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Planning Department Direct Line 01625 588466

E-mail: peter.hilldrup@emerson.co.uk

PLANNING DEPARTMENT

Planning Services
Directorate of Regeneration, Economy & Skills
Knowsley MBC
PO Box 26
Archway Road
Huyton
L36 9YU

GRAHAM A BEE BSc DipTP MRTPI
PETER A HILLDRUP BSc MA MRTPI
KERREN J PHILLIPS BSc
TIM BOOTH BA MTPL MRTPI
ANGELA DC PENNY

Our ref: PH/Planning

27th July 2021

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR CREATION OF NEW ACCESS ONTO ARBOUR LANE AND CAR PARKING TO SERVE PHASE TWO (BUILDING TWO) AT ACADEMY BUSINESS PARK, ARBOUR LANE, KNOWSLEY INDUSTRIAL PARK – SUBMITTED ON BEHALF OF ORBIT INVESTMENTS (PROPERTIES) LIMITED

Please find enclosed application forms and plans for the above application, which has been submitted through Planning Portal.

As you will be aware, planning permission was granted on 30th January 2015 (ref: 14/00787/FUL) for the demolition of Units 3, 4, 5A/5B, 6, 8 & Loading Bay and erection of 2 no. industrial units comprising of 1 no. Use Class B8 Unit (Building 1) & 1 no. Use Class B1(C)/B2/B8 Unit (Building 2) with ancillary offices together with access, car parking, landscaping and associated works at Academy Business Park, Lees Road.

A s73 minor material application was then submitted to vary the approved plans permitted by the original consent ref: 14/00787/FUL, which was granted on 4th April 2016 (ref: 15/00819/FUL). A planning application was also approved for the construction of a new vehicular and pedestrian access to serve Phase 1 (Building 1) on 18th March 2016 (ref: 15/00822/FUL). This application should therefore be viewed in context with these applications.

Building 1 (Phase 1) has been constructed and is shortly to be occupied by a new tenant. Changes are sought to the vehicular access and car parking for Building 2 (Phase 2) and a separate vehicular and pedestrian access is proposed off Arbour Lane for this building.

Car parking for 103 spaces including five disabled spaces would be provided along the building frontage, consistent with the approved provision based on a B8 use. The proposed area to the south of Building 2 would provide for an additional 130 spaces, which would be used for car parking should an operator be identified for a B1(C)/B2 use. This thus provides

the same number of spaces previously approved for both a B8 user or the increased requirement for a B1(C)/B2 tenant. The proposed new access will only serve the staff car park for Building 2 and will not be accessed by HGVs. HGV access would remain from Lees Road.

An application to create a new access onto Arbour Lane and car parking to serve Building Two was previously approved by Knowsley Council on 10th July 2018 (LPA Ref: 18/00266/FUL). This planning permission expired on 9th July 2018 and therefore this application has been resubmitted to 'renew' this consent as the previous consent was never implemented.

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 & Certificates
- 1 x Design and Access Statement
- 1 x Highways Note
- 1 x Planting Proposals (Drawing No. 18-005)
- 1 x Location Plan (Drawing No. 389-PL-2000 A)
- 1 x Existing Site Plan (Drawing No. 389-PL-2001 B)
- 1 x Proposed Site Plan (1:500) (Drawing No. 389-PL-2002 C)
- 1 x Proposed Site Plan (1:200) (Drawing No. 389-PL-2003 C)
- 1 x Proposed Security Gates & Fence (Drawing No. 389-PL-2004)
- 1 x Proposed Site Plan (Drawing No. 389-PL-2005 A)

Planning application fee paid by BACS to Planning Portal

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