

Planning Statement

Retrospective application for construction of industrial shed

**Polymer House, Admin Road, Knowsley Industrial Estate,
Merseyside, L33 7TZ.**

On behalf of Ley Holdings Limited.

Date: December 2024 | Pegasus Ref: P24-0003_R002v1_RH_DM

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1. Introduction

- 1.1. This Planning Statement has been prepared by Pegasus Group on behalf of Ley Holdings Ltd for the following proposed development at Polymer House, Knowsley Industrial Estate:

Retrospective application for construction of industrial shed.

- 1.2. This submission includes the following documents:

- Completed Application Forms
- Planning Statement
- Design and Access Statement
- Planning Drawings:
 - 10-055_001-241217 Location Plan
 - 10-055_002-241217 Pre-existing Site Plan
 - 10-055_003-241217 Pre-existing Contextual Elevations
 - 10-055_101-241217 As-built Site Plan
 - 10-055_102-241217 As-built Floor Plans
 - 10-055_103-241217 As-built Elevations
 - 10-055_104-241217 As-built Contextual Elevations

Planning History –

- 1.3. The site has been subject to a number of planning applications, though there is no recent planning history. The details available from Knowsley Metropolitan Borough Council's planning portal show the following:

- 11/00511/FUL – erection of 2 no. Wind turbines attaining an overall height of 25m together with associated access road and boundary treatments. – Refused
- 04/01391/FUL – Construction of new vehicular access from south boundary road, together with erection of loading bay to rear elevation, security gatehouse and alterations to external appearance of existing building – Approved March 2005
- 04/00450/COU – Change of use from Use Class D1 (non-residential training) to use class B2 (industrial) – Approved May 2004
- 74/10702/HIST – Erection of security fencing along south and east boundaries of former plesseys factory and to the rear of deltic estate – provisions – Approved February 1988

- 74/O5640/HIST – South Boundary Road Kirkby: Internal alteration division of the existing bay no 3 into 3 small factory units – Approved March 1981
- 74/O1496/HIST – South Boundary Road Kirkby: Phase II to existing training centre – Approved July 1979
- 74/O4288/HIST – South Boundary Road Kirkby: Erection of a substation – Approved August 1979
- 74/O3657/HIST – Erection of 8 factory units – Application withdrawn October 1978
- 74/O2487/HIST – South Boundary Road Kirkby: Change of use from residential blocks to workshops and offices for an industrial training centre – Approved July 1977

2. The Site and Surroundings

- 2.1. The site is located within Knowsley Industrial Estate and is allocated in the Primarily Industrial Area within the Knowsley Local Plan Core Strategy. The location plan is provided below in Figure 1.

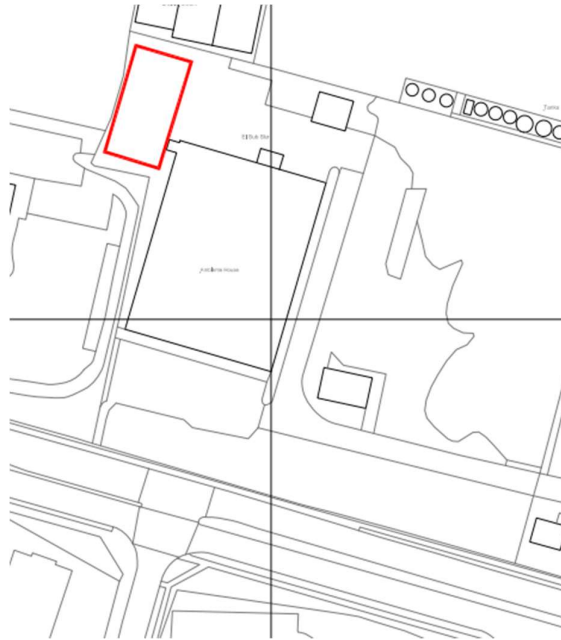


Figure 1 – Location Plan.

- 2.2. The application site comprises part of an existing industrial unit and a large area of derelict land to the east of the site. Knowsley Industrial and Business Parks comprise the largest mainly industrial area within Liverpool City Region, and the largest in the North West.
- 2.3. The area is highly accessible, accessed from South Boundary Road, with the M57 less than 2km away, providing nationwide access. Access to the site itself is from the existing Admin Road.
- 2.4. As shown in Figure 3, the site is located within Flood Zone 1, meaning there is a low probability of flooding from rivers and the sea.

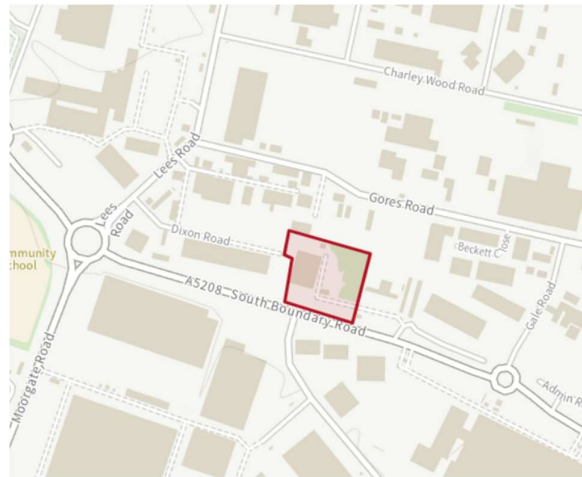


Figure 2 – Flood Zone Map.

3. Proposed Development

- 3.1. The applicant has erected a storage warehouse to the rear of the existing Polymer House. The building was constructed on an area of service yard laid with non-permeable material. This planning application applies for retrospective planning approval of the built structure, indicated by a blue star in the proposed site layout plan provided within Figure 3, below.

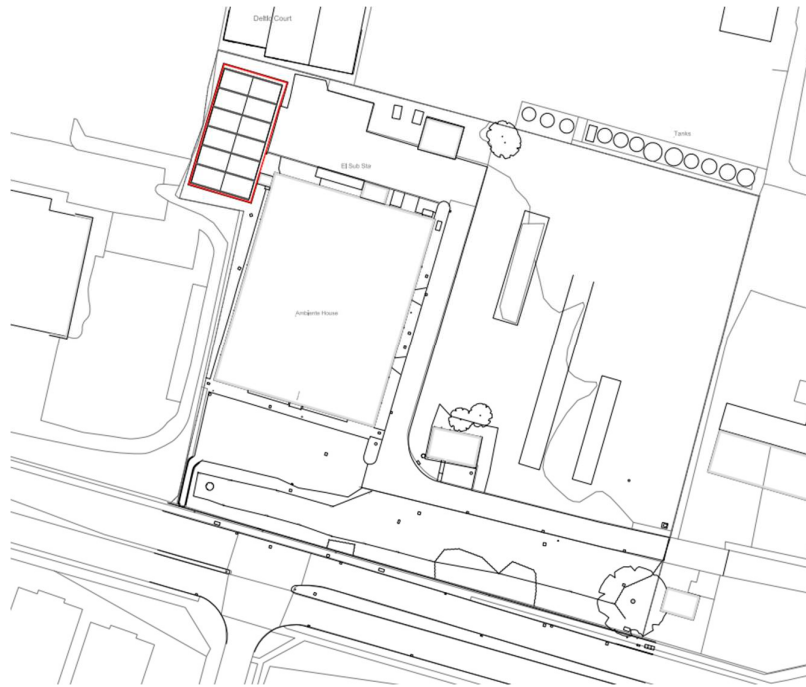


Figure 3 – Proposed site layout plan.

- 3.2. As shown in Figure 3, the proposed development retains the existing building at the site, with the new build element used as a storage facility ancillary to the existing business practice. There is no change to access to the wider site as a result.
- 3.3. The single storey building provides a 451.71 sqm footprint. Access is via a level roller shutter on the east façade, providing access for employees and stock. Escape doors are present to the south and east elevations.
- 3.4. Proposed elevations of the site are provided within drawing ref '10-055_104-241217 As Built Contextual Elevations'. The application is also supported by floor plan and elevations.

4. Planning Policy

- 4.1. The relevant Development Plan policies are those contained within the Knowsley Local Plan Core Strategy 2016, Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance Notes. The National Planning Policy Framework ('the Framework') and Planning Practice Guidance are also a material consideration to the redevelopment of the site.
- 4.2. The relevant policies and guidance are highlighted below.

Knowsley Local Plan Core Strategy 2016 –

- 4.3. The Development Plan for Knowsley comprises of the Knowsley Local Plan Core Strategy 2016 (Adopted in January 2016).
- 4.4. The policies relevant to this application have been outlined below:
- 4.5. Policy SD1 (Sustainable Development) – When considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework
- 4.6. Policy CS1 (Spatial Strategy for Knowsley) – The spatial development of Knowsley in 2028 will be achieved by an efficient and suitable use of land and infrastructure, encouraging where possible the reclamation and reuse of previously developed land. Opportunities for regeneration and development within Principal Regeneration Areas will be maximised (Knowsley Industrial and Business Parks included in Principal Regeneration Areas).
- 4.7. Policy CS2 (Development Principles) – New development in Knowsley and the preparation of subsequent stages of the Local Plan will be expected to support –

Principle 1 – Promote sustainable economic development, tackle the cause of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by:

b) Improving business productivity and employment levels in Knowsley

- 4.8. Policy CS4 (Economy and Employment) – Provision will be made for at least 164 hectares of land to be developed for employment uses between 2010 and 2028, to be located primarily within several locations, including Knowsley Industrial Park (Including Knowsley Business Park).
- 4.9. Policy CS11 (Principal Regeneration Area) – Knowsley Industrial and Business Parks
 - 1) Regeneration of Knowsley Industrial and Business Parks will be supported with a particular focus on the development of:
 - a) Class B1 'business' uses within 'gateway' locations at: A580 West/ Moorgate Road; A5208 County Road/ South Boundary Road/ Moorgate Road/ Arbour Lane/ Lees Road; and at A580 East/ Coopers Lane;
 - b) Class B2 'General Industrial' and B8 'Storage and Distribution' uses north of South Boundary Road;

- c) Class B1 and B8 uses south of South Boundary Road; and
- d) A small service centre (or 'Service Hub') at South Boundary Road to provide small scale shopping and services to serve the needs of the workforce within the Park.

National Planning Policy Framework –

- 4.10. The National Planning Policy Framework was updated in December 2024 and includes national planning policy guidelines and how they should be applied across England. The paragraphs relevant to this application have been outlined below.
- 4.11. Paragraph 8 – Achieving sustainable development means that the planning system has three overarching objectives (Economic, Social, and Environmental) which are interdependent and need to be pursued in mutually supportive ways.
- 4.12. Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

"Approving development proposals that accord with an up-to-date development plan without delay."

- 4.13. Paragraph 48 – Planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 4.14. Paragraph 85 – Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.15. Paragraph 87 – Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provisions for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 4.16. Paragraph 124 – Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed land or 'brownfield' land.
- 4.17. Paragraph 125 – Planning policies and decisions should:

- c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) Promote and support the development of under-utilised land and buildings.

5. Planning Assessment

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act confirms planning applications must be determined in accordance with the adopted Development Plan for the area unless material considerations indicate otherwise.
- 5.2. In this instance the adopted Development Plan is the Knowsley Local Plan Core Strategy 2016.
- 5.3. This section assesses the main planning considerations associated with the proposed development against national and local planning policy, and material considerations.
- 5.4. For completeness, the following points will be addressed within this section:
 - Principle of Development
 - Design
 - Highway Safety and Accessibility

Principle of Development –

- 5.5. The site currently contains a large industrial unit which has a Gross Internal Area of 2245.7m². The proposed development looks to increase the GIA of industrial units on the site by 451.71m² which is in accordance with Policy CS4 of the Knowsley Local Plan Core Strategy which sets out that provision will be made for at least 162 hectares of land to be developed for employment use between 2010 and 2028 across five sites within the borough; one of which is Knowsley Industrial Park.
- 5.6. The site is located within the Primarily Industrial Area, as defined by the Knowsley Local Plan Core Strategy. Policy CS11 states Knowsley Industrial Park is a Principal Regeneration Area where the regeneration of the site will be supported with a particular focus of Class B2 'General Industrial' uses north of South Boundary Road.
- 5.7. The proposed development looks to redevelop previously developed or 'brownfield' land, which is supported by Paragraph 124 of the National Planning Policy Framework, as it helps to ensure the effective and efficient use of land in accordance with environmental sustainability principles.
- 5.8. The redevelopment of derelict land is also supported by Principle 4 of Knowsley Local Plan Core Strategy Policy CS2 which sets out that new development in Knowsley must recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently.

Design –

- 5.9. The proposed development will sit within the surrounding context due to the continuation of industrial use in the area. The site is located within Knowsley Industrial Park, with

industrial units surrounding the site, particularly to the north and west where the site adjoins existing industrial use in the area.

- 5.10. The proposed unit continues the existing building height of the current industrial unit on the site therefore providing minimal visual impact on the site.

Highways Safety and Accessibility –

- 5.11. The site will be accessed via the existing Admin Road which is accessed from South Boundary Road where access into the site is wide enough to allow for two-way traffic and exit in a forward gear.
- 5.12. The proposed development will use the existing route in and out of the site and will not require any alterations to the existing road in place. No additional traffic is envisaged as a result of the proposed development.

6. Summary

- 6.1. This Planning Statement has been prepared by Pegasus Group on behalf of Ley Holdings Ltd for the redevelopment of the site at Polymer House, Knowsley Industrial for the retrospective approval of the erection of a new industrial unit on a currently vacant piece of land, within the applicant's ownership.
- 6.2. The site is located within the Primarily Industrial Area, as defined by the Knowsley Local Plan where the Local Plan sets out support for the regeneration of Knowsley Industrial Park with a particular focus on Class B2 'General Industrial' uses. The growth of an existing business builds economic growth in the area, supporting Paragraph 87b and c of the NPPF, supporting the resilience of industry operations in suitably accessible locations.
- 6.3. Section 38(6) of the Planning and Compulsory Purchase Act requires applications to be determined in accordance with the adopted Development Plan for the area, and any other material considerations. It is considered that the extension of the existing industrial unit on the site represents a suitable form of development in accordance with the adopted Development Plan, and it therefore merits the support of the Local Planning Authority and the grant of planning permission.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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