



Our ref: P0144/HB

Knowsley Metropolitan Borough Council
Planning Department
Municipal Buildings
20 Archway Rd
Huyton
Liverpool
L36 9UX

By email – submitted via Planning Portal

1 March 2022

Dear Sir/Madam

Full Planning Application

**Land Between Villiers Road and Penrhyn Road, Knowsley Business Park
Planning Portal Reference: PP-10563234**

We write on behalf of our client, Pembury Developments Limited, to submit a full planning application for the redevelopment of land between Villiers Road and Penrhyn Road at Knowsley Business Park, Knowsley to provide an employment generating warehouse / industrial unit and associated infrastructure.

The description of development is as follows:

“Development comprising the erection of a new building for Class E (industrial), B2 general industrial and B8 storage/distribution including ancillary offices, landscaping, yards, access points off Villiers Road, car parking, cycle parking and associated engineering works.”

Background

The site adjoins existing commercial units and forms part of a wider established industrial /employment area comprising a mix of employment type uses.

The site itself is 2.14 hectares and is comprised of a vacant, cleared plot.

An occupier has not yet been identified for the proposed unit.

The proposals are supported by a suite of technical reports which conclude that the scheme fully complies with policy at all levels and should therefore be granted without delay.

Application Documents

Please find enclosed the following documents for consideration as part of the determination of the application:

1. Completed Planning Application forms and certificates dated 1 March 2022;
2. Planning Statement prepared by Chroma Planning and Development dated February 2022;
3. Location Plan at a scale 1:1250 @A1 reference 6982-9 Rev B
4. Design and Access Statement prepared by AJA dated January 2022;

5. Drawing Issue sheet prepared by AJA dated 16 February 2022;
6. Flood Risk Assessment and Drainage Strategy prepared by Burrows Graham dated 22 February 2022;
7. Drainage Strategy Plan prepared by Burrows Graham reference 2113-BGL-XX-XX-DR-C-0250 Rev P01
8. Transport Assessment prepared by Steer dated February 2022;
9. Framework Workplace Travel Plan prepared by Steer dated February 2022;
10. BREAAAM Assessment prepared by Yonder dated February 2022;
11. Energy Statement / Part L2A Compliance Report prepared by Yonder dated February 2022;
12. Ecology Assessment prepared by Ecology Solutions dated February 2022;
13. Arboricultural Survey, Implication Assessment and Tree Report prepared by Lowther Forestry Group Ltd dated 9 February 2022;
14. Landscape Design Statement prepared by Mood Landscape dated February 2022;
15. Soft Landscape Layout Plan prepared by Mood Landscape dated 4 February 2022 reference 22_208_L001 Rev A.
16. Social Value Strategy prepared by Fusion 21 dated 10 February 2022;
17. Health Impact Assessment prepared by Chroma Planning and Development dated February 2022;
18. Phase II Geo-environmental Site Assessment prepared by TRC dated 31 January 2022;
19. Air Quality Impact Assessment prepared by Fichtner dated 14 February 2022.

The application has been submitted electronically via the planning portal (planning portal reference: PP-PP-10563234). The requisite application fee of **£34,893** will be paid online together with the **£28** service fee.

We trust that you have all the required documentation to validate this application and look forward to confirmation shortly.

If you have any queries please contact this office.

Yours faithfully



Hannah Bizoumis
Director

On behalf of Chroma Planning and Development Ltd

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