

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00586/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescott North

PARISH: Prescott
Town Council

LOCATION: Ashley Business Centre, East Street, Prescott, Knowsley, L34 5RR

PROPOSAL: ERECTION OF 8NO. SINGLE STOREY STORAGE UNITS AND
RETENTION OF 2NO. EXISTING STORAGE UNITS, AMENDMENTS
TO EXISTING CAR PARKING AND ALTERATIONS TO WEST
FACING BOUNDARY WALL TO INCREASE HEIGHT OF THE WALL

Site Description

This application site is an irregularly shaped site located on East Street. The site is surrounded by other industrial buildings to the south and north west. There are dwellings to the east and west. The site consists of mostly hardstanding and parking areas to the north with a large rectangular building to the south of the site.

Proposal

The proposal is for the erection of 8no single storey storage units and retention of 2no existing storage units, amendments to existing car parking and alterations to west facing boundary wall to increase height of the wall.

Consultations

Environmental Health – No objection subject to conditions in relation to a gas risk assessment, contamination, operating hours, a construction management plan and construction hours.

Highways - Highways have no objections to the proposed development. Self storage units have a modest trip generation profile and as a consequence, this will not give rise to any highway safety or capacity concerns. The car parking provision for the wider business centre is still considered adequate for its operational needs. A condition is required to secure parking implementation.

Merseyside Fire and Rescue – No Objection subject to informatives.

Representations

This application has been publicised by letters sent to 54 neighbours. No representations have been received.

Planning History

Several applications have been approved at the site, including the following:

- LAND BOUNDED BY KELLY ST EAST PRESCOT STREET POTTERY FIELDS AND WARRINGTON RD :- ERECTION OF FENCING CAR PARKING AND STORAGE (74/05001/HIST – 30/05/1980).
- LAND BOUNDED BY WARRINGTON ROAD KELLY STREET POTTERY FIELDS AND EAST STREET PRESCOT :- ERECTION OF 5 NUMBER INDUSTRIAL STARTER UNITS FORMATION OF NEW VEHICULAR ACCESS OFF EAST STREET AND PROVISION OF 15 NUMBER CAR PARKING SPACES (74/11027/HIST – approved 21.11.1988).

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
 CS4 - Economy and Employment
 CS19 - Design Quality and Accessibility in New Development

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

EC3 – Primarily Industrial Areas

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

The site is located within a Primary Industrial Area (UDP Policy EC3) and therefore the proposed storage use is acceptable in principle unless material considerations indicate otherwise. These are considered below.

Streetscene

In relation to streetscene impacts, the 8 units would not be readily visible from Pottery Fields, as they would only be slightly higher than the existing walls. This building with 8 units would be painted yellow. In addition, the unit to the south east (closest to Warrington Road) would also be partly obscured by the presence of a wall. In relation to the south west container, the height of the fence would be increased to higher than the container resulting in the container not being visible from Pottery Fields. Given the small visual impacts and the industrial nature of the site, the units would not cause harm to the character of the area. Overall, there would be no harm to the streetscene.

Highways

NPPF para 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

The application would not result in significant trip generation as self storage units do not generate significant traffic movements. Therefore, the proposal would not result in significant highways issues. The level of car parking provision is considered adequate to meet the needs of the site. This view is supported by the council highways authority who have no objection to the proposal subject to conditions. A condition is required to ensure implementation of parking arrangements.

Neighbour Amenity

In relation to amenity, the unit to the southwest of the site would be located in fairly close proximity to dwellings on Pottery Fields to the west. However, the existing wall would be slightly increased in height, which would mean that the container would not be visible from the dwellings on Pottery Fields. As a result, the outlook of the properties would not be negatively affected. The other containers would be further away from neighbouring properties and would not affect their amenity. In relation to conditions, given the type of use as storage is not associated with noise impacts, it is considered that restrictions on opening hours would not be necessary. In relation to a construction management plan, given the site is a minor development (497sqm) in an industrial area a construction management plan is not considered proportionate or

necessary. However, a condition will be imposed to limit construction hours.

Conclusion

The proposal would be acceptable in relation to Street scene, highway safety and amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

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 following approved plans and documents :-
 - a. Proposed Plans and Elevations - 1956/03 – Rev A (Received 13/12/2024).
 - b. Proposed Site Plan – 1956/02 - (Received 29/10/2024).
 - c. Existing Site and Location Plan – 1956/01 - (Received 29/10/2024).

Reason: For the avoidance of doubt.

Gas Assessment

3. A ground gas risk assessment shall be submitted for written approval prior to works commencing, to establish whether there are any concerns of ground gas contamination from the previous use of the site or adjacent sites. This scheme shall include a phased investigation approach to identify the extent of ground gas and any measures required to remediate the site. If gas protection measures are required a methodology of these works (including specification details, design plans, installation, inspection, and validation details) shall be submitted in writing to the Council for approval prior to any works commencing on site. Any works shall be carried out in accordance with any approved measures.

Reason: In order to protect human health from harmful gases.

Parking Implementation

4. The development shall not be brought into use until the areas indicated on Site Plan Drawing 1956/02 be set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance

with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

Contamination

5. If 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 (or relevant phase of development) being brought into use.

Reason: In order to prevent harm to human health from contamination.

Wall Materials

6. The materials to be used on the external surfaces of the wall extension hereby permitted shall match those of the existing wall in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Construction Hours

7. No construction work shall take place outside the hours of 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 hours Saturday and not at all on Sundays/Public Holidays.

Reason: In order to protect neighbours from construction noise.

Signed Case Officer¹: Andrew Hunt

Signed Authorising
Officer²: K Foster

Date: 10 January 2025

Informatives

N/A

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