

<u>APPLICATION NO:</u>	25/00177/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Estate Tyres, 30 Lees Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	ERECTION OF 2 NO BUILDINGS FOR OFFICE USE (CLASS E(G)(I)) ANCILLARY TO EXISTING BUILDERS YARD		

Site Description

This application relates to an existing builder's yard site off Lees Road, Knowsley Industrial Park. The site is accessed via a drive off Lees Road. The site is therefore considered as a backland site surrounded by existing commercial/industrial uses. The site comprises of a bitmac driveway, a two-storey office/ storage building and hard surfaced areas used for car parking. There is a container, and some plant currently located within the site around where the buildings would be sited, but the plan and container would be relocated to other sites owned/leased by the applicant company.

Proposal

The application proposes to locate two buildings for office use within the site, with one building to be located adjacent a western boundary and to the rear of Acorn House curtilage and opposite, to the south, of the existing office building. The other building would be located in the south-eastern corner of the site.

The buildings would be two storey, flat roofed with profiled cladding to the walls and would be similar in appearance to the existing two storey office building on site. The building to the rear of the Acorn House site would be 13m by 10m with a height of 6.2m., comprising Office space and stairwell to the ground floor with office space, kitchen W.Cs and landing to the first floor. Internal office space provided would be 155m².

The building in the south-east corner of the site would be 22.8m by 11.4m with a height of 6.2m. There would be a small single storey annex attached for storage which would be 4.6m by 2.7m with a height of 3.1m. Internal office space provided would be 398m².

In addition, further parking bays are proposed to be provided along the rear boundary of the site adjacent the larger proposed building and across the yard area opposite the smaller proposed building. Nine spaces are proposed, which would give a total of 23 spaces within the site, taking the existing spaces into account. Six of the 9 spaces proposed would be provided with ECVs.

Consultations

Environmental Health - No objections and request conditions.

Highway Authority - No objections and request conditions.

Merseyside Fire and Rescue Authority - No objections, informatives given.

Representations

This application has been publicised by letters sent to 58 neighbours. No representations have been received.

Relevant Planning History

95/00399/APP - ERECTION OF 2.4M HIGH STEEL PALISADE SECURITY FENCING AND GATES. Granted: 18.08.1995.

18/00227/COU - CHANGE OF USE OF EXISTING YARD FOR THE STORAGE OF VEHICLES (USE CLASS B8). Granted: 06.06.2018.

23/01022/FUL - RETENTION OF A FIRST FLOOR EXTENSION TO AN EXISTING OFFICE / STORAGE BUILDING INCLUDING THE RE CLADDING OF THE WHOLE BUILDING. Granted: 07.08.2023.

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
CS7 - Transport Networks
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 site is allocated as a primarily industrial area on the Local Plan Policies Map. Two commercial properties to be located to serve an existing business would in principle be acceptable on this site.

The application complies with Policy CS11 of the Core Strategy and Saved Policy EC3 of the UDP.

Design and Amenity

The design of the buildings is similar in appearance and materials to the existing two storey commercial building on the site, with the cladding giving a modern clean look to the buildings. The buildings would not be visible from the public highway given the context of the site as backland and the siting of the buildings. The size of the buildings is commensurate and proportionate to the size of the site and the surroundings. There are no buildings with overlooking windows adjacent the parts of the site the buildings would be sited on. The buildings and car park bays would not be detrimental to the visual amenities of the area. The proposal being for office use would not unduly affect the occupiers of surrounding sites.

The application complies with Policies CS2, CS11 and CS19 of the Core Strategy and EC3 of the UDP.

Highways and Parking Considerations

An additional 9 parking spaces are to be provided within the site. Paragraph 116 of the NPPF states "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." Given the context of the size location and the size and scope of the proposal the development would not impact to any significant degree on road safety or impact the highway network detrimentally. The proposal would help with the Government and Council carbon target aims by providing 6 of the 9 spaces with EVCPs. The Council Highways Engineer does not have any objections but requests conditions relating to cycle parking, disabled parking bay provision and a CMP to minimise impacts on the highway during construction.

The application complies with Policies CS2, CS7, CS11 and CS19 of the Core Strategy and EC3 of the UDP.

Conclusion

The proposed buildings are acceptable in design and siting and would not impact unduly on the surrounding sites. The proposed bays would offer additional parking within the site and would offer employees 6 EVCPs which would contribute to the Government and Council carbon reduction aims. The proposal would not be

detrimental to the highway safety of the area. The proposal complies with planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to 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) Contaminated Land

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

(i) A survey of the extent, scale and nature of contamination.

(ii) An assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and
- service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of the safety of employees of businesses within the vicinity of the site and the general public and protection of the water environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of the safety of employees of businesses within the vicinity of the site and the general public and protection of the general environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan (MMP), signed off by a Qualified Person, shall be submitted to and agreed in writing with the Local Planning Authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

Reason: In the interests of the safety of employees of businesses within the vicinity of the site and the general public and protection of the general environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 6) The external walls of the two buildings hereby permitted shall be clad to match the existing office storey on site.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 7) Prior to the first use of either of the buildings hereby permitted being first used there the parking bays hereby approved shall be surfaced and marked out for use, and there shall be a minimum of 2 disabled persons parking spaces laid out within the parking bays, and the parking bays and that number of disabled persons parking spaces shall be retained at all times.

Reason: To ensure that there is adequate parking provision for disabled persons with regards the buildings hereby permitted and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 8) Prior to the first use of either building hereby permitted cycle parking for a minimum of two cycles shall be provided in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the cycle parking shall be secure and covered.

Reason: In the interests of sustainable travel and the encouragement of alternative modes of transport and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 9) Notwithstanding the submitted ECVP details prior to the first use of the buildings hereby permitted, details of ECVPs for the 6 bays identified as being provided with ECVP on the submitted drawings shall be submitted to and approved in writing by the Local Planning Authority, and the agreed scheme installed and in place. The scheme should include details of whether the ECVPs will be active (fitted) or passive (ducted only). The ECVPs shall be retained in good order at all times.

Reason: In the interests of sustainable travel and the reduction of carbon production and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 10) No part of the development hereby permitted shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- b) Methods for dust control and suppression.
- c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d) The areas for the storage of plant and materials.
- e) Loading/unloading areas, turning areas for delivery vehicles.
- f) Construction staff parking arrangements.
- g) Scheme for recycling/disposal of waste resulting from demolition and construction works

- h) Adequate provision for addressing any abnormal wear and tear to the highway.
- i) Contact details of site manager or other personnel to be contacted in the event of site issues.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of highway safety and amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy EC3 ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/04/2025	0556.3	-	PROPOSED PLANS AND ELEVATIONS
04/04/2025	0556.1	-	LOCATION AND BLOCK PLAN
04/04/2025	0556.2	-	PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Alan Kilroe

Date: 27 June 2025

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

² 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

