



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 21/00884/FUL

Name and address of applicant

CNG Fuels Ltd
C/O Firstplan Ltd - Planning Agent
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Name and address of agent

Tim Williams
Firstplan Ltd
Broadwall House
21 Broadwall
London
SE1 9PL

Date of Receipt: 19 November 2021

Date Valid: 24 November 2021

Address/Location Of Development:

Yard 2C
Saturn Park
School Lane
Knowsley Business Park
Knowsley
L34 9J

Description of Development:

VARIATION OF CONDITION NO. 2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 18/00578/FUL (ERECTION OF HGV COMPRESSED NATURAL GAS FUEL FILLING STATION AND ASSOCIATED WORKS) TO ALLOW FOR CHANGES TO THE INTERNAL SITE LAYOUT INCLUDING RE-CONFIGURATION OF FUEL PUMP ARRANGEMENTS, RE-LOCATION OF GAS METER SKID, INTERNAL RE-CONFIGURATION OF EQUIPMENT COMPOUND, AND INSTALLATION OF CCTV AND FLOODLIGHTS (INCLUDING SOME RETROSPECTIVE ASSOCIATED WORKS).

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/11/2021	21402/TW/CB	-	Cover Letter
19/11/2021		A	CNG Station Site Vehicle Tracking
19/11/2021	-	A	CNG Station Site Plan
19/11/2021	-	A	CNG Station Site Elevation Views 1
19/11/2021	-	A	CNG Station Site Elevation Views 2
04/09/2018	2018/TC/750	-	Transport Assessment
04/09/2018	P6745/18/02	-	Foul and Surface Water Drainage Investigations
04/09/2018	-	-	Location Plan
04/09/2018	006/01/IR/103	B	Site Boundary including gas pipeline
04/09/2018	006/01/IR/100	B	Site Boundary

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS4 - Economy and Employment

CS7 - Transport Networks

CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS23 - Renewable and Low Carbon Infrastructure

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

EC3 - Primarily Industrial Areas

DQ4 - Trees and Development

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Andrew Hunt on 0151 443 2204)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

- 1 No development shall take place across the public highway that exists over part of the land before formal action has been finalised to extinguish the public highway to the satisfaction of the Council as Local Planning Authority. The applicant is advised to contact the National Transport Casework Team on 0191 203 4262 / 0191 203 4272 or by email: nationalcasework@dft.gsi.gov.uk Further guidance can be found at: <https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways> Application for "minor works on/adjacent to the public highway" (Highways Act 1980, Section 171 Licence).

Before any minor works are carried out on or adjacent to the public highway, a licence which permits minor works on or adjacent to the highway to be carried out with the approval the local Highway Authority is required to be obtained. The licence is commonly referred to as a 'Section 171' and is issued under the Highways Act 1980 (Section 171) Road Traffic Regulations Act 1984 (Section 65) and Environment Protection Act 1980 (Section 34).

- 2 Considerations in relation to gas pipeline/s identified on site:
Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land.
The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.
If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.
Email: plantprotection@cadentgas.com Tel: 0800 688 588.

3 The applicant should be made aware that the Environmental Permitting (England and Wales)

Regulations 2016 require a permit to be obtained for any activities which will take place:

" on or within 8 metres of a main river (16 metres if tidal)

" on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)

" on or within 16 metres of a sea defence

"involving quarrying or excavation within 16 metres of any main river, flood defence (including

a remote defence) or culvert

"in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16

metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities>

environmental - permits or contact our National Customer Contact Centre on 03702 422 549.

The applicant should not assume that a permit will automatically be forthcoming once planning

permission has been granted, and we advise them to consult with us at the earliest opportunity.

The applicant could be liable to criminal prosecution under the Wildlife and Countryside Act

1981 (as amended by the Countryside and Rights of Way Act 2000) should Water vole or their

habitat be disturbed.

4 Merseyside Fire Authority

Executive Director - Regeneration and Economic Development

Date: 13 January 2022

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.