

Regeneration and Economic Development Department

APPLICATION NO: 22/00250/FUL

APPLICANT: Harrison Collier

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF TWO STOREY INDUSTRIAL UNIT EXTENSION (USE CLASS B2) TO REAR

LOCATION OF SITE: 4-5 Ropers Court, Harrison Collier , Sinclair Way, Prescott Business Park, Prescott, Knowsley, L34 1QN

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Coal Consultation Zone - Coal - High Risk Area

South Prescott Action Area - Action Areas

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

EC3 - Primarily Industrial Areas

DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

Prescot Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 35 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application seeks planning permission for a two storey extension to the rear of an end terrace commercial unit located on Ropers Court within Prescott Business Park. A similar extension but single storey was approved on 11 March 2021 (20/00770/FUL). The extension would be angled along the rear elevation due to the line of the rear boundary. The extension would have a maximum width of 11.1m extending across most of the unit with a maximum depth of 6.5m (approved extension 6.1m) and a minimum depth of 3.2m (same as approved extension) due to the angled rear elevation. The extension would increase the internal floor area of the unit by approximately 109 sq.m. The extension would have a sloping roof with one rooflight in line with the existing building (the approved scheme was single

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storey with a maximum height of 5.1m). Materials would match the existing unit. The extension is required to provide additional working space. No windows would be installed to the extension.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design is acceptable and broadly in character with the existing unit. The rear elevation of the house to the rear of the unit is approximately 15m - 16.4m from the proposed extension on the angle. With the extension being approximately 6.5m - 6.8m in height (the approved extension was just over 5m in height) with no windows is considered that the extension would not be detrimental to the visual amenity of the area or adversely affect the outlook of the house to the rear. The proposal does not raise crime or security issues.

HIGHWAYS

Whilst there is an increase in the floor area of the unit the increase is modest, and no additional staff are proposed; rather the extension is to facilitate improved working conditions. As such it is considered that the proposal would have little impact with regard to parking and would not affect highway safety.

RESIDENTIAL AMENITY

There are residential properties to the rear of the row of commercial units. The rear of the nearest house would be approximately 15m - 16.5m from the extension on the angle. With the extension being approximately 6.5m - 6.8m in height (the approved extension was just over 5m in height) with no windows is considered that the extension would not impact on the residential amenities of the occupiers of the dwelling. As the extension would have no windows no privacy issues are raised.

OTHER ISSUES

Two trees (category C) at the rear would need to be removed. The previously approved application proposed two replacement trees to be planted in the adjacent plot. The previously approved proposal stated that the replacement trees would be 12-14cm girth. Whilst the Council Arboriculturalist had no objections to that proposal it was specified that the replacement trees should be 20-24cm girth at 1:1 replacement ratio in that instance. It is recommended that the same be required with regard to the current proposal.

CONCLUSION

The proposal is to facilitate improved working conditions at the premises of a successful company. The proposal would not impact adversely on the visual and residential amenities of the area, and raises no highway safety issues. The application complies with planning policies and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission 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.

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Reason: For the avoidance of doubt.

- 3) Prior to the first use of the extension hereby approved, the replacement planting identified in the Arboricultural Impact Assessment by Jon Coe Tree Consultancy Ltd reference JC/276/201216 (AIA) an approved document for planning permission 20/00770/FUL shall be undertaken. However, notwithstanding the AIA, the mitigating planting shall be one replacement tree of a minimum 20-24cm girth.

Reason: To provide sufficient replacement planting of an acceptable size to mitigate the usually required 2:1 replacement tree planting and to comply with Policies CS2 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) Notwithstanding the provisions of the Town and Country Planning (England) General Permitted Development Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted at first floor level in of the extension hereby permitted in accordance with the approved drawings.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 5) 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 being brought into use.

Reason: In the interests of human safety and the environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 6) No work for the construction of the development hereby permitted, including deliveries to and from the site shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays;

and no work shall be carried out on Sundays or officially recognised public holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/05/2022	KR814-PL-202	A	PROPOSED SITE PLAN
09/05/2022	KR814-PL-203	A	PROPOSED GROUND FLOOR PLAN
09/05/2022	KR814-PL-204	A	PROPOSED FIRST FLOOR PLAN
09/05/2022	KR814-PL-205	A	PROPOSED ROOF PLAN
09/05/2022	KR814-PL-206	A	PROPOSED EAST ELEVATION

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09/05/2022	KR814-PL-207	A	PROPOSED SOUTH ELEVATION
25/04/2022	KR814-PL-101	-	LOCATION PLAN

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Lee Osborne
9 August 2022

Alan Kilroe
9 August 2022

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