

Agenda



Knowsley Council

4 January 2023

To: The Chairperson and
Members of the
Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 12th January, 2023**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

If you have any queries regarding this meeting, please contact Andrew Bilsborrow on telephone number 0151 443-3500.

Yours faithfully

Chief Executive

Please Note:-

1. *Access to the Council Chamber is limited. Meetings will be live streamed but, if members of the public or press wish to attend in person, please contact Andrew Bilsborrow on (0151)-443 3500 in the first instance to discuss. The live stream can be accessed from the following link - <https://knowsley.public-i.tv/core/portal/home>.)*
2. *If you have submitted a representation in respect of any of the planning applications that are included on the agenda for determination at this meeting, and wish to speak at the meeting, there is a procedure to be followed which can be accessed via the link below:-*

<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/speaking-at-planning-committee>

Membership of the Planning Committee

Councillors

D Lonergan FRICS (Chairperson)

Ms D Allen	Ms J Harvey
Ms J E Aston	Ms J Lilly
Ms C Bannon	K W McGlashan
D J Baum	G J Morgan
H Bell	Mrs S Powell
T Brennan	I Smith
C Cashman	K Taylor
J Donnelly	K F Walsh
A J Flute	Ms A Wright
R Gaffney	

*(Note: The Agenda and Reports are circulated to all other
Members of the Council for information only.)*

A G E N D A

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the meeting of the Committee held on 3rd November 2022.

(Pages 1 - 6)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the reports of the Executive Director (Regeneration and Economic Development) in respect of the following applications for planning permission.

(Please note that:-

- (i) Background Papers to the planning applications referred to in this agenda comprise the following: -
 - 1. The planning application as submitted or subsequently revised including all forms and plans, etc.
 - 2. The application case sheet, inspection report, photographs, etc.
 - 3. An Ordnance Survey sheet extract showing the application site and the surrounding area.
 - 4. Standard planning conditions as adopted by the Council.
 - 5. Relevant policies from the Unitary Development Plan as appropriate.
 - 6. Copies of all statutory and non-statutory consultations and related correspondence except where they are strictly confidential.
 - 7. The relevant planning history of the application site.

Specific documents, which have been used as a background paper for a particular planning application, and which are not included in the above, are detailed as appropriate at the end of the individual report concerned. Please contact the planning services team (0151 443 2381 or via email at Dcsubmissions@knowsley.gov.uk) to arrange inspection of these files and documents; and

- (ii) Details of the contact officer is contained in the individual report and additional information/some background papers can be found on the [Public Access](#) site via the link shown beneath each planning application below).

- (a) **22/00195/KMBC1 - CONSTRUCTION OF A MULTI USER ROUTE FOR PEDESTRIANS, CYCLISTS AND EQUESTRIANS INCLUDING A NEW EQUESTRIAN, CYCLIST AND PEDESTRIAN CROSSING ON FOX'S BANK LANE, INSTALLATION OF 2 NO. K-BARRIERS AND ACCESS GATES, REGRADING OF LAND, LANDSCAPING, BOUNDARY TREATMENTS, SIGNAGE AND OTHER ASSOCIATED WORKS TO CONNECT FOX'S BANK LANE AT HALSNEAD PARK TO THE EXISTING PENNY LANE HIGHWAY - FROM FOX'S BANK LANE FOLLOWING THE NORTHERN BOUNDARY OF AGRICULTURAL LAND SOUTH OF PENNY LANE TO OPPOSITE OAK LODGE.**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 22/00195/KMBC1 in the search box.

(Pages 7 - 44)

- (b) **22/00213/REM - RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE - LAND NORTH OF M62 MOTORWAY, OFF WINDY ARBOR ROAD, (HALSNEAD), WHISTON.**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 22/00213/REM in the search box.

(Pages 45 - 74)

- (c) **22/00348/FUL - ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS - LAND BOUNDED BY EAST LANCASHIRE ROAD, ORMSKIRK ROAD AND KNOWSLEY LANE, KNOWSLEY, L34 9EY**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 22/00348/FUL in the search box.

(Pages 75 - 104)

4. DELEGATED PLANNING DECISIONS

To consider the report of the Lead Development Manager - Planning.

(Pages 105 - 116)

5. TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL DECISIONS

The Lead Development Manager – Planning to report on the following appeal decisions taken by the Planning Inspectorate :-

- (a) **LAND TO THE SOUTH OF HOLLY FARM, CHAPEL LANE, CRONTON**

(Pages 117 - 120)

- (b) **LAND AT CHURCH ROAD/OKELL DRIVE, HALEWOOD**

(Pages 121 - 126)

- (c) **42 STANFORD CRESCENT, HALEWOOD**

(Pages 127 - 130)

- (d) **LAND AT REAR OF 10 VICARAGE PLACE, PRESCOT**

(Pages 131 - 134)

6. ANY OTHER ITEM(S) WHICH THE CHAIRPERSON DEEMS TO BE OF AN URGENT NATURE

APPLICATION NO: 22/00348/FUL

APPLICANT: Caddick Developments Ltd

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS

LOCATION OF SITE: Land Bounded by East Lancashire Road, Ormskirk Road and Knowsley Lane, Knowsley, L34 9EY

DEVELOPMENT PLAN ALLOCATION:

Sustainable Urban Extension - Sustainable Urban Extension
Strategic Road Network - Strategic Road Network

REPRESENTATIONS:

A total of 43 representations have been made to the application, all of whom write in objection.

RECOMMENDATION:

That Members delegate authority to the Assistant Executive Director Development and Infrastructure to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule or such additional or amended conditions that the Assistant Executive Director Development and Infrastructure, in conjunction with the Chair of Planning consider appropriate
- (ii) the applicant entering into a Section 106 legal agreement to secure measures set out at the end of this report.

CASE OFFICER:

Jo Sheridan (0151)-443-2376

SUMMARY:

The application site relates to the East of Knowsley Industrial and Business Park Sustainable Urban Extension. The application seeks planning permission for the erection of 3 no. commercial units (Use Class B2 or B8) including mezzanine floor, ancillary office and welfare floorspace together with service yard, loading bays, car and cycle parking, electric vehicle charging points, drainage infrastructure and landscaping together with improvements to public rights of way linking Ormskirk Road and Knowsley Lane including the diversion of the public right of way and other pedestrian accessibility works.

The main planning issues are:

- Principle of the development
- Economic Impacts of the development
- Design and layout
- Residential amenity and noise
- Impact on local highway, site access and sustainable travel
- Trees and landscaping
- Air Quality
- Flood Risk and Drainage
- Ecology
- Impact on Heritage Assets

1. SITE AND SURROUNDINGS

- 1.1 The application site relates to the East of Knowsley Industrial and Business Park Sustainable Urban Extension which is allocated for employment development. The site is triangular and is bounded to the north by the A580 East Lancashire Road, Knowsley Lane to the east and Ormskirk Road to the west. The site is a total area of 6.7ha which comprises mainly of farmland with an existing area of woodland to the north. A public right of way crosses the site from Ormskirk Road to Knowsley Lane.
- 1.2 A residential property, Tingle Peg Farm, lies within the allocated Sustainable Urban Extension, but it is excluded from the current application. Further residential properties known as The Cottage and Strawberry Lodge are sited to the northeast of the site and again are outside of the site edged red. The Homestead lies at the corner of the East Lancashire Road across from Knowsley Lane and Strawberry Cottage lies across Knowsley Lane, opposite the site.
- 1.3 The site is enclosed on all three sides by existing trees and hedgerows. There is a bank of trees that run parallel to the A580, the remainder of the land is largely grassland.

- 1.4 In broader terms, the site lies approximately 500m to the north of Knowsley Village Conservation Area.
- 1.5 The site itself has several developmental constraints, including underground water and medium pressure gas mains running parallel with the East Lancashire Road.

2. PROPOSAL

- 2.1 The application seeks full planning permission for the erection of 3 commercial units (Use Class B2 or B8) including mezzanine floors, ancillary offices and welfare floorspace together with service yards, loading bays, car and cycle parking, electric vehicle charging points, drainage infrastructure and landscaping. Improvements to public rights of way linking Ormskirk Road and Knowsley Lane (including the diversion of the public right of way) and other pedestrian accessibility works are also proposed.
- 2.2 The units would have a total floorspace of 14,461sq.m and are arranged in an '7' shape:
- Unit 1 (6,835sqm) is sited to the south of the site and would have the following dimensions: 51.7m wide, 129.4m long, 12.5m high to the eaves, 15m high to the ridge.
 - Unit 2 (2,929sqm) is sited to the north east of the site and would have the following dimensions: 39.6m wide, 73.3m long, 10m high to the eaves, 12.5m high to the ridge
 - Unit 3 (4,877sqm) is sited to the north west of the site and would have the following dimensions: 48.9m wide, 98.1m long, 10 m high to the eaves, 12.5m high to the ridge.
- 2.3 A new vehicular access is proposed from Ormskirk Road, approximately 60m from the existing access (which is to remain) for Tinkle Peg Farm.

3. RELEVANT SITE HISTORY

- 3.1 No recent site history.

4. ARTICLE 35 STATEMENT

- 4.1 Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.

5. EQUALITIES ACT 2010

- 5.1 In determining this application the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 5.2 Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:
- eliminate discrimination, harassment and victimisation;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 5.3 It is considered that the application raises no significant equality issues.

6. REPRESENTATIONS

- 6.1 The application was advertised by 24 neighbour notification letters, the display of three site notices and a notice in the local press. 43 representations have been received in objection to the proposals (including an objection from Cllr Wynn).
- 6.2 The letters of objection raise the following issues:

Need:

- You are already planning to build warehouses Cables Way in Prescott And there are units standing free in Knowsley Industrial Estate.
- There are plenty of other areas within the industrial estates that could house such a development;
- There are plenty of brownfield sites in the area which should be better utilised before this space;

Green spaces:

- Destruction of woodland at the back of our property to make way for a carpark for 1 of the 3 proposed buildings.

Highway Safety:

- The creation of the proposed new access is likely to cause traffic backing up to the very busy East Lancashire Road junction.
- A more sensible option would be for the development to be accessed from the much quieter Knowsley Lane (which has a considerably less congested access onto the East Lancashire Road). It is understood that the creation of a new access onto Knowsley Lane has been dismissed on the grounds that it would involve road

improvement works along Knowsley Lane but it is the opinion that it is not acceptable to prejudice safety on the grounds of cost saving.

- The proposal for 3 buildings with over 200 parking spaces would mean that if operated on a 3 shift system and open for 24 hours a day there would be up to over 400 car movements every 8 hours on Ormskirk Road, Knowsley Lane and through Knowsley Village which is not inclusive of all HGV movements.
- Servicing three further units will force more HGV's and cars to utilise the village as a cut through to the M57 at Prescott, due to the junction at East Lancashire Road being unable to cope with the traffic (as it presently stands).
- The application will also make the road highly dangerous for cyclists. There have been two close misses with HGVs on the dip and chicane like road layout into the village just in advance of the church from the East Lancashire Road.
- Large lorries are already using our small lanes, as a cut through when Knowsley Lane is congested.
- Knowsley Lane is the only road and link running through the village for Kirkby-Huyton and traffic is already heavy. To further increase traffic volumes would be awful. Especially at the other end of the village nearer Ormskirk Road we're there is already a high volume of HGV and other vehicle activity onto the industrial estate
- Nearer the mini roundabout on Ormskirk Road turning right towards East Lancashire Road there are narrow footways due to poor maintenance of the hedgerows which is a hazard to joggers and walkers on these public pathways now. If the council can't maintain them pathways already now then how much more risk will it be with further HGV activity. It's an accident waiting to happen.
- Small roundabout with 5 entrance/exits at Ormskirk Road/Knowsley Lane already hazardous to large volume of traffic.
- The local authority should resist the loss of routes and spaces and your attention is drawn to the public footpath that is clearly impacted by the proposed development (as it crossed the proposed development site).

Residential amenity:

- We will have to suffer at least 2 years of noise nuisance whilst construction takes place and thereafter general industrial estate noise i.e. traffic movement, articulated truck movements, fork lift truck noise, car doors slamming, general noise of people coming to and from work.
- Concerns regarding the height of the commercial buildings in such close proximity to the residential property of Tingle Peg Farm. This is likely to result in considerable overlooking/loss of privacy and loss of light/overshadowing in respect of Tingle Peg Farm.

- The proposed development will have a negative impact on the amenity of residential property of Tinkle Peg Farm through noise, overlooking, overshadowing, smells, light pollution, loss of daylight, loss of privacy, dust, vibration and late-night activities.
- For the proposed development to operate safely, there will be a significant amount of glare and light spillage resulting in inevitable light pollution to be suffered by the occupiers of the residential property of Tinkle Peg Farm.

Visual amenity:

- The proposed development and associated buildings are overbearing in relation to the residential properties already on the parcel of land, at least one of which has been there for over 100 years
- visual detriment on land adjacent and to Lord Derby's estate in a short distance.

Environmental issues:

- Knowsley is one of the highest lung disease areas in the whole of the country, we do not need more pollution that would affect us, our children and their children.
- Not only does this proposal by Knowsley Council have a detrimental effect on our Green Space, but also an irreversible impact on wildlife - if the plan goes ahead there will be congestion, noise, exhaust fumes - this area is not a business park, it is a 'conservation area'.
- The two large woods in the field have deep ponds which are a hazard and trees that are huge and old the woods are large and could not be uprooted, they have been there hundreds of years. The local wildlife depends on them.
- The green space is rapidly being destroyed which will impact on people's mental health.

This is a village and defined as; a group of houses and associated buildings, larger than a hamlet and smaller than a town, situated in a rural area. There are already enough industrial buildings here in the village. Anymore, is too many.

Flooding:

- The corner of field floods annually and spills onto road causing further hazard.
- The proposed development will require a suitable and acceptable drainage solution, given the proposed significant increase in surface water run-off. Of

particular concern is the large pond that is intended to be in the field adjacent to the residential property of Tinkle Peg Farm. As this is not a contained solution, this may result in the creation of a significant flood risk to Tinkle Peg Farm.

- The developer's flood risk assessment clearly identifies the need to undertake "further investigations" to "confirm the drainage arrangements for Tinkle Peg Farm and the properties along the eastern edge as there is no information provided within United Utilities drainage plans". It is surely unacceptable for a design to be approved by the local authority without full and detailed investigations and solutions being presented in respect of the drainage and flood impact on residential properties in such proximity.
- 6.3 Cllr Wynn's objection stated that the traffic on Ormskirk Road is very busy and there is going to be 200 parking spaces. It also raised concerns about lorries operating day and night which would not be good for the residents.

7. CONSULTATIONS

Local Highway Authority (KMBC): No objections subject to five conditions relating to the provision of a visibility splay; parking provision, the submission of a Construction Environmental Management Plan (CEMP); the submission of a Travel Plan and a standard informative. In addition, a S106 contribution for £6,500 (plus VAT) is required towards the implementation for a Traffic Regulation Order to introduce double yellow lines along Knowsley Lane and Ormskirk Road and the reduction of speed limit to 40 mph along Ormskirk Road.

Environmental Health (KMBC): No objections subject to five conditions relating to the submission of a CEMP; a restriction on the hours of construction; operational plant and machinery noise limits, vibration monitoring and contaminated land. Environmental Health also requested that the lighting scheme be made an approved document.

LLFA/Drainage (KMBC): No objections subject to conditions relating to surface water drainage and the management and maintenance regime for the drainage system in place.

Arboricultural Officer (KMBC): No objections subject three conditions relating to the implementation of the approved landscaping scheme; the protection of trees during the construction phase of the development, and the protection of breeding birds during the construction phase. The officer has also requested a S106 contribution of £21,668.20 for woodland enhancement works for local woodlands to the area.

Merseyside Environmental Advisory Service (MEAS): No objections, subject to seven conditions ensuring that the mitigation of the Habitats regulations Assessment are implemented, the provision of a bird nesting boxes, the submission of a CEMP; a waste management; the undertaking of an

archaeological investigation; low carbon and renewable energy provision and the implementation of the Biodiversity Enhancement & Management Plan.

Environment Agency: No objections.

Natural England: No objections.

Knowsley Parish Council: No comments received

The Coal Authority: No comments.

Fusion 21: No objections subject to a Social Value Contribution of £17,419.

United Utilities: No objections subject to four conditions – one for the submission of a CEMP; one for the submission of details of sustainable surface water drainage scheme; one for the management and maintenance of the sustainable drainage system and one to ensure the protection of the water main that crosses the site.

Cadent Gas: No objections.

Merseyside Fire and Rescue Authority: No objection. The inclusion of their standard informative on the decision notice has been requested.

8. POLICY CONTEXT

- 8.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2021), an extract from which is set-out below, states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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 usually 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.”

- 8.2 In this regard the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 219 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.
- 8.3 The site is allocated for employment development (as a Sustainable Urban Extension) within the Knowsley Local Plan Core Strategy in order to help meet the borough’s development requirements up to 2028. The relevant adopted policies for the assessment of the application are listed below.

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

EC2 – Site Allocated for Employment Development
T5 – Location of Major Traffic Generating New Development.
T7 – New Development and Walking & Cycling Routes
T8 – Transport Assessments
T9 – Travel Plans
DQ2 - Security in the Built Environment
DQ3 – Gateway Sites and Corridors
DQ4 – Trees and Development
ENV2 – Noise and Vibration
ENV5 – Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS7 - Transport Networks
CS8 – Green Infrastructure
SUE1 – Sustainable Urban Extensions and Safeguarded Land
SUE2 – Sustainable Urban Extensions – Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough’s Historic Environment
CS21 – Design Quality and Accessing New Development
CS24 - Managing Flood Risk.
CS26 – Waste management
CS27 – Planning for and Paying for New infrastructure

Merseyside Waste Local Plan (2013)

WM8 – Waste Prevention and Resource Management
WM9 – Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents
Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Developer Contributions SPD (2016)
Adding Social Value to Development: Employment and Skills SPD (2018)

9. ISSUES AND ASSESSMENT

Principle of the Development

- 9.1 The application site falls entirely within the East of Knowsley Industrial and Business Park Sustainable Urban Extension as set out in Core Strategy Policy SUE1. The site is allocated for new employment development, therefore, the application proposal for employment uses is acceptable in principle.
- 9.2 Many of the objections received say that there is no need for new employment development. However, given that the site is allocated for employment uses it is not necessary for the applicant to prove that there is a need, and the allocation of the site must be the starting point for consideration of the application.
- 9.3 Developments on sites allocated as a Sustainable Urban Extension must also comply with Policy SUE2 which requires them to (amongst other things) not result in any adverse impacts in respect of highway safety, result in any environmental issues, be of an acceptable design and not have an unacceptable impact on the amenity of existing residents. These matters are assessed later in this report.

Economic impacts of the development

- 9.4 Local Plan Policy CS4 supports the sustainable economic growth of the Borough and improving the accessibility to an appropriate range of jobs by encouraging proposals for new employment development. It also seeks to identify sufficient land to meet the Borough's employment development needs.
- 9.5 The proposal will result in significant economic benefits for the borough, through both the construction of the buildings on site and then continuing through the operational phase of the development.
- 9.6 The Planning Statement submitted as part of the planning application predicts that the development proposal has an estimated £13.5 million pound construction value across a one-year build period. It is expected that up to 111 direct full time equivalent construction roles and around 123 full time equivalent supply chain positions will be created during the construction phase.

- 9.7 Once the development is completed and the buildings are occupied and operational, the applicant estimates that the three units could provide around 254 direct full time equivalent jobs and 74 full time equivalent supply chain jobs supporting the businesses. Whilst it is difficult to predict the exact number of jobs created at this stage there will be significant employment generated by the development and this is a benefit of the development.
- 9.8 The development will also contribute to Social Value. In September 2018 the Council adopted a new Supplementary Planning Document (SPD) "Adding Social Value to Development". The objective of the document is to maximise the employment and training of local people. The SPD requires applicants for major developments such as this to submit a "Social Value Strategy" to the Council setting out how they propose to provide employment and training benefits for residents in the local area.
- 9.9 A financial contribution for delivery and monitoring for schemes delivering social value has been agreed with the applicant. The contribution is based upon the type and size of the development with the contribution being £17,419, the contribution and the implementation of the social value strategy will be secured in a Section 106 legal agreement should members decide to grant planning permission
- 9.10 The proposal is supported by the provisions within Policy CS4.

Design and layout

- 9.11 Policy SUE2 is clear in its requirements that development within Sustainable Urban Extensions should be of a high-quality design which enhances local distinctiveness. The design and layout of the proposal also falls to be considered in respect of Saved Policy DQ2 of the Replacement UDP and Policies CS2 and CS19 of the Local Plan: Core Strategy. Of relevance in considering the design and layout of the development is the Design Quality in New Development SPD. All these policies and SPDs share the same aim: to ensure that an acceptable level of design quality is achieved.
- 9.12 The site is to be accessed via Ormskirk Road by the creation of a new access. This is discussed in more detail later in this report.
- 9.13 The design of the scheme uses the existing site levels to minimise the extent of earthworks required, however, site levels across the site will be altered. The site level adjacent to the boundary with Tinkle Peg Farm is 40.89 and the proposed slab level of Building 3 (which lies closest to the house) is 41.95, an increase of just over one metre. Such an increase is not unexpected on a development site of this size and given the 26 metre distance from the residential properties is considered acceptable in this instance.

- 9.14 The layout of the proposed development has been significantly influenced by the on-site constraints, including the afore mentioned Tingle Peg Farm, underground water and medium pressure gas mains to the north and underground electricity easements to the east.
- 9.15 The proposed development comprises of three large industrial units, each with their own parking areas. The buildings have been clustered in the middle of the site to minimise their visual impact on the surrounding area and overall it is considered that the proposed layout makes efficient use of the site, taking into account the site constraints.
- 9.16 The appearance of the proposed buildings is high quality. Proposed materials are a mixture of cladding and curtain wall, providing a sleek appearance with two storey office corner detail. Colours to be used are a palette of grey. The proposed design and material are acceptable and in keeping with the nearby employment uses.
- 9.17 The layout and design of the proposal comply with the relevant local plan policies, including policy CS19 – Development Quality and Accessibility in New Development and guidance in the New Residential Development SPD. The relevant UDP policies including Saved Policy DQ2 (Security in the Built Environment). Local Plan policies, including Policy CS2 (Development Principles), Policy CS19 (Development Quality and Accessibility in New Development), and guidance in adopted SPDs: and Design Quality in New Development SPD (2016).

Residential Amenity and Noise

- 9.18 In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly harm the amenities of nearby residential neighbours. Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.
- 9.19 It is inevitable that some limited disturbance will occur as part of the construction process. This disturbance would be for a temporary period only and separate legislation (Environmental Protection Act 1990) is in place to address any statutory nuisance experienced by residents. A condition requiring the submission of a Construction Environmental Management Plan which will help to minimise the impacts of the construction phase is recommended if members decide that planning permission should be granted.
- 9.20 The closest residential properties immediately affected by the proposal are Tingle Peg Farm, The Cottage and Strawberry Lodge. Tingle Peg Farm is located closest to the proposed buildings with Building 1 approximately 42m from its front elevation and Building 3 approximately 26m from its side elevation. The buildings would be 15m and 12.5m high respectively (and there

is also a level difference of making them appear approximately 1m higher). Whilst the buildings would be visible and affect the outlook from Tingle Peg Farm the level of harm caused would not be unacceptable.

- 9.21 As part of the planning submission, a 'Daylight & Sunlight' Assessment was provided which considers the impacts of the development on the amount of daylight and sunlight received at Tingle Peg Farm. The report concluded that the proposed development would not have a significant impact and officers agree with its conclusion.
- 9.22 Building 2 is the closest to The Cottage and Strawberry Lodge. The distances between Building 2 and these residential properties are 96.6m and 74.5m respectively. This relationship is considered to be acceptable, and the proposed buildings will not cause any unacceptable overshadowing or overlooking on neighbouring properties, nor will the buildings be overbearing.
- 9.23 The Noise Impact Assessment submitted as part of the planning application has been assessed by Environmental Health who agree that the information provided is considered acceptable. The report recommends that a 2m high acoustic fence is installed to the south of Tingle Peg Farm and a second 2m high acoustic fence is installed to the perimeter of the service yard to Building 2. A 2.5m high acoustic fence is also proposed within the site which would run parallel with Knowsley Lane, opposite Strawberry Cottage.
- 9.24 The provision of the noise barriers will ensure the noise levels generated by the proposed use do not exceed the daytime and night-time background sound levels. Therefore, subject to the acoustic mitigation being implemented, the proposed development will not have a detrimental impact on the amenity of the nearby residential properties.
- 9.25 A condition to protect the occupiers of the residential properties closest to the development site from the adverse effects of noise caused by plant and machinery that may be required by future occupiers of the buildings is also recommended should planning permission be granted.
- 9.26 In conclusion, the proposal would not be significantly detrimental to the amenity of the occupiers of existing dwellings, subject to the conditions referenced above. Furthermore, any lesser impacts from the development on existing residents need to be considered in the context of the planning balance and weighed against the positive benefits accruing from the development. The proposal, subject to appropriate planning conditions, complies with Policies SD1, CS2, SUE2, SUE2c and CS19 of the Knowsley Local Plan: Core Strategy, and Saved Policy ENV2.

Impact on Local Highway, Site Access and Sustainable Travel

- 9.27 Policy CS7 'Transport Networks' in the Local Plan Core Strategy requires new developments to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public

transport, and incorporate access for private vehicles. The policy also requires new developments to make adequate provision for cycle and car parking.

- 9.28 The NPPF requires new developments to ensure that appropriate opportunities to promote sustainable transport modes can be taken up, that safe and suitable access to the site can be achieved for all users, and that any significant impacts from the development on the transport network, or on highway safety can be mitigated to an acceptable degree. Furthermore, that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.29 The planning application as accompanied by a Transport Assessment (May 2022), Travel Plan (May 2022), Site Plan (Rev P12) and Cycle Shelter Details (Rev P2), all of which have been reviewed.

Site Access

- 9.30 Access to the site will be taken from Ormskirk Road and the access will form a priority arrangement, with a right turn on Ormskirk Road and a deceleration lane (acting as a left turn into the site) also incorporated. Shared cycle lanes of 3m width will extend north and south along Knowsley Lane, before transitioning to form 2m footways internally within the site. Ormskirk Road will be widened to accommodate the new access.
- 9.31 Visibility splays in accordance with the 50mph speed limit have been shown as achievable through either adopted highway, council owned land or land owned by the applicant (vegetation will need to be lost across the site frontage). A swept path plan highlighting a 16.5m HGV accessing/egressing the site access has also been submitted and demonstrates the access is off a sufficient size to accommodate HGVs.
- 9.32 A Traffic Regulation Order (TRO) will require double yellow lines to be provided for both Knowsley Lane and Ormskirk Road to prevent vehicles parking and obscuring sight lines. The TRO will also require a reduction in the speed limit of Ormskirk Road to 40mph. A commuted sum for £6,500 will be secured through the S106 agreement to fund the TRO process.
- 9.33 The southbound bus stop on Knowsley Lane will need to be repositioned as currently the bus stop is proposed to be incorporated within the deceleration lane. Details for the bus stop relocation can be determined through detailed design and any subsequent S278/S38 agreement (under the Highways Act). A stage 2 Road Safety Audit will be undertaken during the highway works which will guide the new location for the bus stop and a condition requiring the reprovision of the bus stop is recommended if members decide to grant planning permission.
- 9.34 A 3m shared cycleway is proposed to extend north and south of the site access, along Ormskirk Road. To the north and south, the shared cycleway will extend for approximately 140m, up to the roundabout to the south and to

the extents of landownership possible to the north. A 2m footway extends internally through the site.

- 9.35 An existing Public Right of Way currently runs through the site from the existing access to Tinkle Peg Farm, Ormskirk Road, across the development site and through to Knowsley Lane. The Public Right of Way will be maintained but diverted through the site under S257 (of the Town and Country Planning Act 1990). This is a separate legal process which has its own consultation process outside of the planning application process and is currently on-going.
- 9.36 Through discussions during the application, the applicant has agreed to provide a pedestrian crossing along Ormskirk Road in the form of a 2m pedestrian refuge island to the south of the right turn lane.
- 9.37 In summary the proposed development makes appropriate and safe access for pedestrians, cyclists and vehicles and is acceptable.

Parking

- 9.38 The proposed levels of car parking on the site are based upon a 70% of the floorspace being used for B8 (distribution) and 30% being used for B2 (manufacturing). The application includes an assessment which demonstrates that there would, on average be 43 spaces spare. Highways agree with the conclusions of the report.
- 9.39 However, were all the development to be used for B2 uses capacity for the parking provision would be exceeded slightly. It is unlikely that all the development will be used for B2 purposes, however, if it were to occur the TRO would prevent parking on Ormskirk Road and Knowsley Lane and Highways are satisfied that unacceptable harm would not be caused to highway safety.

Off-Site Impacts

- 9.40 The Transport Assessment included the assessment of junctions close the development site including the Kitling Road/Ormskirk Road roundabout and the A580 (East Lancashire Road) signal junction.
- 9.41 The Assessment concluded that there is significant spare capacity for the Kitling Road Roundabout. However, the A580 signal junction would exceed its capacity in the 2027 PM Peak leading to queueing at the junction even without the development proposed by this application. The effects of the additional development traffic have been assessed and would only result in a slight increase in traffic at the junction which would not warrant the improvements to the junction to increase its capacity. On this basis, no off-site junction improvements are required as a result of the proposed development and the impact of the development on the wider highway network is considered to be acceptable.

Highway Conclusions

- 9.42 Subject to the to the recommended conditions referred to above, the application accords with policies CS7 'Transport Networks' and CS19 'Design Quality and Accessibility in New Development' in the Knowsley Local Plan: Core Strategy and it is considered that the development would not result in any significant adverse impacts on highway or pedestrian safety.

Trees and Landscaping

- 9.43 Saved Policy DQ4 of the Knowsley Replacement UDP seeks to ensure that new developments include adequate tree and landscape provisions, whilst also seeking the protection or replacement of trees affected by development. Policy CS21 of the Local Plan Core Strategy has the same aims and sets out the principles for mitigation where tree loss is unavoidable. This approach is supported by the Trees and Development SPD.
- 9.44 The proposed development necessitates the removal of the majority of the existing woodland (which is mainly sycamore trees) sited to the north of the site, which equates to 5,645sq.m (0.56ha) and a section of approximately 50m of hedgerow along Ormskirk Road to facilitate access and visibility splays.
- 9.45 The removal of the woodland would be to accommodate the construction of Building 3. The Arboricultural Impact Assessment (AIA) submitted in support of the application considers the woodland of moderate quality, with the hedge being of low quality. The woodland is visually prominent from the north and the AIA states that its loss will have a moderate localised impact in the short term. Notwithstanding the AIA officers considered that this loss will also have a harmful impact in the medium-long term too. The woodland belt can be clearly seen from the surrounding area and has good amenity value, it is considered that its loss would be significant in the local area.
- 9.46 An extensive new planting scheme is proposed which is proposed to adequately compensate for the necessary tree loss at the site. The proposed landscaping plans indicate 203 trees being replanted around the site, with the majority having a girth of 18-20cm. The proposals also include 2746sq.m of native tree and shrub mix. In addition to the tree and landscaping above, a financial contribution of £21,668.20 has also been secured to mitigate the loss of the woodland. The monies will go towards woodland enhancement works for local woodlands to the area. This will be secured through the s106 agreement should the application be approved.
- 9.47 Although the loss of the woodland and hedgerow is regrettable, it is necessary to secure a comprehensive development of the site and appropriate mitigation is proposed which will ensure that in the long term there is sufficient tree cover on the site.
- 9.48 The details provided to date are sufficient for the proposal to comply with Saved Policy DQ4 of the Knowsley UDP and Policy CS21 of the Local Plan Core Strategy. Should the application be approved, a condition is recommended which will require the carrying out of the approved landscape

scheme and the replacement of any specimens that die within 5 years of planting.

Air Quality

- 9.49 Policy CS2 of the Local Plan Core Strategy seeks to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 181 of the NPPF and the Government's Air Quality Strategy.
- 9.50 An Air Quality Assessment report has been submitted with the application. The report provided the following:
- A baseline evaluation – an assessment of existing air quality in the local area.
 - Construction phase assessment – the identification and assessment of potential air quality effects associated with the construction phase of the proposed development.
 - Operations phase assessment – an identification of air quality effects and design constraints associated with the operations phase of the proposed development; and
 - Mitigation measures.
- 9.51 The site was found to be at worst 'high risk' in relation to dust soiling effects on people and property and 'low risk' human health impacts. Providing the effective mitigation measures are implemented, such as the development and implementation of a Dust Management Plan and ensuring that sand and other aggregates are not allowed to dry out when on-site during the construction process. The residual impacts from dust emissions during the construction phase would be 'not significant'
- 9.52 The Air Quality Assessment has been assessed by Environmental Health Officers and they agree with the conclusions and recommendations of the report. If planning permission is approved, a condition is advised requiring that the mitigation measures within the Air Quality Assessment are implemented is recommended. In addition, further information has been secured as part of the Construction Environmental Management Plan which will be conditioned should planning permission be granted.
- 9.53 Further measures in mitigation of the development's impact on air quality in the form of, the provision of electric vehicle charging points and the submission of a Travel Plan are recommended conditions should members be minded to grant permission. The Travel Plan will be requested to be submitted to support and promote active travel, access to public transport and car sharing for employees within the completed development.
- 9.54 As a result, the proposal complies with to Policy CS2 'Development Principles' of the Local Plan: Core Strategy as the benefits of the application clearly outweigh the limited harm caused in respect of air quality, as set out in the conclusion later in the report.

Flood Risk and Drainage

- 9.55 Policies CS2 and CS24 of the Local Plan Core Strategy combine to ensure that development will not cause an unacceptable risk of flooding and that surface water is drained in a safe and sustainable manner. Policy SUE 2 also states that proposals should demonstrate a comprehensive approach to infrastructure provision and that having adequate drainage in place is key in achieving this.
- 9.56 A flood risk assessment and drainage strategy were submitted to support the application. The site is within Flood Zone 1 and consequently is considered low risk from flooding
- 9.57 The drainage strategy submitted with application proposes that surface water will be directed to an attenuation basin alongside Ormskirk Road before being discharged into several drainage ditches. The ditches converge and discharge from the northwest corner of the site into a culvert which then flows under Ormskirk Road and joins Knowsley Brook as it flows under the A580 in culvert. It is considered this mimics the existing surface water drainage of the site and discharge rate will be restricted to greenfield run off rate. There are several ditches running east to west through the woodland. One of these is continuous and joins the ditch described above but a number have fallen into disrepair over time and would no longer convey water effectively. Upstream, all these ditches terminate within the site boundary. There was no evidence to suggest contributions from outside the site boundary.
- 9.58 The submitted information has been considered the Council's Drainage Engineer who has no issues in principle to the proposed drainage strategy. Should the application be approved, a condition is recommended to ensure the submission of further details of the drainage proposals. A condition is also recommended to ensure the future management and maintenance of the surface water drainage system.
- 9.59 The development will not have any detrimental impacts regarding flood risk and surface water drainage, and subject to the conditions referred to above, the proposal would be in compliance with Local Plan Policy CS24

Ecology

- 9.60 Policy CS8 of the Local Plan Core Strategy, at various points, aims to ensure that new development protects and enhances biodiversity, including the protection of designated sites, priority habitats and protected and endangered species. This is fully consistent with the aims of the NPPF. The application is accompanied by a comprehensive ecological assessment.

Habitats Regulations

- 9.61 The development site is adjacent to habitats which may provide functionally linked land for the following national and international sites. These sites are

protected under the Conservation of Habitats & Species Regulations 2017 (as amended) and Local Plan policy CS8 applies:

- Ribble and Alt Estuaries SPA;
- Ribble and Alt Estuaries Ramsar site;
- Martin Mere SPA;
- Martin Mere Ramsar site;
- Mersey Estuary SPA; and
- Mersey Estuary Ramsar site.

9.62 The proposals are not directly connected with the nature conservation management of the national and international site for nature conservation. However, habitats adjacent to the site may provide functionally linked land for the following national and international sites. The applicant has submitted a Habitats Regulations Assessment (shadow HRA) which concludes there will be likely significant effects on the above national sites through the following impact pathways:

- Loss of functionally linked habitat on site or impacts to arable land adjacent to the development site (impact from the proposal alone); and
- Increased recreational pressure to national sites in combination with the quantum of development.
- Increased recreational pressure to national sites in combination with the quantum of development.

9.63 The above likely significant effects must be carried through to the Appropriate Assessment stage in accordance with Regulation 63 (Habitats Regulations 2017). The shadow HRA also includes an Appropriate Assessment report which concludes that, with the following mitigation measures, there will be no adverse effect upon the integrity of national and international sites:

- Works likely to be of highest disturbance to wintering bird assemblages present using adjacent land are likely to be carried out and completed before the peak winter period starts. This is evidenced in a draft construction schedule.
- The south eastern boundary of the site will partially be lined with acoustic fencing, ranging from 1.8m to 2.5m in height. This must be in place prior to commencement of works. Retained hedgerows and scrub will be enhanced with additional planting to provide more robust boundaries.

9.64 Natural England were consulted on the outcome of the Appropriate Assessment and based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Bat and bird surveys

9.65 A preliminary ecological appraisal, bat activity survey report, breeding bird survey report and a wintering bird survey were submitted as part of the planning application. The preliminary ecological appraisal and the bat activity survey were acceptable, as was the breeding bird report survey.

9.66 The Wintering Bird Survey report was not acceptable as the survey did not contain the required frequency or duration, as contained within Scottish

Natural Heritage/Nature Scot guidance note. On this point, MEAS have advised that the shadow Habitat Regulation Assessment, which is informed by the non-breeding birds survey, is not invalidated as the site can be discounted from providing functionally linked habitat.

- 9.67 Due to the location south of the dual carriageway, east of the industrial estate and north of Knowsley Park, it is the opinion of Merseyside Environmental Advisory Service that geese and swans will not regularly fly over the site and that the site can be determined as not providing functionally linked habitat.
- 9.68 Nevertheless, the proposed development will likely result in the loss of bird breeding habitat. To mitigate this loss, a condition requesting details of bird nesting boxes that will be erected on the site will be required to be provided should planning permission be granted.
- 9.69 MEAS have advised that should planning permission be granted, a Construction Environmental Management Plan should be secured by condition. This would address and propose measures to minimise the main construction effects of the development and, amongst other things, include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The CEMP would normally be expected to include the agreed method statements to mitigate or avoid adverse environmental impacts:
- Breeding birds- no tree or scrub removal between 1 March and 31 August inclusive, unless informed by a suitably qualified ecologist;
 - A sensitive lighting strategy for retained habitats, avoiding unnecessary light spill during construction works;
 - Reasonable Avoidance Measures for protection of hedgehog (Protected Species (NERC, 2006)); and
 - Reasonable Avoidance Measures for protection of common amphibian species, including common toad (Protected Species (NERC, 2006)).

Biodiversity Net Gain

- 9.70 The applicant has submitted a Biodiversity Enhancement & Management Plan and detailed landscaping plans. The planting plans show native tree, shrub, hedgerow and wildflower meadow habitat creation and are acceptable. The management plan states that habitats will be maintained by a management company for a minimum period of 30 years, with full condition assessments each five years to inform ongoing maintenance. MEAS have advised that the habitat mitigation measures are acceptable.
- 9.71 The applicant has also submitted a Biodiversity Net Gain Design Stage Assessment which is informed by the detailed planting plans and shows that habitat trade-offs are not satisfied. On this occasion, MEAS have advised that this is acceptable as the existing woodland has poor age diversity and is unmanaged, thus is likely to be in poor condition in the future. A smaller yet

fully managed woodland with both retained and newly planted native trees will have better structure and will be connected to other retained and created habitats on site. Overall, the development will achieve a net gain of 4.91 HU (habitat units) and 30.97% BNG. Planting of native hedgerows will increase linear habitats by 5.13 HU and BNG of 199.89%.

- 9.72 MEAS further advised that the proposed habitat mitigation and management measures are acceptable from an ecological perspective and that no further information is required. Taking the above into account, the proposal complies with Policy CS8 of the Local Plan Core Strategy.

Impact on Heritage Assets

- 9.73 The NPPF at paragraph 194 states that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including and contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 195 states that local authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.
- 9.74 NPPF paragraph 197 goes further to state that in determining planning applications, local authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 9.75 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 9.76 Policy CS20 of the Local Plan Core Strategy states that development proposal in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens. The Policy state that where a development proposal would result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal.

- 9.77 Knowsley Village Conservation Area is approximately 500m to the south of the development site. Knowsley Park Grade II historic park is a similar distance away to the south east of the development site. The site is allocated with Knowsley Local Plan Core Strategy for employment use and this together with the distance from the Conservation Area and the historic park, it is considered that the proposed development would be acceptable.
- 9.78 The NPPF states that the effect of an application of the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 9.79 Non designated heritage assts are assets that do not meet the criteria for formal designation, but which are of local historic interest and the effect of development on non-designated heritage assets is a material consideration in determining relevant planning applications.
- 9.80 Tingle Peg Farm, The Cottage, Strawberry Lodge and Strawberry Cottage and The Homestead (which lies across Knowsley Lane to the north east of the development site) could potentially be considered to be non-designated heritage assets.
- 9.81 According the Heritage Statement submitted as part of the planning application, Tingle Peg Farm, Strawberry Lodge, Strawberry Cottage and The Homestead all appear to be 18th Century cottages, and all were associated with the Derby Estate. The Cottage appears to be 19th Century and not associated with the Estate.
- 9.82 The potential non-designated heritage asset has been assessed as having a low significance value. This is agreed. The Heritage Statement concludes that the significance of the potential non-designated heritage assets is based upon historic and architectural values which will remain unaffected by the proposed development. As the proposed development constitutes 'slight changes to historic building setting that hardly affect it', the magnitude of the impact is assessed as a negligible magnitude of impact. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of low value would constitute a neutral impact.
- 9.83 The proposal would comply with Policy CS20 of the Local Plan Core Strategy states that where a development proposal would result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal.
- 9.84 The development of an allocated employment site presents significant benefits. The economic benefits of the development in respect of jobs and contributions to the local economy are set out previously in this report. Therefore, the application complies with Core Strategy Policy CS20 and with paragraphs 194, 195 and 197 of the NPPF.

10. CONCLUSION

- 10.1 To grant planning permission would secure a high-quality employment development on one of Knowsley allocated employment sites. The proposal would make a valuable contribution towards meeting the Borough's employment land needs. The development has significant benefits to which significant weight can be attached. These include the economic benefits set out in the report such as the contribution the development will have to the local economy through the jobs and investment and the benefits derived from the Social Value Strategy.
- 10.2 Suitable and adequate mitigation is proposed to protect residential amenity of Tingle Peg Farm and the other residential proposed adjacent to the development site in terms of noise and vibration.
- 10.3 Tree loss on the site is significant, however, suitable and adequate mitigation is proposed in terms of tree planting and landscaping, with the applicant also making a financial contribution of £21,668.20 to mitigate the loss of the woodland and for woodland enhancement works for local woodlands to the area.
- 10.4 The traffic generated by the proposed development would not have a negative impact on the local highway network and the development is therefore considered to be acceptable. Subject to conditions and the S106 contribution for a TRO the proposed access and parking arrangements are acceptable.
- 10.5 In terms of the impact on heritage assets, the site is allocated with Knowsley Local Plan Core Strategy for employment use and this together with the distance from the Conservation Area and the historic park, it is considered that the proposed development would be acceptable.
- 10.6 It is considered that the proposal represents sustainable development in which the positive benefits of the scheme significantly and demonstrably outweigh the adverse effects. The proposed development complies with the development plan, and so is in accordance with Paragraph 11 of the NPPF, and it should be approved without delay. Overall, the development complies with the policies as set out in Knowsley Replacement Unitary Development Plan (Saved Policies, 2006) and Knowsley Local Plan Core Strategy (2016).

11. RECOMMENDATION

- 11.1 That Members grant authority to the Assistant Executive Director Development and Infrastructure to grant planning permission under delegated powers subject to:

(i) the conditions set out in the attached schedule or such additional or amended conditions that the Assistant Executive Director Development and Infrastructure (in conjunction with the Chair of Planning Committee) considers appropriate; and

(ii) The applicant entering into a Section 106 legal agreement to secure:-

(a) £17,419 to monitor implementation of the Social Value Contribution and Monitoring

(b) £21,668.20 to mitigate the loss of the woodland and for woodland enhancement works for local woodlands to the area.

(c) £6,500 contribution to meet the Council's costs in preparing a Traffic Regulation Order for double yellow lines along Ormskirk Road and Knowsley Land and to reduce the speed limit along Ormskirk Road.

SCHEDULE OF CONDITIONS

	Condition	Trigger
1	Time period to implement the permission – 3 years	Advisory
2	List of approved plans and documents	Advisory
3	Materials – as per approved plan	Advisory
4	Ensure provision and maintenance of visibility splays (vehicles)	Prior to first occupation
5	Provision of Parking (Details Submitted B2 use)	Prior to first occupation
6	Provision of Parking (Details Submitted B8 use)	Prior to first occupation
7	Submission of a Construction Environmental Management Plan and its subsequent implementation, inc construction hours and vibration monitoring	Prior to commencement
8	Submission, approval and implementation of the relocated bus stops along Ormskirk Road	Prior to first occupation
9	Submission approval and implementation of a travel plan	Within three months of occupation
10	Submission approval and implementation of electric vehicle charging points details	Prior to first occupation
11	Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level	Prior to first occupation of each unit
12	Contaminated land – investigations and remediation.	Prior to commencement
13	Air Quality Assessment compliance	Advisory
14	Provision of bird nesting boxes	Within six month of

		commencement
15	HRA compliance	Advisory
16	Written Scheme of Archaeological Investigation and subsequent implementation	Prior to commencement
17	Site Waste Management Plan	Prior to commencement
18	Low Carbon and Renewable Energy compliance	Advisory
19	Carry out approved Landscaping scheme/Biodiversity Enhancement and Management Plan	Advisory
20	Protection of trees	Prior to commencement
21	Protection of birds – provision for clearance	Advisory
22	Surface water drainage scheme	Prior to commencement
23	Sustainable drainage management and maintenance plan	Prior to commencement
24	Implementation and maintenance of the noise mitigation	On-going
25	Implementation of the site access and other highway works	Prior to first use

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