

Regeneration and Economic Development Department

APPLICATION NO: 22/00347/DEMCON

APPLICANT: Network Space

WARD AFFECTED: St Gabriels

DEVELOPMENT: PRIOR NOTIFICATION FOR THE DEMOLITION OF BUILDINGS AND STRUCTURES

LOCATION OF SITE: The Sovereign Distillery, Halewood Wines And Spirits - Factory Outlet , Wilson Road, Huyton, Knowsley, L36 6AD

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

Primary Industrial Area - Primarily Industrial Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

CS7 - Transport Networks

CS8 - Green Infrastructure

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

ENV2 - Noise and Vibration

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Environmental Health - **No objections to revised Demolition Management Plan**

Highway Authority - **No objections to revised Demolition Management Plan**

Merseyside Environmental Advisory Service - **No objections**

NEIGHBOUR NOTIFICATION:

There is no requirement for the Local Planning Authority to notify neighbours of this application.

PLANNING HISTORY

22/00109/FUL - DEMOLITION OF BUILDINGS TO CONSTRUCT TWO INDUSTRIAL UNITS AND REMODELLING, REFURBISHMENT, EXTENSION AND PARTIAL DEMOLITION OF EXISTING INDUSTRIAL BUILDING TO FORM SEVEN UNITS TO CREATE E (G)(II) (III), B2 AND B8 EMPLOYMENT SPACE, WITH ANCILLARY E(G)(I) OFFICE USE AND REMODELLING OF CAR PARKING, SERVICE, VEHICULAR CIRCULATION AREAS, LANDSCAPING AND INFRASTRUCTURE WORKS. - Pending Consideration

ISSUES AND ASSESSMENT:

POLICY CONSIDERATIONS – This application has been determined having regard to the above Local Plan policies and National Planning Guidance listed above.

PROPOSAL

The application site relates to a wine and spirits distillery and associated buildings on the western side of Wilson Road, Huyton Business Park.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

It is proposed to demolish a standalone warehouse building in the northwest corner of the site, a canopy (adjacent to Unit F) office/warehouse buildings, (located in between and attached to Units C and F) a tank farm and plant rooms. The proposal also includes stripping off hard and soft covers across the site, backfilling and restoring site levels required for future construction works.

LEGISLATIVE CONTEXT

This is not a planning application; it is an application to determine whether prior approval is required for the means of demolition and restoration of the site, the need for prior approval has already been accepted and the purpose of this report is to decide whether the proposed manner of demolition, associated safeguards and the site's restoration are acceptable.

PLANNING APPRISAL

The demolition management plan states a water mist spray would be applied where the building is being demolished. Materials would be cleared away as work progresses and the site kept free of trip hazards. Resultant materials from the demolition process will be segregated as the work progresses and recycled as far as reasonably practicable wherever possible.

Materials will be moved to a location adjacent to the crushing plant and stockpiled in a manner which will allow the excavator plant to sit on the stockpile to facilitate the loading of materials into the crusher.

The duration of the demolition programme will be 16 weeks. Hours of operation are proposed to be 8.00 -18.00 Monday to Friday and 08:00 to 13:00 on Saturday.

Banksmen will be attendance during the delivery of any plant/equipment. Concrete elements of the building will be broken up using a concrete pulveriser fitted to the excavator. Demolition of structures would be carried out using demolition specific excavators.

A Refurbishment and Demolition Asbestos Survey Report has been undertaken for each building to be demolished. Asbestos containing materials identified or presumed to be present have been outlined in the surveys, along with the locations of where the asbestos has been identified.

On 12/07/22 the Local Planning Authority confirmed to the applicant that prior approval for the demolition of the buildings was required and further information was required to be incorporated into the Demolition Management Plan and Method Statement, a Bat Survey should be submitted and details of the finish of the exposed elevations are required.

The additional details have now been submitted and further consultations have been undertaken.

Following the consultations the following summary can be provided.

Bats

The submitted report states that no evidence of bat use or presence was found, and that all buildings/structures and trees on site have negligible potential for roosting bats in line with best practice guidelines. Therefore the Council does not need to consider the proposals against the three tests (Habitats Regulations).

Demolition Management Plan & Method Statement

The revised method statement confirms that following the demolition works the exposed elevations to Unit F and Unit C will be temporarily weatherproofed with vis-queen sheeting which would be secured to timber battens. These units will be fully re-furnished following the determination of the pending planning application 22/00109/FUL.

Additional information on traffic management, noise mitigation, notification of local residents and hours of demolition works have now been provided and included within the revised demolition management plan and are considered to be acceptable.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

RECOMMENDATION:

- 1) The applicant be informed that under the terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 prior approval for the demolition of the buildings is required and hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/09/2022	AJK MS/2505 REV 02	-	REVISED DEMOLITION METHOD STATEMENT
26/07/2022	-	-	EXTENDED PHASE 1 HABITAT SURVEY AND DAYTIME BAT SURVEY (JULY 2021 AND FEBRUARY 2022)
09/06/2022	12211-AEW-BC- RF-DR-A-0806- S2 P01	-	Unit C Existing GA Roof Plan (Demolition)
09/06/2022	12211-AEW-BC- XX-DR-A-0807- S2 P01	-	Unit C Existing GA Elevations (Demolition)
09/06/2022	12211-AEW-BC- XX-DR-A-0808- S2 P01	-	Unit C Existing GA Sections (Demolition)
09/06/2022	12211-AEW-BC- ZZ-DR-A-0805- S2 P01	-	Unit C Existing GA Floor Plans (Demolition)
09/06/2022	12211-AEW-BF- RF-DR-A-0816- S2 P01	-	Unit F - Existing GA Roof Plan (Demolition)
09/06/2022	12211-AEW-BF- XX-DR-A-0817- S2 P01	-	Unit F - Existing GA Elevations (Demolition)
09/06/2022	12211-AEW-BF- XX-DR-A-0818- S2 P01	-	Unit F - Existing GA Sections (Demolition)
09/06/2022	12211-AEW-BF- ZZ-DR-A-0815- S2 P01	-	Unit F - Existing GA Floor Plans (Demolition)
09/06/2022	12211-AEW-XX- XX-DR-A-0501- S2-P03	-	LOCATION PLAN
09/06/2022	12211-AEW-XX- XX-DR-A-0506- S2 P01	-	Proposed Demolition Plan
09/06/2022	12211-AEW-XX- XX-DR-A-0507- S2 P02	-	Proposed Demolition Plan

Informatives

- 1 See consultation letter from Cadent Gas.
- 2 The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.
- 3 The site buildings have features that could be used by nesting birds, which are protected. Nesting potential also exists in the vegetation to the north of the site. The buildings should be demolished outside of the bird breeding season (1st March - 31st August inclusive) or if it is necessary to undertake works during this period then a pre-commencement check by a suitably experienced ecologist should be undertaken.
4. The applicant is reminded that it is an offence to allow material carried from the site to be deposited on or cause damage to the highway, as a result of dirty wheels or badly loaded vehicles. Should this occur, the Council as Local Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute offenders under Sections 131, 148 and 149 of the Highways Act 1980.

Mark Quinn

2 September 2022

Alan Kilroe

14 September 2022

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PS/DC/OP04/05	003	23/9/02