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Our ref: PH/Planning

11th May 2022

Dear Sir / Madam,

RE: APPLICATION FOR THE USE OF BUILDINGS FOR CLASS E(G) AND/OR B2 USE AND/OR B8 USE AND/OR B8 USE (TRADE COUNTERS) AT UNITS 1F – 1H, ACADEMY BUSINESS PARK, LEES ROAD, KNOWSLEY INDUSTRIAL PARK, KIRKBY, KNOWSLEY – SUBMITTED ON BEHALF OF ORBIT INVESTMENTS (PROPERTIES) LIMITED

Please find enclosed application forms and plans for the above change of use application, which has been submitted through Planning Portal.

Units 1F – 1H were approved as part of the outline planning application (LPA Ref: 19/00337/OUT) for the mixed-use redevelopment of Academy Business Park in February 2020. Units 1F – 1H were recently constructed alongside Units 6C – 6G and whilst some of Units 6C – 6G have now been let, Units 1F – 1H currently remain vacant.

Units 1F – 1H were originally permitted for B8 use (storage or distribution use including trade counter use). In order to widen the permitted uses in these units and to assist in letting this vacant floorspace, B1 (business) and B2 uses (general industry) are sought as well as the existing permitted uses of B8 (storage or distribution) and/or B8 (trade counters) for these units.

All the proposed uses would provide flexibility for the owner of the buildings in marketing and letting this floorspace as Orbit have had a number of enquiries for B1 and B2 uses for these units. The proposed uses are considered entirely appropriate for this employment location and would attract prospective new tenants and bring the units into active use, enhancing the redevelopment of Academy Business Park.

There would be no external elevational changes, therefore a Design and Access Statement has not been submitted as part of this planning application.

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This application would accord with relevant national and local planning policies and the proposed uses would support the employment aspirations for Academy Business Park and the wider Knowsley Industrial Park.

The future occupiers of the development would also support a number of new local jobs and provide a boost to the economy through their activities in accordance with the aspirations of Knowsley Council's Development Plan.

I trust that the above and enclosed information is sufficient to enable the application to be validated and progressed in due course. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Peter Hilldrup
Senior Planner

Encs. (Electronic submission - Planning Portal)

- 1 x Planning Application Form
- 1 x Site Location Plan (Drawing No. 1377-PL-2000)
- 1 x Existing Floor Plan (Drawing No. 1377-PL-2001)
- 1 x Proposed Floor Plan (Drawing No. 1377-PL-2002)

Planning application fee paid by BACS to Planning Portal

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