

**Full planning application for the alteration,
extension and refurbishment of an existing
waste management facility**

Design and Access Statement

**Acornfield Road/Bradman Road, Knowsley
Industrial Park**

On behalf of Stericycle.

Date: 03/08/2022 | Pegasus Ref: P21-3092



Document Management.

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1. Introduction

- 1.1. This Design and Access Statement has been prepared by Pegasus Group on behalf of Stericycle ("the Applicant") in respect of the alteration, extension and refurbishment of an existing waste management facility on the corner of Acornfield Road and Bradman Road on the Knowsley Industrial Park ("the application site").

Proposed Development

- 1.2. The Applicant seeks full planning permission for a development comprising:

"Alterations and extensions to and refurbishment of an existing waste management facility to include increased throughput, reconfiguration of existing and additional car parking, change of use of west wing to waste management and other associated works and infrastructure."

- 1.3. The main components of the proposed development include:

- Increasing throughput of waste treatment from 22,000 tonnes per annum (tpa) to circa 50,000 tpa;
- Addition of staff parking adjacent to Bradman Road and reconfiguration of existing onsite car parking;
- Reinstating an existing vehicular access to the facility from the Bradman Road entrance and side access road (this will be one way and for <3.5t vehicles only);
- Refurbishment of the building to include upgrades to the building façade, new windows, roller shutter doors, etc;
- Grading of site yard to provide level access within the site;
- Modest extension to the northern elevation of the building and addition of a canopy to the loading bays; and
- Alterations to the roof structure to accommodate new plant within the building.

- 1.4. A full description of the development proposals which sets out the various aspects of the scheme can be found in Section 3 of the Planning Statement.

Purpose and Scope of the Design and Access Statement

- 1.5. The National Planning Practice Guidance explains that applications for waste development do not need to be accompanied by a Design and Access Statement¹, but the pre-application advice received from the Council indicated that it would be desirable.

¹ NPPG Paragraph 030, Reference ID: 14-030-20140306, Revision date: 06.03.2014.



1.6. The purpose of this document is to demonstrate that the Applicant has fully considered the design and access issues as part of the preparation of the scheme prior to submission of the planning application. This report therefore covers the following matters:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access

2. The Application Site

- 2.1. The application site is approximately 1.42 hectares in size located on the Knowsley Industrial Park which is the principal industrial estate within the Borough. It is the largest industrial area in the Liverpool City Region and is a key driver of the local and sub-regional economy. The Knowsley Industrial Park is well related to the highway network with good access to the A580 and the M57, M6 and M62 motorways. The site is located within the administrative area of Knowsley Metropolitan Borough Council.
- 2.2. The site itself is located on the corner of Bradman Road and Acornfield Road and has a lawful use as a waste management facility – see Section 4 for further details. The site is comprised by a building of three sections – East, Central and West. The East and Central sections are of a similar brick built appearance with pitched roof design while the West section is a two-storey 1970s flat roofed design. Within the site is a service yard and parking area for staff vehicles. The surrounding area is comprised by a variety of industrial units of different ages, scale and appearance.
- 2.3. Vehicular access to the site is of Acornfield Road and there is another vehicular access to the site off of Bradman Road but is currently not in use.
- 2.4. The majority of the site is located within Flood Zone 1 with a small part along the northern boundary and north-western corner of the site located within Flood Zone 2.
- 2.5. The application site is not subject to any statutory landscape or ecological designations.
- 2.6. There are no Public Rights of Way running through or alongside the application site but there are footpaths for pedestrians on either side of the estate roads in the industrial park.
- 2.7. There are no designated heritage assets within or adjacent to the site and nor does the site fall within or in close proximity to a Conservation Area.

3. Design

- 3.1. A number of factors have contributed towards the design and layout of the proposed development. These are discussed in turn below.

Use

- 3.2. The application site is an existing waste management facility that was originally granted planning permission in December 2013 (application ref: 13/00384/FUL).
- 3.3. The site is operated by Stericycle which is the UK's leading provider of healthcare waste services. Clinical waste management is one of their business operations and the application site forms part of a national network of clinical waste facilities which process all types of healthcare waste including orange, yellow and tiger bagged waste, sharps and pharmaceutical waste and other difficult to process waste streams.
- 3.4. The site currently operates as a healthcare waste treatment plant and transfer site of packaged healthcare and related waste. The wastes are sourced from a range of waste producing premises including public and private hospitals, doctor surgeries, health centres, dental practices and a range of other producers of similar type wastes. The majority of the waste received at the facility is produced by the NHS.
- 3.5. The use of the site will remain as existing however the annual throughput of the facility will increase. The 2013 planning permission allows for the annual throughput of waste on the site of up to 22,000 tonnes per annum (tpa). The resultant development will increase this to:
- The treatment facility would have an annual throughput of 40,000 tonnes per annum (tpa) of hazardous waste and 10,000 tpa of non-hazardous waste.
 - The transfer activity would involve hazardous and non-hazardous waste types that need to be sent off-site for recovery or disposal with an anticipated 15,000 tpa transferred.
- 3.6. The principle of the use is therefore already established at the site and the proposed development will continue to use the site for this purpose albeit with an increased level of activity which is consider acceptable in this location.

Amount

- 3.7. The extent of the proposed development has been guided by the composition of the existing facility and the nature of changes required.
- 3.8. The entire scope of the development will be confined within the existing boundary of the site. Except the addition of staff car parking adjacent to Bradman Road which is necessary as a resultant of the reconfiguration of onsite parking.
- 3.9. Additional floorspace will be provided in a modest extension to the northern elevation and addition of a canopy over the loading bays.
- 3.10. Alterations to the roof structure will be provided in the east wing of the building (raising it in part) to accommodate new plant installation internally.

- 3.11. The 2013 planning permission related only to central section and east wing of the building, so the planning application will seek to regularise the use of the west wing for waste management purposes.

Layout

- 3.12. In proposing the layout of the proposed development, the Applicant has been required to work within the existing confines of the site. The scope of the proposed development is therefore restricted to the constraints of the site. The layout of the development as proposed however makes efficient use of the site which will secure the operational enhancements the Applicant seeks to deliver at the site.

Scale

- 3.13. The scale of the proposed extensions would be modest. This includes the extension and addition of a canopy to the northern elevation and the roof alterations to the east wing which will involve raising the height of the roof in part to accommodate the new plant installation.
- 3.14. These extensions and alterations would, individually and cumulatively, be in keeping with the character of the existing building, which itself is comprised by a variety of forms and styles, and the wider area in the industrial estate which similarly has developed over time with buildings of different scales, massing and appearance.

Landscape

- 3.15. The impact upon the local area has been carefully considered as part of the application proposals. The surrounding area is industrial in character and the proposed development would be in keeping with this character. Accordingly, there would be no adverse impact on the surrounding area as a result of these proposals.

Appearance

- 3.16. As noted above, the visual effects of the proposed development have been carefully considered as part of the application proposals and the appearance of the resultant building would be acceptable in this part of the industrial estate.
- 3.17. The proposed development would use materials that would match those on the existing building. These details are shown on the application drawings submitted as part of the planning application.

4. Access

Primary Access

- 4.1. The application site is currently accessed off of Acornfield Road. This provides a safe access to the internal staff car park and the service yard for commercial vehicles.
- 4.2. The access road leading into the site is approximately 9.3 metres wide. The access was improved as part of planning application 13/00384/FUL and Condition 13 prevents vehicles from turning left out of the junction onto Acornfield Road.
- 4.3. This would remain the main access to the site and no alterations are required or proposed.

Secondary Access

- 4.4. A secondary vehicular access is provided off of Bradman Road in the south-western corner of the site. The access is provided in the form of a dropped kerb footway vehicular crossover arrangement that is circa 6.5 metres in length. It is currently disused for the purposes of accessing the site / buildings.
- 4.5. The planning application however proposes to reinstate this as an operational access to the facility and the side access road. This will be one way and for <3.5t vehicles only.

Pedestrians

- 4.6. Pedestrians will be able to access the site from the existing footpaths that run along either side of the estate roads. The proposed development will provide a new reception area in the west wing of the building to form the main entrance to the site off Bradman Road for visitors and staff.

Cyclists

- 4.7. Staff and visitors will be able to access the site by bicycle with suitable cycle parking provided on the site within the on-site parking area.

Electric Vehicles

- 4.8. While there is no set quantum for provision of electric vehicle (EV) charging points in planning policy, the proposed development will provide 5no. EV charging points for cars within the on-site parking area and 2no. EV charging points for commercial vehicles by the loading bays on the northern elevation of the building under the new canopy.

5. Summary and Conclusions

- 5.1. The Design and Access arrangements of the proposed development have been assessed. The scope of the proposed alterations and extensions to the building have been carefully prepared and it is considered that due to the modest scale and appearance of the scheme and the context of the site within a built-up industrial area, that the proposals would be appropriate to the character and appearance of the existing site and surrounding area.
- 5.2. Safe access can be taken into the site from the public highway and within the site by all modes and users – commercial vehicles, staff vehicles, pedestrians and cyclists.
- 5.3. Overall, the proposals are appropriate in terms of design and access and the development represents an important step in the operational enhancements to the site required by the Applicant. It is therefore considered that the application before the Council be supported and planning permission granted.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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