



Planning | Health | Place | Community
<https://ph-planning.co.uk/>

PHPC LLP
3rd Floor, 1 Temple Square
24 Dale Street
Liverpool
L2 5RL
M: 07866 700524
E: peterhamilton@ph-planning.co.uk

08 December 2025

Planning Services
Knowsley Metropolitan Borough Council
Municipal Buildings
Huyton
Knowsley
L36 9UX

Dear Sir/Madam

Application ref. 25/00604/COU

UNIT 32-34, CAPITOL TRADING PARK, KIRKBY BANK LANE, KIRKBY INDUSTRIAL PARK, L33 7SY
Change of use to a training centre (Use Class F1(a)), siting of storage container and electric vehicle charging point and layout of car park.

Further to your letter dated 20 November please find enclosed the following:

- Amended drawings showing linear scale bars, correct drawing titles and the side (west elevation). Please note the rest of this elevation and the rear and side (east) elevations adjoin other units.
- The floor plan of the storage container was shown on drawing 005 and the elevations on drawing 006. However, for clarity a separate drawing 007 Rev A is provided in relation to the storage container.

In relation to the other matters, please see our responses below:

According to the Council's validation checklist a Social Value Strategy is required for major development within an area of 1 ha. or more (commercial developments) and buildings of 1,000sqm of floorspace or more (new commercial developments). This application is a change of use of an existing commercial development which is not considered a major development and within either of the two thresholds. Therefore, according to the checklist, it should not be required for validation purposes.

The first paragraph of the Sustainable Drainage Strategy proforma states it should be submitted with any planning application for major development. As stated above, this is not major development and therefore is not required for validation purposes.

The application property includes 3no. up and over doors each with a delivery bay and a parking area. The parking area does not currently include marked out bays. This is shown on the existing site plan (drawing no. 001 Rev A). The property is accessed off both Kirby Bank Road and Acomfield Road (as detailed on the location plan – drawing no. 001 rev A). The proposed site plan drawing no. 004 Rev A shows the car parking bays and motorcycle and cycle parking. It also shows a delivery and service zone. The parking and service bays are to be painted onto the existing concrete surface and therefore do not constitute development. Based on the applicant's current premises in Bootle they envisage one delivery a week to

the application property. In relation to refuse collection, the applicant will make arrangements with a private waste collection service (similar to other tenants in the estate). Refuse collection vehicles will use the delivery and service zone to collect refuse from the nearby refuse store. Refuse vehicles can enter and leave in forward gear as they can enter or exit the estate from two access points. Please note the gates shown on the existing and proposed site plans remain open at all times. Further information on parking and access is included within the submitted Planning Statement.

There is no requirement in the Council's validation checklist to submit details of the technical specification and elevations for the electric charger. Therefore, this should not be a reason for not validating the application.

As mentioned above, the parking bays are to be painted on to the existing concrete surface. No engineering operation or other operations are required and therefore this does not constitute development. The electric vehicle charging point, if proposed independently of this application, would most probably be permitted development and therefore not require planning permission. However, the description of development on the application form has been amended to state 'Change of use to a training centre (Use Class F1(a)), siting of storage container and electric vehicle charging point and layout of car park'. In addition, the section on Vehicle Parking has been amended to reflect the changes to the proposed parking on the site. The amended application form has been submitted via the Planning Portal.

Also attached is an updated Planning Statement to reflect the above changes.

I trust you can now validate the application, and I look forward to receiving confirmation to this effect.

Yours faithfully

Peter Hamilton
PHPC LLP

CC: S Bisset

Enc.