

<u>APPLICATION NO:</u>	24/00052/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Jaguar Land Rover, South Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF 1NO. INDUSTRIAL BUILDING (USE CLASSES B2/B8) TOGETHER WITH OTHER ASSOCIATED WORKS		

Site Description

The application site is located within the confines of Jaguar Land Rover (JLR) Halewood Operation. JLR is a well-established motor vehicle manufacturing facility located in the south of Knowsley and is a significant local employer.

The application site is located at the western extent of JLR plant and surrounded by industrial uses both within the plant and neighbouring uses.

A steep grass verge is located at its western boundary.

Access to the site is provided off the existing highway network circulating the Halewood Plant with internal private roads leading to the application site.

Proposal

The application proposals relate to the erection of 1no. industrial building for B2/B8 uses together with associated works.

The proposed development measures 10m² and includes a gable roof measuring 4m at the eaves and 5.08m at its highest point.

The proposed building will be used to store small quantities of chemicals that are used to support the existing paint shop operations and will be used in conjunction with the existing storage facility located to the north.

Consultations

Highways – No objections

United Utilities – No objections. Request informative to be added to the decision notice.

Merseyside Fire & Rescue – No objections. Requests informative to be added to decision notice.

Environmental Health – No objection. Request informative to be added to the decision notice.

Representations

A total of 20 neighbours were consulted concerning the proposed development. No representations have been received.

Planning History

The site is subject to a number of previous applications associated with the wider JLR plant operation.

Full details can be found using the Local Planning Authority's public access system.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

SD1 – Sustainable Development
CS1 – Spatial Strategy for Knowsley
CS2 – Development Principles
CS4 – Economy and Employment
CS11 – Principal Regeneration Areas
CS19 – Design Quality and Accessibility in New Development
CS22 – Sustainable and Low Carbon Development
CS23 – Renewable and Low Carbon Infrastructure
EC2 – Sites Allocated for Employment Development
EC3 – Primarily Industrial Areas
ENV2 – Noise and Vibration
ENV5 – Contaminated Land

The site is identified as a Primarily Industrial Area and is one of the main operations of JLR for vehicle production. It is a key employment site which forms part of the borough's overall employment land supply and therefore the principle of development is accident, subject to compliance with local planning policy and guidance referred to above. This will be addressed in the officer's appraisal below.

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

Context

The application site is for B2/B8 use and falls within land currently allocated by Saved Policy E3 as a Primarily Industrial Area in the adopted Development Plan.

The development would not result in any increase in terms of employment numbers and would be used to store chemicals associated with JLR paint shop.

A hazardous substance note has been prepared to support the application. It demonstrates that the chemicals to be stored and their quantities do not trigger the requirement for hazardous substance consent.

Design and Layout

The development is simple in terms of design and includes insulated roof and wall panels finished in Goosewing Grey. 2no pedestrian doors are proposed at the east and west elevation respectively and 1no. roller shutter entrance at the west elevation.

The proposed building is subservient to the majority of neighbouring buildings and is considered an acceptable scale.

Whilst large in scale it is located in a primarily industrial area. The building is lower than the neighbouring ASRS building and given the mature vegetated boundary and that found beyond the existing railway line to the north of the application site it cannot be seen from the public highway.

Overall, the development is considered appropriate in terms of design and would not be considered an incongruous addition in the context of its current setting.

Residential Amenity

The application site is located at the western extent of the JLR compound. There are no noise sensitive properties within the immediate vicinity and given its use located within a primarily industrial area it is not considered that residents within the wider area will be adversely affected beyond what is currently experienced on site.

Highways

No adverse effects to highways safety would occur as a result of the development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is

therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.02.2024	WSP-0160-LP-001	REV A	LOCATION PLAN
29.02.2024	SS-261-BC-PR		PROPOSED SITE PLAN
02.02.2024	SS-288-BC		PROPOSED FLOOR PLANS AND ELEVATIONS
02.02.2024	--		HAZARDOUS SUBSTANCES ASSESSMENT

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **9 April 2024**

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.

INFORMATIVES

United Utilities

Planning Ref: 24/00052/FUL

Location: Jaguar Plant North Road Halewood Knowsley L24 9LE.

Please find below relevant information for the applicant.

United Utilities has no further comment on this application.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development.

We recommend the applicant visits our website for further information on how to investigate the existence of water and wastewater pipelines and what to do next if a pipeline crosses or is close to their red line boundary: [Working near our pipes - United Utilities](#)

United Utilities will not allow building over or in close proximity to a water main.

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities.

Any construction activities in the vicinity of United Utilities' pipelines, including pipelines that may be outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines' which can also be found on our website: [standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf \(unitedutilities.com\)](#)

The level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

DRAINAGE

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when

compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

CONTACT DETAILS FOR ANY QUERIES WHICH MAY RESULT FROM THIS EMAIL:

For applicants / developers:

Drainage / wastewater infrastructure: SewerAdoptions@uuplc.co.uk

Water supply / water infrastructure: DeveloperServicesWater@uuplc.co.uk

Local planning authorities / Planning Officers: Planning.Liaison@uuplc.co.uk

To enable us to answer enquiries as quickly as possible, we request enquiries are not sent to multiple mailboxes – this will delay our response.

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Merseyside Fire and Rescue Service

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NUMBER REF: 24/00052/FUL

PROPOSAL: ERECTION OF 1NO. INDUSTRIAL BUILDING (USE CLASSES B2/B8) TOGETHER WITH OTHER ASSOCIATED WORKS

ADDRESS: Jaguar Plant North Road Halewood Knowsley L24 9LE

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

- Water supplies for firefighting purposes (Appendix B) should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second. One to two hectares 35 litres per second. Two to three hectares 50 litres per second. Over three hectares 75 litres per second.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully

Alison Harrison

Authorised Fire Safety Inspecting Officer

And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

Appendix B - Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation Lorry/coach parks - multi-storey car parks - service stations. All of these amenities should have a water supply capable of delivering a minimum of 25

litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex. **Industry** The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.

One to two hectares 35 litres per second.

Two to three hectares 50 litres per second.

Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex. Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex. Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Environmental Health

Contaminated Land advisory note

Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

