

DESIGN & ACCESS STATEMENT

**PLANNING APPLICATION AT
ACADEMY BUSINESS PARK,
ARBOUR LANE, KNOWSLEY
INDUSTRIAL PARK**

Prepared by

**The Emerson Group
Planning Department**

On Behalf of

**ORBIT INVESTMENTS
(PROPERTIES) LTD**

1	TYPE OF APPLICATION: A full planning application for the creation of a new access and car parking.
2	LOCATION: Academy Business Park, Arbour Lane, Knowsley Industrial Park, Knowsley, Merseyside, L33 7SA.
3	DESCRIPTION OF PROPOSED DEVELOPMENT: Creation of new access onto Arbour Lane and car parking to serve Phase Two (Building Two) of Academy Business Park redevelopment.
4	DATE OF PREPARATION: July 2021
5	DATE OF ANY AMENDMENTS: None
6	APPLICANT: Orbit Investments (Properties) Limited
7	AGENT: The Emerson Group Planning Department Emerson House Heyes Lane Alderley Edge Cheshire SK9 7LF

8	ASSESSING THE CONTEXT OF THE SITE: The application site forms part of Academy Business Park, located within the wider Knowsley Industrial Park near Kirkby, which is one of the largest industrial estates in the north west and a key driver of Knowsley's local economy. Planning consent 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. A s73 application was then submitted to vary the approved plans permitted by the original consent ref: 14/00787/FUL and was granted on 4th April 2016 (ref: 15/00819/FUL). A separate 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 was submitted following feedback from agents and representatives of prospective tenants that should the two warehouse buildings be let to separate tenants, the staff car park fronting Building 1 would need to be served from its own vehicular access onto Arbour Lane. Orbit have also had planning permission granted for a Petrol Filling Station (PFS) and coffee shop with drive through facility approved (LPA Ref: 20/00208/FUL) in July 2020. This planning permission has now been implemented and Costa Coffee are operating the drive through coffee shop. In developing the proposal for the PFS and drive through, it is considered that it might be more efficient if the private and public accesses were separated and therefore a separate application for a new vehicular and pedestrian access for the Phase 2 warehouse is submitted. This 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 permission expired on 9th July 2021 and this application has therefore been resubmitted to 'renew' this consent.
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9	DESIGN PRINCIPLES & CONCEPTS APPLIED: <u>Use:</u> The existing use of the site is B2/B8 general industry/storage and distribution. There are also implemented consents for B1/B2/B8 uses (08/00151/FUL & 08/00238/FUL). The proposed use of the site (as set out by application ref: 15/00819/FUL) is for the erection of two units: Building 1 for B8 storage and distribution and Building 2 for B1(c)/B2 industrial and/or B8 storage and distribution. Both units will comprise ancillary offices. This application relates to Building 2 (Phase 2) only.
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Amount:

Building 2 (Phase 2) will comprise 9,293 sqm of warehouse floorspace with 928 sqm of ancillary offices, totalling 10,221 sqm.

Two accesses are proposed by this application: one for vehicular access and one for pedestrian access, together with new gates, dropped kerbs and tactile paving. HGV access to Building 2 would remain from Lees Road.

Car parking for 103 spaces including 5 disabled spaces would be provided along the building frontage for Building 2, 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.

Layout:

Existing access to the wider site is available from four points: two on Lees Road, one on Arbour Lane and one directly onto the County Road roundabout. The proposed new access would enable Building 2 to be served from its own vehicular access onto Arbour Lane.

The configuration of the access from Arbour Lane in terms of width, radii and visibility splays is consistent with that approved for Building 1 and is based on the access serving the car park. On this basis, the access would be 7.2m wide with 8m radii. 2.4 x 90m visibility splays would be provided at the access.

The access would be located 25m to the north of the David Lloyd Leisure access on the other side of Arbour Lane and about 60m south of the access to the LFC Academy.

This will require modifications to the adopted highway and as such, Orbit invite the Council to enter into a S278 agreement, so that the necessary works can be carried out.

Scale:

Although a new access onto Arbour Lane will be created, the scale of development proposed on the site will not be increased as a result of the proposal. The application is considered to positively aid traffic movements on the local highway network.

Landscaping:

A detailed landscaping plan prepared by Michael Vinsun Landscape Design has been submitted as part of this planning application, which will soften the appearance of the proposal.

Appearance:

All materials will be chosen to match the existing and to meet Knowsley's adopted highway standards.

10	APPROACH TAKEN TO ACCESS: The application proposes a new vehicular access serving the staff car park of proposed Building 2 (Phase 2), together with a new pedestrian access. As such, access for pedestrians, cyclists and vehicles will be improved by the proposals. HGV access to the building would remain from Lees Road. The location of the access at this particular point on Arbour Lane has been chosen to ensure an adequate visibility splay of 2.4m x 90m and to avoid any conflict with the access serving the Liverpool FC Academy and David Lloyd Leisure. The approved layout for the Phase 2 warehouse has the majority of parking located to the south of the building and accessed from the existing access to the County Road / Arbour Lane roundabout. This is the access which would be used by the PFS and drive through scheme. In developing the proposal for the PFS and drive through it became apparent that serving the Phase 2 warehouse car parking from the same access would require private traffic associated with the warehouse to mix with the public access to the PFS and drive through. While a scheme could be developed to achieve this, it would require a number of access points to be located in the site in close proximity to the roundabout, with the access to the warehouse barriered to prevent public access. It would be more efficient if the private and public accesses could be separated. On this basis, Orbit have developed a revised access and parking scheme for the Phase 2 warehouse based on the principles established for the Phase 1 warehouse. This includes a new access to the car park taken from Arbour Lane and the parking provided along the frontage between the building and Arbour Lane. The private access to the warehouse car park would therefore be from Arbour Lane and the access to the County Road / Arbour Lane roundabout would be for the use of the public access to the PFS and drive through coffee shop and for the wider site. This 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 has now expired and therefore this application has been resubmitted to 'renew' this consent.
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11	COMMITMENT TO MAINTAINING A RELEVANT ACCESS STATEMENT: Opportunities to advance issues of design and access at the site shall be undertaken when appropriate, after consultation between the units' owner and tenants. The Local Authority may also be consulted on these matters if deemed appropriate by the building's owner.
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12	DESIGN & ACCESS STANDARDS & GUIDANCE FOLLOWED TO PREPARE THIS DESIGN & ACCESS STATEMENT:
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	In the preparation of this Design and Access Statement, the following documents were considered:
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| | <ul style="list-style-type: none">• Article 4 of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013• CABE (2006): Design and Access Statements: How to Write, Read and Use them• Knowsley Local Plan Core Strategy (2016) |
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