

<u>APPLICATION NO:</u>	22/00099/NMA	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Former Contract Chemicals Site, Penrhyn Road, Knowsley Business Park		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00099/FUL (ERECTION OF AN INDUSTRIAL/LOGISTICS BUILDING (USES B2, B8 AND E(g)(iii)) WITH ANCILLARY OFFICES, SECURITY GATEHOUSE, TRANSPORT OFFICE AND ASSOCIATED WORKS) AMENDMENT SOUGHT TO OMIT A RETAINING WALL, RE-LOCATION OF KERB LINE TO THE NORTH EASTERN SITE YARD BOUNDARY, AMENDMENT TO REAR CAR PARKING LAYOUT & SOFT LANDSCAPING TO EASTERN SITE BOUNDARY AND INSTALLATION OF CONDENSER UNIT COMPOUND.		

Site Description

This application site relates to the former Contract Chemicals site located on Penrhyn Road, Knowsley Business Park. All of the former contract chemicals buildings and plant have been demolished and the site has been cleared although some mounds of earth remain on site.

The site is bounded by to the west and east by existing industrial buildings, to the south of Penrhyn Road is a vacant site and to the north is the East Lancashire Road.

There is a group of mature trees located along the northern site boundary of the site adjacent to the East Lancashire Road. There are also groups of trees to the southern and part of the western site boundary.

There is an embankment upto 1.8m in height adjacent to the northern site boundary where the existing tree group is sited. The site then falls towards Penrhyn Road with a difference in site levels of upto 2.7m

Proposal

Planning permission for a industrial/logistics building was granted in November 2023.

This application seeks to omit a retaining wall, re locate the kerb line to the north eastern site yard boundary and amend the rear car parking layout and soft landscaping to the eastern

site boundary.

A condenser unit compound is now proposed on part of a landscaped area to the east of the warehouse building, adjacent to the gatehouse.

Consultations

Knowsley Parish Council - No Comments Received
Highway Authority - No objections
Cadent Gas Limited - No objections.

Representations

No publicity required.

Planning History

APP. NO: 99/00125/APP
PROPOSAL: OUTLINE APPLICATION; PROPOSED ERECTION OF OFFICE
DECISION: GRANTED
DECISION DATE: 7 July 1999

APP. NO: 99/00826/FUL
PROPOSAL: CONSTRUCTION OF NEW ACCESS INCLUDING THE
ERECTION OF FENCING AND SECURITY GATES ACROSS
PENRHYN ROAD IN CONNECTION WITH OUTLINE
PLANNING PERMISSION APP/99/00125
DECISION: GRANTED
DECISION DATE: 10 April 2000

APP. NO: 22/00099/FUL
PROPOSAL: ERECTION OF AN INDUSTRIAL/LOGISTICS BUILDING (USES B2, B8
AND E(g)(iii)) WITH ANCILLARY OFFICES, SECURITY GATEHOUSE,
TRANSPORT OFFICE AND ASSOCIATED WORKS
DECISION: GRANTED
DECISION DATE: 29 November 2023

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

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

Assessment

The proposal approved under 22/00099/FUL proposed a retaining wall (maximum height 2.5m) to the north eastern site boundary.

This application seeks to remove the retaining wall and replace this with a double trief kerb and a 1 in 3 gradient landscaped slope up to the eastern site boundary to retain the adjacent ground. There would be a level difference of upto 2.4m between the yard area the eastern site boundary.

The new kerbline and landscape slope would result in the loss of 2 HGV spaces (should a B8 use be implemented). Should a B2 use be implemented then 115 car parking spaces would still be proposed to the rear of the site which remains unchanged.

The amendments proposed primarily relate to internal site layout under private ownership and do not affect the adopted highway.

The change results in the removal of two HGV parking spaces within the service yard. While this reduces site capacity, the site continues to provide sufficient operational space for turning and standing and the swept path analysis confirms service vehicle movement is not compromised, The reduction does not present a highway safety concern and is considered acceptable from a Local Highway Authority perspective subject to the site remaining self-contained with no overspill onto the public highway.

The internal service road has been re-tracked and continues to function acceptably, including alongside the sloped section of ground.

An amended hard and soft landscaping scheme has been submitted to take account of the reduction in hardstanding and the inclusion of the landscaped slope to the eastern boundary. The landscaped slope to the eastern boundary is proposed to be a wildflower seeded area. These amendments are considered to be acceptable.

The proposed condenser compound would be sited on part of a landscaped area to the east of the warehouse. This would be constructed from close boarded timber fencing. This was the closest area to the office areas it serves without losing any car parking spaces or being visually intrusive from Penrhyn Road. On balance the location and appearance is considered to be acceptable in accordance with Local Plan Policy CS19.

Conclusion

The amendments are considered to be non-material to the approved proposal and would be acceptable in terms of highway safety and visual amenity and would be in compliance with Local Plan policies CS7 and CS19.

Recommendation

That the non material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/06/2025	21002 P0102	REV K	SITE LAYOUT
30/06/2025	21002-UMC-0100-SI-DR-A-0009	REV 05	Boundary Retaining Wall Sections
30/06/2025	21065-BGL-XX-XX-SK-C	REV 01	NORTH EAST SERVICE YARD OPTION 2
30/06/2025	21065-BGL-XX-XX-DR-S-00200	REV P05	PROPOSED SITE LEVELS
25/07/2025	21065-BGL-XX-XX-DR-S-00215	REV P03	PROPOSED HARDSTANDING
26.08.2025	2425-25-03 (EXTRACT)	REV 01	EXTRACT OF SOFT LANDSCAPING DRAWING
29.08.2025	21002 P0104	REV F	CONDENSER UNIT COMPOUND.

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: Jo Sheridan

Date: 04/09/2025

Informatives

None required.

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

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