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Planning Department Direct Line 01625 588466
E-mail: peter.hilldrup@emerson.co.uk

PLANNING DEPARTMENT

Planning Services
Directorate of Regeneration, Economy & Skills
Knowsley MBC
PO Box 26
Archway Road
Huyton
L36 9YU

GRAHAM A BEE BSc DipTP MRTPI
PETER A HILLDRUP BSc MA MRTPI
KERREN J PHILLIPS BSc
TIM BOOTH BA MTPL MRTPI
ANGELA D PENNY

Our ref: PH/Planning

26th August 2022

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR THE ERECTION OF 1NO. RETAIL / FOOD UNIT (CLASS E(A) / E(B) / SUI GENERIS (HOT FOOD TAKE-AWAY)) AND 1NO. DRIVE THRU UNIT (CLASS E(A) / E(B) / SUI GENERIS (HOT FOOD TAKE-AWAY)) TOGETHER WITH CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS AT ACADEMY BUSINESS PARK, COUNTY ROAD, KNOWSLEY INDUSTRIAL PARK, KIRKBY, KNOWSLEY – SUBMITTED ON BEHALF OF ORBIT INVESTMENTS (PROPERTIES) LIMITED

Please find enclosed application forms, supporting documents and plans for the above planning application, which has been submitted through Planning Portal.

Orbit Investments (Properties) Limited (Orbit) were granted outline planning permission on 26th February 2020 for the comprehensive redevelopment of Academy Business Park (LPA Ref: 19/00337/OUT). Orbit have implemented this planning permission and have recently speculatively constructed employment units totalling a floorspace of 2,885 sq. m.

Orbit have now received a number of inquiries for the occupation of Unit 6A (the drive-thru unit) and Unit 6B (the food/retail kiosk) which were also granted as part of LPA Ref: 19/00337/OUT and Orbit wish to proceed with the construction of these units as part of the next phase of development on the site. In order to satisfy the requirements of two potential occupiers, this planning application seeks to reconfigure the approved Unit 6B into two units 6B(1) and 6B(2).

The floorspace of approved Unit 6B is 186 sq. m and the combined floorspace of the proposed Unit 6B(1) is 93 sq. m and unit 6B(2) is 130 sq. m, totalling 223 sq. m. This is only 37 sq. m greater than the approved development, which is of no material significance in the context of Unit 6B and de minimis in the context of the overall Academy Business Park site.

The proposed changes to Unit 6B would include Units 6B(1) and 6B(2) being re-positioned to sit squarely on the site in the same location as previously approved, in contrast with the rectangular form of Unit 6B. The main customer entrances are in the west elevation of the

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EMERSON DEVELOPMENTS (HOLDINGS) LIMITED
REGISTERED OFFICE: **EMERSON HOUSE HEYES LANE ALDERLEY EDGE CHESHIRE SK9 7LF** REGISTERED No. 1170304 (ENGLAND & WALES)
Tel: 01625 588400 Fax: 01625 585791 DX: 15421 Alderley Edge
www.emerson.co.uk

building, which is consistent with the approved Unit 6B and the pedestrian access from Country Road is maintained. The car park would be re-organised and a drive-thru lane is introduced.

The proposal would represent sustainable development and would enable the continued regeneration of this brownfield site and would provide two units for two new tenants and would provide valuable employment opportunities for local people.

I trust that the above and enclosed information is sufficient to enable the application to be validated and progressed in due course. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Peter Hilddrup
Senior Planner

Encs. (Electronic submission - Planning Portal)

- 1 x Application Form
- 1 x Planning Statement
- 1 x Design and Access Statement
- 1 x Transport Statement
- 1 x Phase II Report Review (1)
- 1 x Phase II Report Review (2)
- 1 x Noise Impact Assessment Report
- 1 x Drainage Strategy
- 1 x Construction Management Plan
- 1 x Landscape Proposals (Drawing No. 2271_11)
- 1 x Site Location Plan (1250) (Drawing No. 1373-PL-2001)
- 1 x Site Location Plan (500) (Drawing No. 1373-PL-2002)
- 1 x Proposed Site Plan (1250) (Drawing No. 1373-PL-2003)
- 1 x Proposed Site Plan (500) (Drawing No. 1373-PL-2004)
- 1 x Proposed Site Plan (200) (Drawing No. 1373-PL-2005)
- 1 x Proposed Hard Landscaping Plan (Drawing No. 1373-PL-2006)
- 1 x Proposed Unit Plan (Drawing No. 1373-PL-2007)
- 1 x Proposed Roof Plan (Drawing No. 1373-PL-2008)
- 1 x Proposed Elevations (Drawing No. 1373-PL-2009)

Planning application fee paid by BACS to Planning Portal