

**APPLICATION NO:** 25/00682/REM      **CASE OFFICER:** Mark Quinn

**WARD:** St Gabriels      **PARISH:**

**LOCATION:** John Mason International Ltd, 35 Wilson Road, Huyton

**PROPOSAL:** RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION 25/00205/FUL. APPROVAL SOUGHT FOR APPEARANCE, LAYOUT, LANDSCAPING AND SCALE FOR THE CONSTRUCTION OF LOGISTICS WAREHOUSE (USE CLASS B8)

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### **Site Description**

The application site is currently occupied by John Mason International Ltd who are an international moving company. The site is located on the eastern side of Wilson Road, Huyton on the Huyton Business Park. The site is bounded by existing industrial and commercial premises including the household waste recycling centre to the southern site boundary, Huyton Travel Bus company to the northern site boundary and to the eastern site boundary is the Logwood Mill Brook. The site is currently occupied by a two-storey building and external vehicle parking, comprising HGV's, caravans and campervans.

### **Proposal**

This is a reserved matters application pursuant to outline planning permission 25/00205/FUL. Approval is being sought for appearance, landscaping and scale for the construction of a logistics warehouse (use class B8).

The warehouse would have a total floorspace of 21,110sqm over 4 floors. The footprint of building would be 178.5m x 108m. Car parking would be located to the front of the building (23 spaces) and 167 spaces to the north of the building. HGV loading bays, turning areas and trailer parking (37 spaces) would be located to the south of the proposed building.

Landscaping is proposed to the site boundaries. Comprising a mix of tree, shrub and hedgerow planting. Existing mature tree planting would be retained within the landscaped verge along the Wilson Road site boundary.

Other elements of the proposal include a substation, refuse storage area, sprinkler tanks and a pump house. Two amenity areas would be provided at the front and rear of the building which would include sitting out areas.

## **Consultations**

Highway Authority - No objections in principle.

Environmental Health - No objections in principle.

Public Health - Health Improvement and Health Protection - At the fit-out stage kitchen areas should be provided in order that staff can prepare their own food/ drinks.

Environmental Sustainability – No objections to the amended landscaping scheme.

Environment Agency - No objections in principle.

Merseyside Environmental Advisory Service - No objections subject to A planning condition securing precautionary measures for water vole.

Merseyside Fire & Rescue Authority - No objections in principle.

## **Representations**

This application has been publicised by letters sent to 56 neighbours. It has also been advertised by Site Notice and a Press Notice.

No representations have been received as a result of the publicity given to the application.

## **Planning History**

22/00284/OUT - DEMOLITION OF EXISTING BUILDINGS AND OUTLINE APPLICATION FOR THE ERECTION OF A LOGISTICS WAREHOUSE (USE CLASS B8) - APPROVAL SOUGHT FOR ACCESS (APPEARANCE, LAYOUT, LANDSCAPING AND SCALE RESERVED FOR FUTURE APPROVAL) Granted 23.03.2023.

24/00132/FUL - VARIATION OF CONDITION 3 ATTACHED TO OUTLINE PLANNING PERMISSION 22/00284/OUT (DEMOLITION OF EXISTING BUILDINGS AND OUTLINE APPLICATION FOR THE ERECTION OF A LOGISTICS WAREHOUSE (USE CLASS B8) - APPROVAL SOUGHT FOR ACCESS (APPEARANCE, LAYOUT, LANDSCAPING AND SCALE RESERVED FOR FUTURE APPROVAL) TO ALLOW FOR AN AMENDMENT TO THE PARAMETERS PLAN IN ORDER TO INCREASE THE RIDGE HEIGHT TO A MAXIMUM OF 21.6M GRANTED 01.05.2024

24/00427/FUL - VARIATION OF CONDITION 3 ATTACHED TO OUTLINE PLANNING PERMISSION 22/00284/OUT (DEMOLITION OF EXISTING BUILDINGS AND OUTLINE APPLICATION FOR THE ERECTION OF A LOGISTICS WAREHOUSE (USE CLASS B8) - APPROVAL SOUGHT FOR ACCESS TO ALLOW FOR AN AMENDMENT TO THE PARAMETERS PLAN IN ORDER TO CHANGE THE MAXIMUM RIDGE HEIGHT OF THE BUILDING AT THE FRONT SECTION OF THE SITE TO COMPRISE A GRADUAL MAXIMUM RIDGE HEIGHT BETWEEN 17.5M AND 21.6M IN ACCORDANCE WITH THE

SITE SECTION ON THE PARAMETERS PLAN. GRANTED 15.10.2024

25/00205/FUL - VARIATION OF CONDITIONS 3 & 4 ATTACHED TO PLANNING PERMISSION 24/00427/FUL (VARIATION OF CONDITION 3 ATTACHED TO OUTLINE PLANNING PERMISSION 22/00284/OUT) TO ALLOW FOR A SECOND VEHICULAR ACCESS POINT TO BE PROVIDED FROM WILSON ROAD AND AMENDMENT TO THE APPROVED SOUTHERN ACCESS POINT. GRANTED 03.06.2025

25/00205/NMA - NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 25/00205/FUL (VARIATION OF CONDITIONS 3 & 4 ATTACHED TO PLANNING PERMISSION 24/00427/FUL (VARIATION OF CONDITION 3 ATTACHED TO OUTLINE PLANNING PERMISSION 22/00284/OUT) TO ALLOW FOR A SECOND VEHICULAR ACCESS POINT TO BE PROVIDED FROM WILSON ROAD AND AMENDMENT TO THE APPROVED SOUTHERN ACCESS POINT) TO ALLOW FOR AN ALTERATION TO THE PARAMETERS PLAN IN RESPECT OF THE MAXIMUM BUILDING HEIGHT AND SET BACK FROM THE WILSON ROAD BOUNDARY. GRANTED 29.04.2026

### **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.

### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS21 – Greenspaces and Trees

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

DQ4 - Trees and Development

National Planning Policy Framework

## **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**

### **Principle of Development:**

The principle of a B8 (warehouse) use on this site has already been established through outline planning permission 22/00284/OUT.

### **Site Access and Car parking/Servicing:**

The vehicular access and egress has been approved by way of the outline planning permission and a subsequent S73 planning permission which approved a second access point (25/00205/FUL).

The dual-access strategy secured at outline stage is retained:

- South-western access for HGVs into the service yard.
- North-western access for staff/visitors and pedestrian access to the main building entrance.

This approach separates industrial vehicles from general users and ensures safe and logical circulation. Pedestrian routes are step-free, well-defined, and segregated from HGV movements.

The detailed parking layout, including car, accessible, motorcycle, EV charging, cycle parking, and HGV trailer bays, as part of the Reserved Matters relating to layout. The levels proposed remain within the Council's adopted standards and raise no highway concerns. The arrangement is logical, safely separated from servicing movements, and provides suitable pedestrian access to the main building entrance. On this basis, the parking provision is acceptable.

This satisfies the requirement to confirm that the detailed layout is safe, practical, and consistent with adopted standards, without revisiting the principle established at outline stage.

The layout safely accommodates a full-size KMBC refuse vehicle; therefore, private waste vehicles -typically equal or smaller in size - can also enter, manoeuvre, and exit safely, without reversing onto the public highway. This presents no highway safety concerns.

### **Scale and Appearance:**

The proposed warehouse is a substantial size and would become a prominent building along the Wilson Road street scene. In accordance with the approved parameters plan on the outline planning permission the building would have a maximum roof height of 21.6m. The building height towards the Wilson Road frontage was approved at 17.5m gradually rising to a maximum height of 21.6m. The building now proposed has an eaves height of 20.5m and a ridge height of 21.5m with no gradual increase, although at it closest point the building would still be set back by 8.5m from the Wilson Road site boundary. Whilst this would result in a slightly higher building

to the Wilson Road site frontage the proposed building heights would be in accordance with the approved parameters plan (amended under 25/00205/NMA). Overall subject to an acceptable design the proposed building heights would not have an adverse impact on the street scene.

A uniform building envelope is essential to delivering the internal clearances, racking efficiencies, and operational floor-to-eaves continuity required for a building of this size. Large-scale logistics buildings depend on consistent internal volumetric space to facilitate modern automation, high-bay storage, and advanced material-handling systems.

The approved design code established the principles the appearance of the building should take. Given the scale and massing of the building to have just one cladding colour would result in a harsh and stark appearance and could in some circumstances accentuate the scale and height of the building. The design code therefore proposed several bands of cladding of varying shades with the darkest colour to the bottom of the building and the lightest colour towards the top of the building.

The building now proposed would follow the principles of the design code with 4 distinct horizontal cladding bands comprising Anthracite, Merlin grey, Goosewing Grey and Grey White. This would break up the mass of the elevations and assist in blending the building into the skyline thus reducing the impact of the overall building height.

On balance the scale and appearance are considered acceptable and would be in compliance with policy CS19 in the Local Plan.

### Layout

The site layout has been designed to separate HGV's and private cars. The main car parking areas would be to the north of the site and to the front of the building (accessible spaces) accessed from the northern most access point, whereas HGV's would use the southern most access point with the loading bays, dock levellers and trailer parking located to the south of the building.

Landscaping, including tree planting, would be proposed to the site boundaries.

Given the extensive building footprint for this development the layout proposed is the most practical for the site and is considered to be acceptable. The layout would be in compliance with Local Plan policy CS19.

### Landscaping

This development proposes the removal 10 trees and 42 new trees are proposed to be planted. This tree mitigation would exceed the 2:1 replacement which is the Council's policy. This is considered to be acceptable and would be in compliance with UDP saved policy DQ4.

The landscaping scheme also includes native shrub and hedgerow planting. Further detail is still required on the planting specifications and management and maintenance of the landscaping. These matters can be adequately secured by planning conditions.

Overall the landscaping scheme is considered acceptable and would be in compliance with Local Plan policy CS21.

### Ecology:

The application is accompanied by a preliminary bat roost assessment/ tree assessment and a water vole survey. The bat roost assessment states that no evidence of bat use was found and therefore, the Council does not need to consider the proposals against the three tests (Habitat Regulations).

Logwood Mill Brook adjacent to the site may provide habitat for water vole which is a protected species and Local Plan policy CS8 applies. The applicant proposes to deploy 2 x camera traps on the brook to determine presence. As the channel and bankside habitat will not be impacted by works and an at least 5 metre buffer is largely maintained, the Council's ecologist advises that impact is unlikely, and no further survey is required.

The results of the camera surveys have subsequently been submitted which found no evidence of Water Voles.

The Council's ecologist advises that no works are carried out within a minimum of 5 metres of the top of the bank and details of methods of protection to this zone are submitted for approval. In areas where a 5-metre buffer cannot be maintained, as outlined within the Proposed Site Plan, the ecologist advises that works be undertaken in line with a Precautionary Working Method Statement (PWMS), to include the following measures:

- A 5-metre works exclusion zone (fenced and demarcated);
- A pre-commencement check for water vole by an Ecological Clerk of Works (ECoW) checks; and
- Supervision of works within the 5-metre buffer zone by an ECoW.

This can be secured by way of planning condition.

### **Conclusion**

The principle of a warehouse development on this site has been established by the granting of the outline planning permission (22/00284/OUT).

This application seeks approval for the reserved matters namely, siting, appearance, scale and landscaping. The proposals are in accordance with the approved parameters plan in terms of height and the appearance would be in accordance with the design code approved as part of the outline planning permission. The proposal would be acceptable in terms of car parking, landscaping and ecology subject to the necessary planning conditions.

### **Recommendation**

The reserved matters be granted subject to the following conditions:-

- . 1) The development must be begun not later than the expiration of two years beginning with the date of this reserved matters approval.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt

- 3) Notwithstanding any description of materials in the application, no installation of external materials shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Prior to the installation of the photovoltaic panels and rooflights full details of these elements of the scheme (including specification, materials and colour finishes) should be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels and rooflights shall thereafter be installed in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) Prior to the installation of any air source heat pumps full details of the air source heat pumps including location, appearance, materials and colour finish shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be installed in full accordance with the approved details.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and

- 6) Notwithstanding the details submitted prior to installation, details ( including precise location, materials and colour finish) of all means of enclosure (including all fences and gates) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure indicated on the approved scheme shall be constructed in accordance with that scheme before the first occupation of the building hereby permitted.

Reason: In the interests of visual amenity , to ensure adequate maintenance access to the Logwood Mill Brook and to comply with Policies CS2, CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 .

- 7) Prior to the commencement / installation of the following elements, full details of these elements of the proposal (including materials and colour finishes) shall be submitted to and approved in writing by the Local Planning Authority:
- a. sub-station
  - b. refuse store

- c. cycle stores
- d. plant housing
- e. sprinkler tanks and
- f. pump house

The substation, refuse store, cycle store, plant housing, sprinkler tanks and pump house shall be installed in accordance with the approved details prior to the first occupation of the warehouse building.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 8) Notwithstanding the landscaping scheme submitted, prior to the first occupation of the development a detailed specification for the planting shall be submitted to and approved in writing by the Local Planning Authority. This shall include topsoil, amelioration including 'Tree backfilling material' and should consist of Previously prepared mixture of free draining topsoil and an Ameliorant / Conditioner, such as a Peat free compost at 7 Ltrs / pit and a UK origin mycorrhizal fungi including bio-additives, where the Mycorrhizal fungi component contains spores, mycelium, dried plant root containing mycelium and attapulgitic clay, colonised by mycelium. The product should not contain fertilisers, and the additives should be proven to enhance mycorrhizal colonisation.

Reason : To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 9) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The landscape management plan shall be implemented as approved before the development is occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 10) All hard and soft landscape works shall be carried out in accordance with the approved details shown on 13706-FPCR-XX-XX-DR-L-0002 REV P04 & 13706-FPCR-XX-XX-DR-L003 REV P04. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 11) Prior to the commencement of development hereby permitted a Precautionary Working Method Statement (PWMS) shall be submitted to and approved in writing by the Local Planning Authority. The PWMS shall include :-
- o A 5-metre works exclusion zone from the top of the bank at Logwood Mill Brook (fenced and demarcated);
  - o A pre-commencement check for water vole by an Ecological Clerk of Works (ECoW)
  - o Supervision of works within the 5-metre buffer zone by an ECoW.

The development shall thereafter be carried out in accordance with the approved method statement.

Reason : To ensure adequate protection for water voles in Logwood Mill Brook which are a protected species and to ensure compliance with Policy CS8 in Knowsley Local Plan Core Strategy, adopted January 2016.

#### SCHEDULE 1

| Date Received | Ref. No                        | Version | Drawing/Document Title                |
|---------------|--------------------------------|---------|---------------------------------------|
| 24/04/2026    | T1306-HWR-7009                 | P4      | PROPOSED ELEVATIONS                   |
| 15/05/2026    | 13706-FPCR-XX-XX-DR-L-0002     | P04     | LANDSCAPING PLAN (SHEET 1 OF 2)       |
| 15/05/2026    | 13706-FPCR-XX-XX-DR-L-0003     | P04     | LANDSCAPING PLAN (SHEET 2 OF 2)       |
| 22/01/2026    | 5054-SP01 REV C                | -       | SWEPT PATH ANALYSIS                   |
| 22/01/2026    | 5054-SP03 REV A                | -       | SWEPT PATH ANALYSIS                   |
| 22/01/2026    | 5054-SP02 REV B                | -       | SWEPT PATH ANALYSIS                   |
| 19/12/2025    | HWR-KMA-XX-XX-DR-A-7000 REV P1 | -       | LOCATION PLAN                         |
| 19/12/2025    | HWR-KMA-XX-XX-DR-A-7002 REV P1 | -       | DEMOLITION PLAN (EXISTING SITE PLAN)  |
| 19/12/2025    | HWR-KMA-XX-XX-DR-A-7004 REV P6 | -       | PROPOSED SITE PLAN                    |
| 19/12/2025    | HWR-KMA-XX-XX-DR-A-7005 REV P2 | -       | EXISTING AND PROPOSED SITE SECTIONS   |
| 19/12/2025    | HWR-KMA-XX-XX-DR-A-7006 REV P2 | -       | PROPOSED BUILDING PLAN (GROUND FLOOR) |

|            |                                |   |                                        |
|------------|--------------------------------|---|----------------------------------------|
| 19/12/2025 | HWR-KMA-XX-XX-DR-A-7007 REV P2 | - | PROPOSED FLOOR PLANS (OFFICE EXCERPTS) |
| 19/12/2025 | HWR-KMA-XX-XX-DR-A-7008 REV P2 | - | PROPOSED FLOOR PLANS (OFFICE EXCERPTS) |
| 19/12/2025 | HWR-KMA-XX-XX-DR-A-7010 REV P2 | - | PROPOSED BUILDING SECTIONS             |
| 19/12/2025 | HWR-KMA-XX-XX-DR-A-7011 REV P1 | - | INDICATIVE ROOF PLAN                   |

**Signed Case Officer<sup>1</sup>:**

**Mark Quinn**

**Signed Authorising Officer<sup>2</sup>:**

**Jo Sheridan**

**Date:**

**19/05/2026**

## **Informatives**

1. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

<sup>1</sup> I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

<sup>2</sup> I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

## Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

What is a permit and how to get one? - GOV.UK ([www.gov.uk](http://www.gov.uk))

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

- 2, No tree felling, scrub clearance, hedgerow removal, vegetation management or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present.
3. 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.

