
<u>APPLICATION NO:</u>	22/00389/DEMCON	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Building 82 (Site 4), Image Business Park, Acornfield Road		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR DEMOLITION OF 1 NO. BUILDING AND ASSOCIATED OUTBUILDING STORES		

Site Description

This application relates to a building, known by the applicant as Building 82 (Site 4), Image Business Park, Acornfield Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7UF. The building is a redundant building in what was with the wider, now defunct, Kodak site.

Proposal

The building is derelict and the applicant states that it is a health and safety hazard and the site needs to be cleared in order to provide the opportunity for its re-development.

It is proposed to demolish the building, whilst retaining the building immediately adjoining it to the east. Several smaller buildings surrounding the main building, including a substation are also proposed for demolition.

The applicant also confirmed in an email (15/07/2022) that all of the network of redundant pipes and the steel gantries on the site will be removed.

It was concluded that the application lacked the vital information to enable the Local Planning Authority to grant Prior Approval and further information must be submitted.

Under Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2012 it was concluded that Prior Approval for the demolition of the buildings is required due to the necessity to submit further information.

The information requested is below:

Environmental:

The following information is required:

A Demolition Management Plan must be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:

- How the building is to be demolished*
- Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.*
- Full detail of how the asbestos is to be removed and details of the company undertaking the works*
- Methods for dust control and suppression.*

- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials.
- Location of site compound.
- Details of relevant pest control measures to be taken during both the construction and demolition phases.

All site works shall then proceed only in accordance with the approved management plan.

Ecology:

The following information is required:

Reptiles

The applicant intends to stockpile demolition material following works before transporting offsite. The demolition material may provide resting places for reptiles, including common lizard (Priority Species) which has been recorded within the wider industrial estate and for which tussocky grassland and hardstanding on site provides suitable habitat.

As a precaution, the applicant must submit a brief statement outlining what Reasonable Avoidance Measures (RAMs) they intend to implement during demolition. The statement should include the following:

- *The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles from seeking shelter or protection within them; and*
- *Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles.*

The applicant is advised to note the following:

Amphibians:

The sensitive nature of the demolition methods means impacts beyond the area of works can be discounted. However, the area due for demolition contains a shallow water body which may provide habitat for breeding common amphibians. The demolition of the shallow body of water should be completed outside of the amphibian breeding season to prevent impacts to common amphibians (destruction of the waterbody to take place between July and February inclusive).

Appearance:

Full details of how the shared wall/elevation to the immediately adjoining unit is to be demolished and how this elevation is to be finished.

Full details of how the land is to be restored following demolition (for example, grass, concrete)

Consultations

Environmental Health: No objections.

Merseyside Environmental Advisory Service: No objections.

Representations

This application has been publicised by letters sent to 1 neighbour. The letter was sent to the adjoining building (Tradebe). It has also been advertised by site notice. No representations have been received.

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.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Environmental

Environmental Health have reviewed the Demolition Method Statement for the proposed demolition works and can provide the following comments:

Demolition Management Plan, Hale, 27 September 2022.

Email dated 28 September 2022, 09:37

The information is acceptable to Environmental Health.

The Demolition Method Statement will be an approved document.

Ecology

The Ecological Assessment states that a tree protection plan or Biodiversity Mitigation Plan should be drawn up for the site to ensure the protection of the woodland strip and rough grassland throughout demolition works and any future construction activities. The submitted Demolition Tree Protection Plan drawing includes appropriate 2 metre high fencing along to be installed along the northern and western wooded boundaries in order to establish Root Protections Areas.

The applicant has also submitted a Biodiversity Mitigation Plan (*Biodiversity Mitigation Plan - Site 4 Image Business Park, Knowsley Industrial Est., Clarkson & Woods, August 2022*). The report contains separate method statements for fencing; tool box talks; RAMs for reptiles and amphibians; removal of waterbody and protection of nesting birds; accompanied by schedule of works and map of intended works, all of which are accepted. The report also includes the details of site owner, demolition contractor and Ecological Clerk of Works.

Appearance

The applicant submitted the following information:

Demolition Management Plan (August 2022)

The building to be removed is attached to an occupied building. The southern gable of the building will be retained at a reduced height during the demolition works. Scaffolding will also be erected over the adjacent roof to assist with the demolition works and offer protection to the adjacent property.

The plan is Appendix B of the DMP states that once demolition is complete, the existing building will be weather proofed and reclad to match existing.

In an email dated 4th August 2022, the agent acting on behalf of the applicant stated the following:

The Demolition Management Plan sets out how the existing elevation of the building to be demolished will be carefully removed. This adjoins but is separate from the north elevation of the adjoining Tradebe building. The existing frame to the north elevation of the Tradebe building will be left intact, the elevation will be made temporarily weather tight before it is re-clad with profiled steel cladding to match the existing Tradebe building, with corner flashings installed to tie into the existing return elevations of the Tradebe building along with flashings, where required at the top of the elevation to tie into the existing roof cladding of the building.

In an email dated 5th October 2022, the applicant confirmed that the ground will be left as it is with a mixture of remaining ground level concrete slabs, hardstanding and rough ground so the site is ready for re-development at some point in the near future, once it has been decided what that will be by the client. The treatment of the land post demolition is considered acceptable in this instance. The site itself is within a gated industrial park (within the wider Kirkby Business Park) and therefore away from public view. The applicant is also likely to come forward with development proposals for the site (two have recently been granted planning permission on adjacent sites – 22/00857/FUL and 22/00959/FUL) in the near future.

Conclusion

The proposed method of demolition and restoration of the site is considered acceptable. Environmental impacts can be mitigated through the approved Demolition Management Plan and the ecological impacts can be mitigated through the Biodiversity Management Plan. There would be no impact on highway safety.

Recommendation

Grant prior approval for demolition.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/08/2022	PL-021	Rev -	Demolition Existing Building 82 Elevations Site 4
04/08/2022	--	August 2022	Demolition Management Plan
04/08/2022	PL-020	Rev C	Existing Site Plan Demolition Management Plan Site 4
12/08/2022	--	August 2022	Biodiversity Mitigation Plan
12/08/2022	22-091-P-01	Rev -	Demolition Tree Protection Plan
05/10/2022			Email from Michael Graham

Signed Case Officer:

Jo Sheridan

Signed Authorising Officer:

Alan Kilroe

Date:

5 October 2022

Appendix 1 – Site Photographs



Photo 1: Building to the left to be demolished; building to the right to be retained.



Photo 2: Building to the left to be demolished; building to the right to be retained.



Photo 3: Building in the foreground to be demolished; building to the right to be retained.