

**34 Lees Road
Knowsley Industrial Estate
Kirkby
L33 7SE**

Change of use of land from recycling of tyres to building contractor's depot for the storage of building and associated materials

Planning Statement

Introduction

The application seeks full planning permission for the change of use of an area of brownfield land at Lees Road, Knowsley Industrial Estate.

The development comprises 'change of use of land from recycling of tyres to a building contractor's depot for the storage of building and associated materials'.

This application is submitted to Knowsley Metropolitan Borough Council via the Planning Portal and is accompanied by:

- Planning Application Form – via the Planning Portal
- Site Location Plan
- PL001 - Existing Site Plan
- PL002 - Proposed Site Plan
- Planning Statement

The Existing Site

The application site is approximately 0.1025ha / 1,025sqm and comprises a steel portal frame building, three container storage containers, two Portakabin type buildings, weighbridge and loading ramp together with hardstanding surrounded by palisade fencing and gates with access onto Lees Road.

The site was most recently used for the storage and recycling of vehicle tyres. This use, together with the structures presently on site, was granted planning consent in November 2014 under 14/00671/FUL.

The Site is located within a designated industrial zone and within the site's immediate vicinity are a number of industrial and manufacturing units. There are no residential premises or other sensitive receptors nearby.

The site sits within Flood Risk Zone 1 and is not considered to be at risk of flooding. The site is not situated close to any main rivers or water storage areas.

The Proposal

The rationale for the development is to provide a depot / compound to enable a small local building contractor to service building projects that he undertakes throughout the region. The contractor is engaged on projects including social housing refurbishment for a local housing association and small commercial and domestic projects. The depot will provide a base for the safe storage of tools, equipment and materials and will enable the centralised delivery of bulk building materials such as sand and gravel, which can then be transported to site as and when they are required.

The key elements of the proposal shown on PL002 Proposed Site Plan are:

- Change of use of land from recycling of vehicle tyres (sui generis) to a building contractor's compound for the storage of building and associated materials;
- Retention of the 3 existing container storage units and relocation of one container unit within the site;
- Retention of the two Portakabin buildings to provide staff welfare and site office;
- Removal of the weighbridge, loading ramp, tyre bales and tyre receptacles;
- New open storage pens for the storage of bulk building materials – including sand, gravel and stone chippings;
- Retention of the site access and vehicle parking arrangements to remain as existing;
- Retention of and no change to the site boundary fence.

Planning Policy and Principle of Development

The Site is identified within the Local Plan policies map as within a Primarily Industrial Area and the following policies are relevant:

- Policy CS11: Principal Regeneration Area – Knowsley Industrial and Business Parks, seeks to facilitate a mix of new, high quality employment development in these areas.
- Policy CS4 Economy and Employment, regards the business park as a primary location where new development for employment uses should be focused.
- Policy CS22 also regards Knowsley Business Park as a 'Priority Zone'.
- Saved policy EC2 allocates the Site as B1 (business), B2 (industrial) or B8 (Storage and Distribution).
- Policy CS19: Design Quality and Accessibility in New Development, favours new development which incorporates context-sensitive design, is sustainable and avoids negatively impacting neighbouring occupiers.

The majority of buildings in the immediate vicinity are of a similarly industrial character and made up of a mix of commercial and industrial / manufacturing uses.

The proposed use is not considered to be in conflict with the Primarily Industrial Area land allocation and there are no sensitive receptors that could be impacted by this proposal.

Design and Layout

The design and layout of the site will remain largely as existing. The key changes will be the removal of the weighbridge, vehicle ramp, tyre bales and re-positioning of one of the three existing container storage units to make space for the storage of building materials. The structures that are to be removed currently sit directly on top of the existing hard paved surface and no groundworks or making good are necessary following their removal.

The height of the building materials stored on site will not exceed the height of the storage containers. This is consistent with Condition 4 of the previous approval (14/00671/FUL) which stated that the previous storage of tyres shall not exceed the maximum height of the storage containers hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Operational Hours, Access, Highways and Parking

There will be no change to the site access – this will remain as per 14/00671/FUL with the main access unchanged from Lees Road. The proposed site layout plan shows the area set aside for staff car parking together with internal manoeuvring space for a 7.5 tonne wagon, which demonstrates that all access and egress movements can take place in forward gear.

In terms of hours of operation and trip generation, this will remain as per the previously consented tyre recycling use. This had 12 no. 7.5 tonne HGV movements per week for bulk deliveries and operating hours 7.30am – 5.00pm Monday to Friday and 7.30am to 1pm on Saturdays.

This will remain the same, but on Saturdays the site will operate 7.30am – 5.00pm if required. There will also be trips to and from the site during these hours by transit vans serving the specific projects that the contractor is working on in the region.

Two or three staff will work from the site during these hours and there is ample internal space for staff car parking. The existing mess and welfare facilities will remain – these comprise a site office and toilet / canteen unit.

There is no need for the general public to visit the site and no materials will be offered for sale to the general public – the site is purely a storage and servicing depot.

Summary

The application proposes a change of use to support the operational requirements of a small building contractor engaged on various new build and refurbishment projects in the local area. A central depot / compound such as this will ease pressure on the need to store and deliver materials to often small and constrained sites in busy areas, e.g. social housing.

It is believed the site is within a sustainable and accessible location for this kind of development and crucially as the area is primarily industrial, there are no neighbour amenity issues.

We trust that the submitted details are acceptable to register this application, given that the Council's validation requirements are met. We look forward to receiving confirmation of the application's validation at your earliest convenience.