developer is aware of the need to protect the rock outcrop site from any development and has agreed to provide a management plan for its long term maintenance and public access. The management plan can be imposed as a condition should permission be granted.

e. Economic Considerations

The Kings Business Park has been identified as a Regional Investment Site in the Draft Regional Planning Guidance for the North West. Policy Ec3 within the draft guidance states that the development plan should reserve the site for uses which support the regions sectoral priorities.

The site has also been identified in the Merseyside Objective 1 Single Programming document as within a SSDA (Strategic Spatial Development Area). The above allocations strengthen the sub-regional importance of this site.

The economic benefits for the development of this site are substantial given that an estimated 1,300 new jobs would be created. The first individual plot, Cirrus House has been completed. This development is a high quality office development which has set an example for quality of design and landscaping for further developments at the site.

f. Conclusions

The proposal is in essence a renewal of an earlier outline planning permission that was granted, and part of which has subsequently enjoyed reserved matters approval. Support for the current proposal would be in line with the allocation of the site in the adopted UDP and would safeguard the future of the site as a proposed major business park that meets the economic growth aspirations of the Council. Consideration has been given to protecting the future developments on the amenity of the nearby local residents, and subject to confirmation of the traffic surveys, it is once again recommended that the application be approved.

The current proposal has been considered in the light of the revised Environmental Assessment Regulations (1999). The site is less than 20 hectares and is redevelopment of land previously built on. As such, it does not require a statutory environmental statement.

Recommendation

That Members be minded to approve the application and subject to the results of the traffic surveys currently being undertaken and if applicable the results of a Traffic Impact Assessment the Director of Planning and Development, in consultation with the Chairman/Vice-Chairman be authorised to grant outline planning permission subject to the following conditions:-

1. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely, the siting, design and external appearance of the buildings, and the landscaping of the site (including both the structural landscaping and landscaping within the individual plots which shall all be treated as a reserved matter).

2. The permission hereby granted shall enure for the benefit of the following uses only, and shall be carried out within the plots as indicated on the indicative plan no. L (-) 03 received by the Local Planning Authority on 28 March 2001:-

	Use Class	
Unit 1	B1	- Business
	C1	- Hotel
Units 2-4	B1	- Business
	B2	- General Industrial
	C1	- Hotel
Units 5-10	B1	- Business

The individual plots shall not be used for any development other than those use classes indicated above, unless a further application has been submitted to, and approved by, the Local Planning Authority.

No use within Use Class B2 shall operate on the site without a specific permission being granted by the Local Planning Authority for that use.

3. A scheme shall be submitted and approved in writing by the Local Planning Authority with any detailed application for the approval of reserved matters in respect of siting, design and external appearance which specifies the provisions to be made for the control of noise emanating from the site. All works which form part of the scheme shall be carried out prior to the operation commencing and shall be maintained in accordance with the approved scheme at all times that the permitted activity is carried on. The scheme shall show that during operation of the development the level of noise, expressed as a rating level, shall be lower than the existing background level by at least 5dB(A), to be determined over periods of 0800 - 1800 hours, Monday to Friday, 2300 - 0700 hours on any day, and at all other times. The noise levels shall be determined at the nearest noise sensitive development, with measurements and assessments made according to BS 4142:1997).

4. Any application for approval of reserved matters in respect of siting and/or landscaping shall include a tree survey, including a plan(s) to a scale of not less than 1:200 and attached tree schedule.

The plans and particulars shall include:

(a) the precise location of each existing tree on or near the site which has a stem diameter at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each tree, and allocating a reference number to each tree;
(b) details of the species, diameter, approximate height and assessment of the general health and stability of each existing tree;
(c) details of any proposed pruning of any tree to be retained either within or adjacent to the site;

(d) details of any proposed alterations in existing ground levels and of the position and depth of any proposed excavation.

(e) the location of all proposed building works, roads, driveways or other development in relation to the trees.

All works identified in the tree survey shall be in accordance with British Standard documents No's 3998, 1989 and 5837, 1991.

No part of the development, or works to trees, shall be carried out except in accordance with a relevant approval of reserved matters covering the above items.

5. No tree within the site shall be cut-down, up-rooted, topped, lopped, destroyed or in any other way damaged, (nor any hedge within the site cut-down or grubbed out), without the prior approval in writing of the Local Planning Authority.

6. Any tree which is proposed to be felled shall be replaced by two trees, one of which shall be of at least extra heavy standard; the species, precise location and timing of the replanting of which shall be submitted to and agreed in writing with the Local Planning Authority before development commences. All replanting subsequently approved shall take place in accordance with the approved planting details and timescale and any which fails within five years of replanting shall further be replaced in agreement with the Local Planning Authority.

7. The Reserved Matters application in respect of landscaping shall include the following details, to be submitted on a plan of scale 1:200 and with any supporting statements:-

a. the exact location and species of all existing trees and other planting to be retained; (see also Condition 2 above);

b. all proposals for new planting and turfing indicating the arrangement, species, sizes, specifications, numbers and planting densities per square metre of all new planting;

c. an outline specification for ground preparation;

d. all proposed boundary treatments, with supporting elevations and construction details. In particular this scheme shall include full details of security walls and fences to be erected around the site boundary;

e. all proposed hard landscape elements and pavings, including layout, materials and colours.

8. Prior to tree surgery, crown lifting or felling of any existing tree within the site a survey (the methodology of which has previously been agreed in writing by the Local Planning Authority) should be conducted by a person, the identity of whom has been previously agreed in writing by the Local Planning Authority to investigate whether the trees are utilised by bats and the survey results passed onto the Local Planning Authority. The survey report should specify details of any mitigation measures that may be required and the approved scheme shall be wholly implemented before any works to the trees commences and thereafter retained in its entirety.

9. No part of the development hereby permitted shall be commenced until a long-term management plan for a twenty-five year period (or length of time the development is in use, whichever is the sooner) for the protection and enhancement of the existing sandstone geological exposure shall be submitted to and approved in writing by the Local Planning Authority. This feature shall be protected/enhanced in accordance with the approved management plan.

10. No part of the development hereby permitted shall be commenced until all existing trees/hedges to be retained on site have been protected by fencing, of a minimum height of 1.2 metres, which shall use vertical and horizontal scaffolding poles or equivalent stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing beforehand by the Local Planning Authority and retained in the approved position until the development is completed.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined.

11. At least two working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in condition 10 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority.

12. Buildings on Plots 1 and 5-10 inclusive shall be so sited so that any goods receiving/despatch areas are located on the front elevation (facing towards the business park) and not on any side or rear elevation unless previously agreed in writing by the Local Planning Authority.

13. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

14. No external plant or machinery shall be permitted on plots 1-10 (inclusive) without the prior written permission of the Local Planning Authority.

15. No flues or ventilation openings from any industrial process shall be permitted to any building except in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all necessary steps including filtration where appropriate, to ensure that no nuisance is caused to occupiers of adjacent premises. All works which form part of the scheme shall be carried out prior to the operation commencing and shall be maintained in accordance with the approved scheme at all times that the permitted activity is carried on.

16. Prior to the commencement of any part of the development hereby permitted, a green travel plan shall be submitted to and approved in writing by the Local Planning Authority. The contents of the plan shall reflect the guidance contained in 'PPG13 Transport' identifying measures to restrict demand for car travel and the recommendations within the plan shall be implemented prior to the occupation of any building on the site.

Reasons

1. The application is in outline from only.

2. To ensure that proposed areas are appropriate for the development hereby permitted in outline, having regard to residential amenity and to comply with Policy G5 of the Knowsley Unitary Development Plan (adopted June 1998).

3. To safeguard local residents from noise and disturbance and to comply with Policy PWM1 of the Knowsley Unitary Development Plan (adopted June 1998).

4. In the interests of visual amenity, and comply with Policy En25 of the Knowsley Unitary Development Plan (adopted June 1998).

5. To safeguard the amenity of a site covered by an Area Tree Preservation Order within the Green Belt and to comply with Policy En25 of the Knowsley Unitary Development Plan (adopted June 1998).

6. In the interests of visual amenity and to comply with Policy En25 of the Knowsley Unitary Development Plan (adopted June 1998).

7. In the interests of visual amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan (adopted June 1998).

8. To ensure the protection of habitat of bats, which are protected species under the Wildlife and Countryside Act 1981.

9. To ensure the long-term protection and enhancement of the existing geological exposure and to comply with Policy En20 of the Knowsley Unitary Development Plan as adopted June 1998.

10. To protect existing trees within the site in the interests of visual amenity and to comply with Policy En25 of the Knowsley Unitary Development Plan (adopted June 1998).

11. To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policy En25 of the Knowsley Unitary Development Plan (adopted June 1998).

12. In the interests of residential amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan (adopted June 1998).

13. In the interests of visual and residential amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan (adopted June 1998).

14. In the interests of residential amenity and to comply with Policy Ec5 of the Knowsley Unitary Development Plan (adopted June 1998).

15. To safeguard the amenities of nearby residential dwellings and to comply with Policy Ec5 and PWM1 of the Knowsley Unitary Development Plan (adopted June 1998).

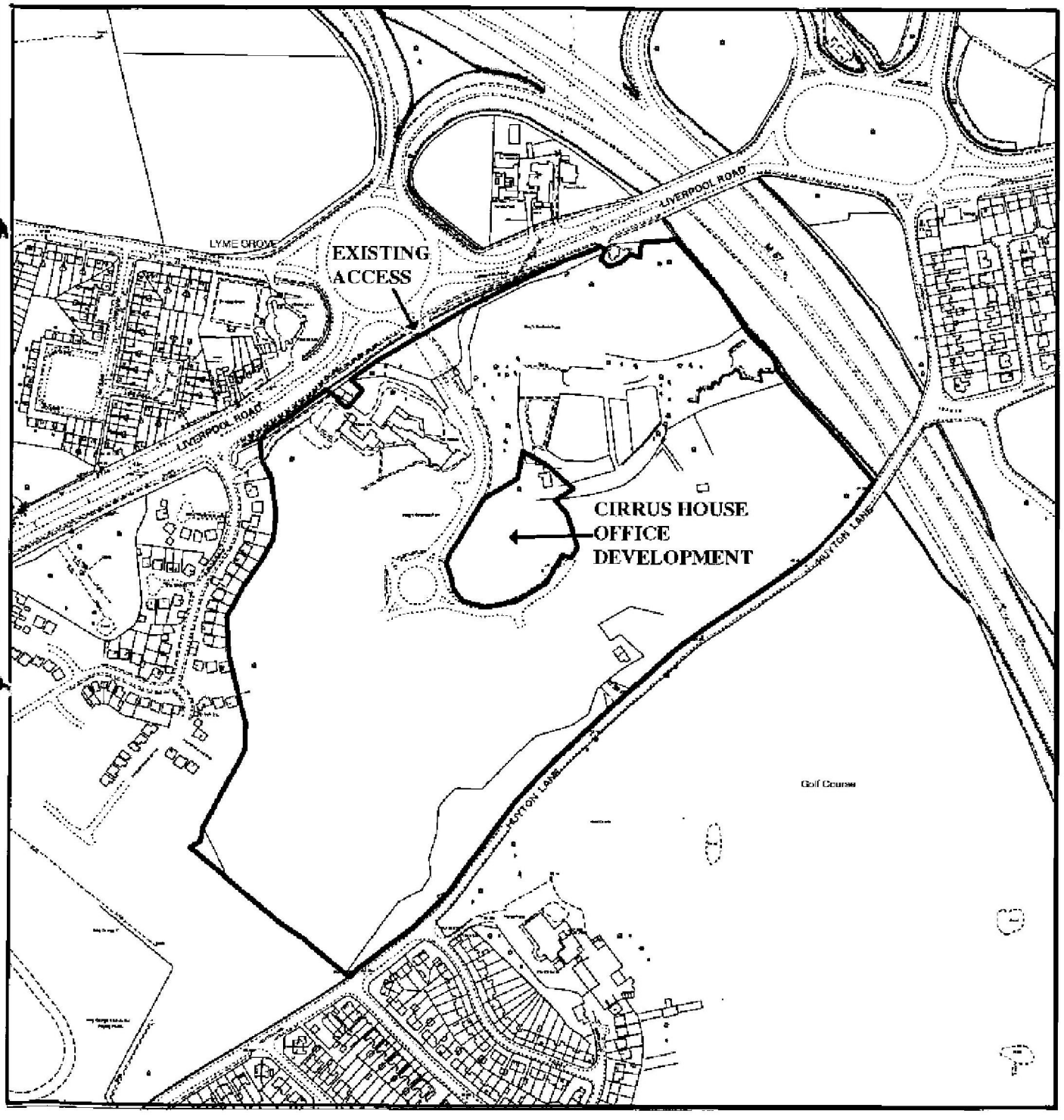
16. To identify and implement measures to restrict the demand for car travel in accordance with the guidance in PPG13 'Transport'.

APPLICATION No: 01 / 00163 / OUT

Proposed Development:

PROPOSED BUSINESS PARK AND ROADS
HAZELS DEVELOPMENT
HUYTON LANE

Committee Date: 12th April 2001



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NORTH