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Planning Department Direct Line 01625 588466 Fax 01625 588 386

E-mail: graham.bee@emerson.co.uk

Lee Osbourne
Development Management
Knowsley MBC
Municipal Buildings
Huyton
Knowsley
L36 9UX

PLANNING DEPARTMENT

GRAHAM A BEE BSc DipTP MRTPI
KERREN J PHILLIPS BSc
TIM BOOTH BA MTPL MRTPI
ANGELA DC PENNY

Our ref: GB/Planning

23rd October 2023

Dear Lee,

RE: APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED USE OF FLOORSPACE AS CLASS B8 TRADE COUNTERS AT UNITS 1A TO 1C(1) AND 1D TO 1E, ACADEMY BUSINESS PARK, KNOWSLEY – SUBMITTED ON BEHALF OF ORBIT INVESTMENTS (PROPERTIES) LIMITED

Orbit Investments (Properties) Limited submits two lawful development certificate applications in connection with the proposed use of floorspace at Academy Business Park.

A lawful development certificate is sought in each instance in the context of planning permissions 20/00467/FUL and 22/0505/FUL. The submissions concern the proposed use of units 1A to 1C(1) and units 1D to 1E respectively as Class B8 trade counters. The full site addresses are Units 1A to 1C(1) / Units 1D to 1E, Academy Business Park, Lees Road, Knowsley, L33 7BY.

The following drawing and technical reports are submitted and should be read alongside this covering letter:

1. Drawing from Orbit developments for units 1A to 1C(1) comprising
 - Site location plan ref: 1375-PL-2003 (at 1:1,250 scale)
2. Drawing pack from Orbit developments for units 1D to 1E comprising
 - Site location plan ref: 1376-PL-2001 (at 1:1,250 scale)
3. Planning statement prepared by Maddox Planning

The applications were submitted to Knowsley Council via the Planning Portal (ref: PP-12545492) and (ref: PP-12546288) on 23rd October 2023.

Academy Business Park is being developed as a modern commercial and employment area. It is previously developed land, and new floorspace is being built on what was formerly hardstanding and in-part grassland. The applicant is constructing the new single-storey units on a speculative basis. A certificate of lawfulness is sought in each instance, in respect of

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EMERSON DEVELOPMENTS (HOLDINGS) LIMITED
REGISTERED OFFICE: **EMERSON HOUSE HEYES LANE ALDERLEY EDGE CHESHIRE SK9 7LF** REGISTERED No. 1170304 (ENGLAND & WALES)
Tel: **01625 588400** Fax: **01625 585791** DX: **15421 Alderley Edge**
www.emerson.co.uk

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planning permissions 20/00467/FUL and 22/0505/FUL, for the proposed use of units 1A to 1C(1) and units 1D to 1E as Class B8 trade counters.

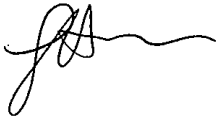
The operative planning permissions for units 1A to 1C(1) and units 1D to 1E allow for Class B8 use. Class B8 includes trade counters, meaning that units 1A to 1C(1) and units 1D to 1E may be used as trade counters. There are no conditions attached to either operative planning permission that restricts the way in which those units might be used within Class B8.

The submissions demonstrate that trade counter use is lawful, having regard to the operative planning permissions which allow for Class B8 use and given the fact that a trade counter is a Class B8 use.

Lawful use certificates should be issued without delay, in support of economic development and investment. The certificates sought will allow for the marketing of the units as trade counters and their use as such once construction is completed.

Should you require any clarification or further information on the above, please do not hesitate to contact me.

Yours sincerely



Graham Bee
Group Planning Manager

Encs. (Electronic submission - Planning Portal)

Planning application fee paid by BACS to Planning Portal

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