



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Car Park
Address Line 1	Penrhyn Road
Address Line 2	Knowsley Business Park
Address Line 3	Knowsley
Town/city	Knowsley
Postcode	L34 9ET

Description of site location must be completed if postcode is not known:

Easting (x)	Northings (y)
343083	396608

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Michael

Company Name

Bell's & Son's Healthcare

Address

Address line 1

Gifford House

Address line 2

Slaidburn Crescent

Address line 3

Town/City

Southport

County

Sefton

Country

UK

Postcode

PR9 9AL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

This existing warehouse has been let to us on a 15 year lease by the landlord. The warehouse will be used to store and distribute pharmaceutical finished products, some of which are classed as 'controlled substances'. The warehouse will not be manned 24/7, and so strict storage conditions and strict security controls are therefore critical for us to obtain a 'licence to operate' from the regulatory authorities. (Home Office and MHRA).

To satisfy the governments pharmaceutical storage requirements, this planning application request is for 2 purposes:

1.

Surrounding Welded Mesh Security Fence at 2.4m height in green to match the existing fencing installed at the rear HGV yard area. This fence will be installed around the perimeter edge of the front car park, ensuring the existing trees and local landscape are not affected and remain undisturbed. The fence will then join a green 2.4m high 7.5m long sliding cantilevered access control gate for vehicle access by employees and visitors and a green pedestrian access control gate.

To match the existing perimeter fencing installed at the rear of the warehouse in the HGV yard, a 9m long 2.4m high green cantilevered sliding access control gate will be installed, 2.4m high fence green sections either of the sliding access gate will need to be installed at the rear yard area to securely contain it.

2.

As a high volume of temperature sensitive pharmaceutical products will be stored in the warehouse, controlling internal temperatures between 8*c and 24*c at all times, at all levels and at all sides of the warehouse (throughout summer and winter) is mandatory / critical. It is proposed that we will install a comprehensive air conditioning system to achieve this. It is proposed that there will be air conditioning condenser units (ground supported Mitsubishi PUZ-ZM250-YKA2 with dimensions = 1050mm x 330mm x 1338mm). These condensers will be within the secure welded mesh fenced perimeter and will be against the sides of the supporting wall of the warehouse building. Pipework from the condensers will then enter the building behind the condensers and then distribute air internally at ceiling level of the unit at various points using a Mitsubishi ducting system (PEA-M R32). The external condensers will each be mounted on a concrete plinth, and when in use will have a maximum sound pressure level of 62 dBA. It is proposed there will be 2 external condenser unit mounts across the side of the warehouse at Penrhyn Road side, and 2 condenser unit mounts across the side of the warehouse at Villers Road side. On the Penryhn road side there will be 12 condensers mounted across 2 plinths, and on the Villiers road side there will be 15 condensers mounted across 2 plinths.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The site is currently vacant and will remain so until we have a 'license to operate' from the authorities. (This means that we must qualify the site against certain criteria). We took occupation of the 15 year lease on 25.11.2025.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

The building is a new build and has not previously been occupied / used.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

No fence currently exists surrounding the front employee car park. There is an existing green welded mesh fence (2.4m high) surrounding the rear HGV loading area.

Proposed materials and finishes:

It is proposed that a welded mesh fence 2.4m high (in green) will be installed at the front employee car park area. The access control gates will also be green to match the fencing installed.

Type:

Other

Other (please specify):

Air conditioning condensers

Existing materials and finishes:

Landscaping to the sides of the warehouse.

Proposed materials and finishes:

It is proposed there will be a total of 4 concrete plinths. 2 on Penrhyn Road and 2 on Villers Road. At the Penrhyn Road side, we will have 6 external condensers on each plinth. At the Villers Road side, we will have 7 external condensers on one plinth and 8 external condensers on the other.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

1. Surrounding Welded Mesh Fence - Knowsley 108
2. Air Conditioning External Condenser Information - Knowsley 108

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
- ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
- ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
- ☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
- ☐ No

Vehicle Type:

Cars

Existing number of spaces:

101

Total proposed (including spaces retained):

101

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

15

Total proposed (including spaces retained):

15

Difference in spaces:

0

Vehicle Type:

Other

Other (please specify):

EV

Existing number of spaces:

12

Total proposed (including spaces retained):

12

Difference in spaces:

0

Vehicle Type:

Motorcycles

Existing number of spaces:

4

Total proposed (including spaces retained):

4

Difference in spaces:

0

Vehicle Type:

Disability spaces

Existing number of spaces:

3

Total proposed (including spaces retained):

3

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development of a biodiversity gain site

Please justify the reason why biodiversity net gain does not apply:

We have liaised with the local planning authority to ensure that we do not disrupt the existing local landscape and trees. As a result of these conversations we have altered plans from building around the perimeter to bringing this in to wrap around the front car park to ensure the existing trees and local landscape are unaffected and can flourish.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☐ No
☒ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

During the installation we have provided a large recycling skip at the rear of the HGV yard. This is then taken away and replaced once full by our waste recycling company.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☒ Yes
☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Air conditioning condensers will be installed (Mitsubishi PUZ-ZM250-YKA2)

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

09/03/2026

Details of the pre-application advice received

Mr McKeown liaised with Mark Quinn who was involved in the original planning permission for the site.

Our original plan was to have 2.4m palisade fencing around the site perimeter, following comments made by Mark and other people in the council we revised our plans. The fencing we now propose now matches the existing fencing at the rear of the yard (2.4m green welded mesh) and will be installed on the other side of the landscaping as suggested. We have also changed our plans to have a boom operated access control gate at both ends, sliding gates was the preferred recommended option from a visual impact perspective.

After consultation we also revised our plinth design for the external condensers, originally we was going to have 27 concrete plinths, one for each condenser, we have now combined these condensers so now there is only four concrete plinths along the sides of the building.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Number: Suffix: Address line 1: Cheshire House Address Line 2: Gorsey Lane Town/City: Widnes Postcode: WA8 0RP Date notice served (DD/MM/YYYY): 29/03/2026 Person Family Name:
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Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

David

Surname

Michael

Declaration Date

31/03/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

David Michael

Date

12/05/2026

Amendments Summary

Site area has been amended as per LPA letter dated 20th April 2026 to be viewed as a minor application.
Plans and elevations have been altered to Local Authority requirements