

THE EMERSON GROUP

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Our ref: PH/Planning

10th July 2023

Dear Mr Osborne,

RE: PLANNING APPLICATION FOR THE ERECTION OF 1NO. DRIVE THRU UNIT (CLASS E(A) AND/OR CLASS E(B) AND/OR 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.

Planning permission was granted on 10th January 2023 for the erection of 1. no building comprising 1. no kiosk unit (Class E(a) and/or Class E(b) and/or Sui Generis (hot food take-away)) and 1 no. drive-thru unit (Class E(a) and/or Class E(b) and/or Sui Generis (hot food take-away)) together with car parking, landscaping and other associated works (LPA Ref: 22/00543/FUL) on the site of Unit 6B at Academy Business Park.

The potential occupiers for the semi-detached unit have changed and there is now likely to be only a requirement for a single drive thru unit for one tenant on this part of the site.

The changes to the approved unit for LPA Ref: 22/00543/FUL are minimal and are as follows:

- Removal of sub-division wall;
- Removal of one front entrance door;
- Introduction of a set of double doors and;
- Alterations to the layout of the external seating.

This proposal would therefore replace Unit 6B as approved under ref: 19/00337/OUT and Units 6B(1) and Unit 6B(2) as approved under ref: 22/00543/FUL.

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The floorspace of Unit 6B as approved under ref: 19/00337/OUT was 186 sq. m and the combined floorspace of proposed Unit 6B(1) and unit 6B(2) is 130 sq. m as approved under ref: 22/00543/FUL, totalled 223 sq. m.

The floorspace of the proposed unit subject to this planning application is 229 sq. m. and is 6 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 proposal would represent sustainable development and would enable the continued regeneration of this brownfield site and would provide valuable employment opportunities for local people.

I trust that the above and enclosed is satisfactory and I look forward to progressing this application with you shortly. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Peter Hilldrup
Senior Planner

Enc. (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_12)
- 1 x Site Location Plan (1:1250) (Drawing No. 1373-PL-2001)
- 1 x Site Location Plan (1:500) (Drawing No. 1373-PL-2002)
- 1 x Proposed Site Plan (1:1250) (Drawing No. 1373-PL-2003)
- 1 x Proposed Site Plan Unit 6B (1:500) (Drawing No. 1373-PL-2004)
- 1 x Proposed Site Plan Unit 6B (1:200) (Drawing No. 1373-PL-2005)
- 1 x 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

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