

September 2024

DESIGN AND ACCESS STATEMENT

for the

**SITE AT PHOENIX HOUSE SITE
STOCKPIT ROAD
KNOWSLEY INDUSTRIAL ESTATE, LIVERPOOL, L33 7TQ**



Prepared for

**MULBERRY WASTE LIMITED
Units 116 - 118 Clydesdale Place
Moss Side Industrial Estate
Leyland
Lancashire
PR26 7QS**

T A B L E O F C O N T E N T S

- 1. INTRODUCTION**
- 2. SITE CONTEXT**
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1. INTRODUCTION

- 1.1 Mulberry Waste Ltd, (MWL) has been operating at the Knowsley Depot since 2013, located on the Knowsley Industrial Estate further down Stockpit Road. The site operates as a waste treatment, recycling and transfer station and is permitted to accept a wide range of hazardous and non-hazardous wastes. The existing site is regulated under environmental permit number is ZP3439RM by the Environment Agency. The existing site is currently at capacity, as such this site has been acquired with the aim to assist with the storage of recycled materials.

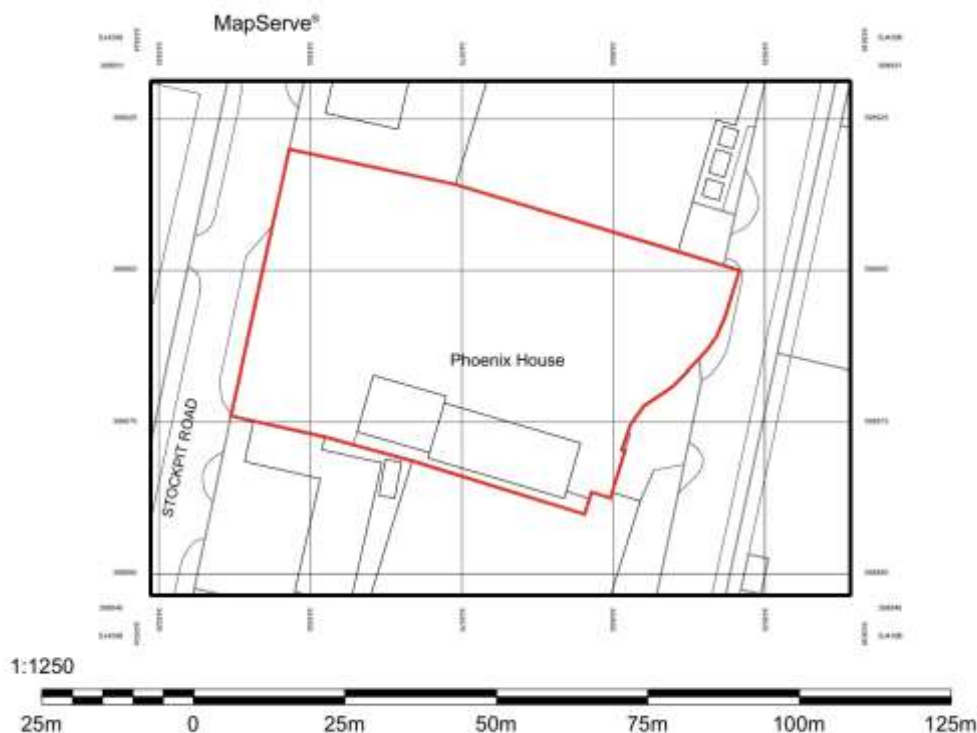


Figure 1: Knowsley Waste Depot

- 1.2 There proposed building will need to have planning use B2 / B8 to allow the storage and distribution of the materials.
- 1.3 An existing building will be retained on the site to be used also for additional storage, staff facilities and office space, these wall all be associated uses of the B2 / B8 planning.
- 1.4 The Proposed Site plan illustrated how these buildings will be configured on the site.



Figure 2: Proposed Site Plan

- 1.5 The proposal site plan illustrates there is ample parking for any staff or visitors and this will not interfere with a turning circle for articulated lorries.
- 1.6 The existing access on to Stockpit road is to be retained and no alterations are needed.

2. SITE CONTEXT

2.1 Location and Surroundings

2.1.1 The site is located on an established industrial estate.

2.1.2 There are no schools or hospitals within 500 m of the site.

2.2 Economic

2.2.1 The Knowsley Industrial estate is a large area and is part of the Knowsley industrial estate Employment Areas and Sites. The site and surrounding units are protected for employment uses including business, general industrial or storage and distribution (Use Classes B1, B2 and B8).

2.2.2 The development is expected to increase employment at the site by 12 full-time or part-time employees (as the operations develop).

2.3 Planning Policy

2.3.1 MWL has been operational as a waste recycling depot on the estate since 2015. The site existed as a waste recycling facility for many years before that with various owners, including Slicker Recycling.

2.3.2 Design Criteria for Development - requires, among other things, development to be well related to neighbouring buildings and the locality in terms of size, scale and intensity, and that the development should not prejudice highway safety, pedestrian safety, or the free flow of traffic.

2.3.3 In terms of the design, it is considered that the proposed storage operations would have a limited effect on the surrounding area given the size and scale of the existing site and the nature, scale and variety of other existing industrial buildings in the surrounding area. The proposed building materials match the surrounding buildings.

2.3.4 Regarding potential impact of the business on traffic generation at the premises and on surrounding public highways, MWL Knowsley Recycling Depot is an established business and, it is considered that any associated increase in vehicle movements would be minimal.

2.3.5 There are no restrictions on vehicle movements or production output at the industrial estate and therefore traffic levels could vary at any time depending on the market activity or the nature of businesses within each unit. A one-way site traffic system is in place to prevent a build-up of delivery vehicles.

2.4 Local Involvement

2.5.1 The proposed operations will generally take place within enclosed site and the storage will be inside the buildings; therefore the external impact of the development is considered to be low to surrounding industrial operators.

2.5.2 Due to the location of the site it is not considered that the proposed development will impact on the local community, and as such advance community consultation has not been undertaken at this stage.

2.6 Evaluation

2.6.1 Based on the location of the site and the existing surrounding uses we do not feel this proposal will be out of place on this site in both its use or its appearance.

3. DESIGN

3.1 Amount

3.2 The site Measures 3075 Sq.M.

3.3 Building A, the existing relocated the waste processing building, covers an area of 226 Sq.M. the building currently is situated on the site, but is to be relocated as shown.

3.4 Building B, the new building is 1105 Sq.M GEA, and has a dual pitched roof, the highest side measuring 12.3 Meters.

4. ACCESS

4.1 The site is accessed off Stockpit road . The site has been designed to allow the existing access to be retained and all vehicles will enter and leave the site in forward gear. All units will have level access.

4.2 It is a good location for national infrastructure, positioned less than 3 miles from the M57 junction 4.

5. CONCLUSIONS

5.1 We see no reason for this application to be denied planning consent.