

Doc ref: CBO-0281-018

Peter Hilldrup
Orbit Developments
Heyes Lane
Alderley Edge
Cheshire
SK9 7LF

20th July 2021

Dear Peter

**ACADEMY BUSINESS PARK, LEES ROAD, KIRKBY:
PLANNING APPLICATION TO RENEW PLANNING PERMISSION FOR ACCESS TO THE PHASE 2
WAREHOUSE FROM ARBOUR LANE**

By way of background we have been providing inputs to planning applications on the Academy Business Park for a number of years. Amongst others this included work on planning applications for 2 large warehouses along the Arbour Lane frontage of the site. The northerly of the two – referred to as Phase 1 – has now been constructed while the southerly (Phase 2) has yet to be constructed.

The Phase 1 warehouse has been built with access for HGVs from Lees Lane at the rear of the site and access to the car parking from a dedicated access on Arbour Lane.

The original planning permission for the Phase 2 warehouse also included access for HGVs from Lees Lane but the access to the car parking was taken from the arm of the Arbour Lane / County Road roundabout which serves the business park. As the plans for the commercial uses on the site developed, it was suggested that there may be benefit in splitting the accesses for warehouse and commercial traffic, so the option for accessing the warehouse car park from Arbour Lane was considered.

On this basis planning permission was applied for, for a dedicated access from Arbour Lane to serve the Phase 2 warehouse car park, mirroring the arrangement of the Phase 1 warehouse. The proposals for the access formed part of a Transport Statement CBO prepared in April 2018 covering this and other proposals on the site being promoted at that time. CBO also provided inputs to the access design although the proposals were shown on the wider scheme plans prepared by your in house architects.

Planning permission for the access was granted under application reference 18/00266/FUL.

In summary the approved access is located 40m to the north of the access to the David Lloyd Club on the opposite side of the road and 55m to the south of the LFC access also on the other side of the road. The approved access is 7.2m wide and has an 8m radii on the southside and 6m on the northside. Footways are shown into the site on both sides of the access. 2.4x90m visibility splays are shown on the approved plans and planning condition 6 of the permission requires these to be provided. The splay to the north is shown measured to the nearside kerb. The splay to the south extends to the exit from the County Lane roundabout and as such has been drawn to the centreline of the road at the exit from roundabout.

Arbour Lane has a relatively modest traffic flow and the access itself would be relatively lightly trafficked. Neither access on the opposite side of the road is particularly busy.

On this basis an access of the nature proposed through the 2018 application was entirely suitable to serve the Phase 2 warehouse car park and Knowsley MBC confirmed this through the granting of planning permission.

I understand that the planning permission for the access to the Phase 2 warehouse car park from Arbour Lane is about to expire and you have not yet commenced construction of the Phase 2 scheme or the access. On this basis you are resubmitting the proposals for the access to renew the planning permission to allow implementation at a future date.



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I understand you are re-submitting the same access as you received planning permission for through application reference 18/00266/FUL. On this basis my summary of the proposals set out above would cover the access scheme you are about to resubmit.

Nothing has materially changed on the surrounding road network since planning approval was granted in 2018. Traffic flows on Arbour Lane will be about the same, as will the level of usage of the accesses on the opposite side of the road. Additional commercial development has been approved on the wider Academy Business Park site, but these were granted with the planning permission for the access already in place - Arbour Lane is not a heavily used route in terms of access to the commercial uses.

On this basis I can see no reason why planning permission should not be granted again for the Arbour Lane access to the Phase 2 warehouse car park.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. B. Corbett', with a long horizontal flourish extending to the right.

PAUL CORBETT

Director
CBO Transport Ltd

Page 2

Project:
Academy Business Park

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