

<u>APPLICATION NO:</u>	24/00686/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Earlsfield Park, Land At Knowsley Lane, Knowsley		
<u>PROPOSAL:</u>	VARIATION OF CONDITION 26 ATTACHED TO PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) TO ALLOW FOR THE EXTENDED USE OF UNIT 3 FROM CLASS B1 (NOW CLASS E (G) (II) (III)) AND CLASS B8 TO INCLUDE CLASS F1 (A), TRAINING FACILITIES		

Site Description

This site has outline planning permission for employment floorspace (ref planning permission 20/00376/OUT). Reserved matters has also been granted for employment floorspace falling within use classes B1 and B8. This application relates to one unit within the development. The site is located to the North of Knowsley Lane and to the South of the M57 motorway. This site is bounded by the M57 to the north, the southern parcel of the Sustainable Urban extension to the south, the new Bellway residential development to the west and the existing petrol filling station and drive thru coffee shop to the east. Unit 3 the subject of this variation is sited approximately 180m from existing dwellings on the Bellway residential development and a minimum of 140m from the closest dwellings on Knowsley Lane.

Proposal

Units 2-6 (inclusive) are now substantially complete however are not yet occupied. An end user has been found to occupy unit 3 but this would comprise a training facility which would fall within use class F1 (a) , thus outside of the permitted uses Class E (g) (ii) (iii) and B8 which have been granted planning permission under ref 20/00376/OUT.

The proposed amendment is to include Use Class F1 (a) in the list of permitted uses for Unit 3 only within planning condition 26 attached to planning permission 20/00376/OUT.

Consultations

Knowsley Parish Council - No Comments Received.

Highway Authority - No objections subject to adequate cycle parking being provided.

Environmental Health - No objections in principle , however an operational framework and noise assessment/ mitigation plan would still be required as set out in Condition 19 attached to 20/00376/OUT.

Representations

This application has been publicised by letters sent to 18 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

APP. NO: 20/00376/OUT
PROPOSAL: OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED)
DECISION: PER
DECISION DATE: 3 February 2021

APP. NO: 23/01429/REM
PROPOSAL: APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE
DECISION: PER
DECISION DATE: 8 December 2023

APP. NO: 24/00687/FUL
PROPOSAL: VARIATION OF CONDITION 4 ATTACHED TO PLANNING PERMISSION 23/01429/REM (APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) TO ALLOW FOR THE EXTENDED USE OF UNIT 3 FROM CLASS B1 (NOW CLASS E (G) (II) (III)) AND CLASS B8 TO INCLUDE CLASS F1 (A), TRAINING FACILITIES
DECISION: Pending Consideration.
DECISION DATE: -

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.

Core Strategy

CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
SUE1 – Sustainable Urban Extensions and Safeguarded Land
SUE2 – Sustainable Urban Extensions - Development Principles
SUE2a - Sustainable Urban Extensions - Knowsley Lane

Saved Policies of the Replacement Unitary Development Plan

EC2 - Sites Allocated for Employment Development
ENV2 - Noise and Vibration

Other Material Considerations

National Planning Policy Framework
Earlsfield Park – Supplementary Planning Document
Ensuring a Choice of Travel Supplementary Planning Document

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

This application relates to Unit 3 on Earlsfield Park. Currently in line with earlier permissions as

set out above this unit has planning consent for Use Classes E (g) (ii) (iii) and B8. This application seeks to extend the uses of Unit 3 only to include Class F1 (a) Training Facilities.

This would require the variation of condition 26 attached to planning permission 20/00376/OUT.

Condition 26 states : *"The buildings hereby approved shall only be used for the following purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended):*

- *B1 comprising*

- (i)an office to carry out any operational or administrative functions,*

- (ii)the research and development of products or processes, or*

- (iii)any industrial process,*

Being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.; or

- *B8 comprising storage or distribution*

Reason: For the avoidance of doubt and to ensure that the development is only used for the uses that were applied for."

The applicant now has a prospective client ready to occupy this unit. The client is a company called RelyOn who are a global business delivering safety and competence services across the world and supports safety critical industries manage safety across their business.

RelyOn provide training to safety critical industries such as renewable emery companies, Utilities (water, gas, electrical) and manufacturing industries.

Training is undertaken to prepare delegates in these areas for safe operation, survival, and rescue of themselves and others which working at height, in confined space, on rope access, while transferring by boat, administering first aid, the basics of firefighting operations, and technical operations training (electrical, pneumatic, mechanical, joint integrity, small bore tubing). Safe moving of loads via lifting techniques, rigging and slinging as well as banksman training are delivered. These are the key types of training but it is not limited to this as industry is continually identifying new skills needs.

Planning Policy Considerations

Paragraph 85 in the NPPF states *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."*

Paragraph 87 in NPPF states *“Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.”*

In the adopted Local Plan: Core Strategy the application site forms part of the Knowsley Lane Sustainable Urban Extension (SUE) - the SUE is now referred to as Earlsfield Park, Huyton. Policies SUE1, SUE2 and SUE2a are some of the most relevant policies to consider when determining any planning applications on this site.

Policy SUE2a sets out the overall development strategy for the site, stating that: 'New employment development (in the eastern part of the site) comprising at least 16 hectares of Business Uses (Use Class B1) or other appropriate employment uses within the Liverpool City Region key economic sectors, unless such provision is no longer required based upon evidence of up to date employment land requirements and supply'.

A requirement of Policy SUE2 was for the production of a Supplementary Planning Document (SPD) in order to provide a proposed spatial development framework for the site together with further details of development and infrastructure requirements. As a result two documents were produced, namely, the Earlsfield Park Supplementary Planning Document and the Earlsfield Park Masterplan. The SPD sought to ensure that development proposals for the site complied with the Core Strategy Policy requirements when preparing a Masterplan and subsequent planning applications for the site. The ensuing Masterplan was adopted in 2017 and sets out the development, design and infrastructure opportunities for achieving a high quality mixed use scheme across the SUE.

Part 7 of Policy CS4 states *“Land which is currently in use or allocated for employment development will be safeguarded from changes to other types of development, except where: there is no current or likely future demand for employment uses on the land; or where other uses would bring wider regeneration, environmental and amenity benefits.”*

The masterplan incorporates the majority of the employment generating uses in the eastern zone of the site. This is consistent with the spatial development framework contained within the SPD, which seeks to showcase the economic and business profile of the site along the M57 corridor, as well as providing a clear connection to the established Kings Business Park. The Masterplan identified B1 and B8 employment uses (logistic & storage and distribution uses) for the eastern employment zone, and logistics (a B8 use) is identified as a growth sector in the Liverpool City Region Growth Strategy. Planning application 20/00376/OUT concluded that B8 uses on this site were acceptable in principle.

Whilst a training use as proposed does not fall within the approved use classes E (g) (ii) (iii) & B8 it is considered to be an appropriate employment use for this business park and would not be detrimental to the function or image of the business park. In many respects it would have less impact on neighbouring occupiers than for example a B8 use which could have a significant number of HGV movements on a daily basis. This would result in amenity benefits as set out in part 7 of Policy CS4. On balance it is considered that this proposal would be in compliance with Core Strategy policies CS4, S2 & S2a and NPPF paragraphs 85 & 87.

Operations

The future occupiers would employ approximately 20 staff. These staff would train approximately 100 people over the course of a week (20 per day over a 5 day week). On a typical day it is anticipated there would be circa 20 people on site including staff. The training will be undertaken during standard office hours with no training taking place during evenings or weekends. The vast majority of traffic accessing the Unit would be cars with only very limited HGV's needed access other than for maintenance or if any crane training is required.

The proposal would allow for two existing sites in Liverpool and Manchester to centralise under one roof. This site has been chosen because of an identified skills gap within the northwest region. A building with a minimum eaves height of 10m is required due to specific technical training they have to undertake within the building relating to training for working at height.

Highways

KMBC highway engineers have raised no objections to the proposal subject to adequate cycle storage being provided at the Unit. Cycle storage for the individual units is already secured under condition 3 attached to the reserved matters approval referred to above. Whilst 5 covered cycle spaces were originally proposed for unit 3 in line with the requirements set out in the ensuring a choice of travel SPD this has now been increased to 10 cycle spaces, for the training use now proposed which is acceptable to KMBC Highways.

Environmental Health Considerations

No objections in principle to the training facility. An operational framework and noise assessment would still be required for the proposed use which is secured by condition 15 attached to this planning permission.

Conclusion

The proposed training use for Unit 3 is considered to be an appropriate use for this business park and would not adversely impact on the character or appearance of the park. It would therefore be in compliance with the relevant Local Plan policies above and NPPF. Whilst technically this is not classed as an employment use the proposal would create 20 new jobs in the borough which is more than some storage and distribution uses.

There are no highway safety issues or issues relating to noise and disturbance which would prevent planning permission being granted.

Recommendation

That Planning Permission be granted subject to the followings conditions :-

1) Application for approval of reserved matters must be made not later than the expiration of three years from the date of the original planning permission, 03.03.2021 and the development must be begun no later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

2) No part of the development of any individual plot formed within the application boundary hereby granted outline permission is commenced until details of the reserved matters set out below for that plot have been submitted to and approved in writing by the Council as Local Planning Authority: (a) layout; (b) scale and (c) appearance and (d) landscaping. The development shall be carried out in accordance with the reserved matters as approved.

Reason: The application is in outline form only.

3) Applications for the reserved matters shall be in accordance with the parameters as submitted with planning application 20/00376/OUT in relation to the following: Drawing No. RYD-00-ZZDR-A 2001 Rev P4 'Knowsley Lane - 1-1000 Proposed Phase 2 Building Heights Parameter Plan'

Reason :: For the avoidance of doubt.

4) The landscaping to the individual plots shall be carried out in accordance with the programme of works approved pursuant to condition 4 attached to planning permission 20/00376/OUT. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

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, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

5) The development hereby permitted shall be carried out in accordance with the Construction Management Plan approved pursuant to condition 6 attached to planning permission 20/00376/OUT.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6) The development hereby permitted shall be carried out in accordance with the management company details/responsibilities outlined in the 'Letter from Cushman & Wakefield dated 09 12 2020' submitted under planning application 20/00376/OUT.

The management company shall be operational in its duties of management and maintenance prior to the first occupation of any ancillary/employment unit forming part of the development and shall be retained to carry out such duties at all times and the management shall be carried out in accordance with the agreed details.

Reason: To ensure the management and maintenance of the communal areas of the development in the interests of visual and residential amenity and to comply with the National Planning Policy Framework 2024, Policies CS2 and C19 of the Knowsley Local Plan , Core Strategy (2016)

- 7) The Travel Plan approved pursuant to Condition 10 attached to planning permission 20/00376/OUT shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policies CS7 and T9 of the Knowsley Local Plan, Core Strategy, adopted January 2016.

- 8). The surface water drainage scheme shall be implemented in accordance with the details approved pursuant to Condition 11 attached to planning permission 20/00376/OUT. (Surface & foul Water Drainage Strategy dated 25/08/2023). The agreed scheme shall be implemented in full prior to the first occupation of the development.

The agreed scheme shall connect to the existing site-wide drainage infrastructure as shown on the following drawings approved pursuant to condition 21 attached to planning permission 18/00062/HYB.

- o Drawing no. 066658 CUR 00 XX DR D 72108 rev P01 - Catchment Area Plan

- o Drawing no. 066658-CUR-00-XX-DR-D-72102-C02_Spine Road - Detailed Drainage Layout Sheet 2 of 2

- o Drawing no. 066658-CUR-00-XX-DR-D-72101-C02_Spine Road - Detailed Drainage Layout Sheet 1 of 2

The surface water discharge rate must be restricted to a discharge rate of 66.6l/s.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with saved Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 9) The proposal shall be carried out in accordance with the Management and Maintenance Plan set out within:

- o Sustainable Drainage Operation & Maintenance Manual - rev V02 - 6 April 2018 (066658-CUR-00-XX-SC-C-00001_SuDS Maintenance Strategy Document)

Approved subject to condition 22 pursuant to planning permission 18/00062/HYB

REASON: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy

(January 2016).

10) The development hereby permitted shall be undertaken in accordance with:

- o Remediation Strategy Letter Report for Commercial Development on Land at Knowsley Lane Farm, Knowsley (Earlsfield), including:

- o Curtins reply to MEAS Objection for Land at Knowsley Lane, Knowsley (Earlsfield) 21st March 2018 Ref 065395.000-CUR-00-XX-CO-GE-001-V01

- o Curtins reply to MEAS Development Advice for Land at Knowsley Lane, Knowsley (Earlsfield) 1st May 2018 Ref 065395.000-CUR-00-XX-CO-GE-002-V01

- o Curtins reply to MEAS Development Advice for Land at Knowsley Lane, Knowsley (Earlsfield) 9th May 2018 Ref 065395.000-CUR-00-XX-CO-GE-002-V02

- o Curtins (18 December 2018) Geophysical Mine Entry Letter Report 065395.001-CUR-00-XX-RP-GE- 001-V01

- o Curtins (17 January 2018) Phase 1 Preliminary Site Assessment, Earlsfield Park, Knowsley for Bellway homes Ltd/ION Developments Ref: 065395-CUR-00-XXRP-GE-001-V04Revision V04

- o Curtins (12 February 2018) Coal Mining Risk Assessment, Earlsfield Park, Knowsley for Bellway Homes Ltd/ION Developments Ref 065395-CUR-00-XX-RPGE-002-V03 Revision V03

- o Curtins (12 February 2018) Coal Mining Risk Ground Investigation Report, Earlsfield Park, Knowsley for Bellway Homes Ltd/ ION Developments Ref: 065395CUR-00-XX-RP-GE-003 V04 Revision V04

- o Curtins (18 January 2018) Phase 2 Ground Investigation Report - Commercial for Earlsfield Park, Knowsley for Bellway Homes Ltd/ ION Developments Ref: 065395-CUR-00-XX-RP-GE-005-V02 Revision V02

- o Letter from Curtins dated 9th May 2019. Ref. 065395.007-CUR-00-XX-COGE-00001-V01

- Letter from E3P to Marshall Construction (West Yorkshire) Ltd dated 30th October 2024, titled VALIDATION STATEMENT DEVELOPMENT AND CONSTRUCTION EARLSFIELD PARK, HUYTON and referenced 17-300-L2-1

- Letter from E3P to Marshall Construction (West Yorkshire) Ltd dated 19th January 2024, titled REMEDIATION STRATEGY UNIT 2-6 EARLSFIELD PARK, KNOWSLEY, and referenced 17300-L1-2

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out

and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Importation of Soil/Material

No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 11) Piling or any other foundation design using penetrative methods shall be undertaken in accordance with the details approved pursuant to condition 15 attached to planning permission 20/00376/OUT.

Reason: To prevent any risk to the public and general pollution of the environment and in accordance with Policy CS2 in the Knowsley Local Plan Core Strategy and saved policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 12) The development hereby permitted shall be undertaken in accordance with the following approved documents pursuant to condition 39 of planning permission 18/00062/HYB:

- o Remediation Strategy Letter Report for Commercial Development on Land at Knowsley Lane Farm, Knowsley (Earlsfield)

- o Drawing no. 065395-CUR-00-XX-DR-D-72001 V02

- o Drawing no. 065395-CUR-00-XX-DR-D-72000 V02

and the following document approved pursuant to condition 16 attached to planning permission 20/00376/OUT.

- o Shallow Coal Mine Workings Completion Report (3 May 2023, prepared by Curtins)

Reason: To ensure that the proposed development can be delivered without the site's coal mining legacy adversely affecting the stability of the site.

- 13) Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period.

Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019. Methods for rating and assessing industrial and commercial sound.

Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property on Knowsley Lane, Highfield Crescent and Fountain Way.

Reason: To safeguard local residents from noise and disturbance, and to comply with Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 14) The level of noise emitted from activities associated with the site shall not exceed the existing LA90 background noise level as set out within the Noise Impact Assessment submitted with the application (AC103830-1R13) and as measured at the following times:
- o LAeq (1 hour) between 0700-2300
 - o LAeq (15 mins) between 2300-0700

Noise limits are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property on Knowsley Lane, Fountain Way and Highfield Crescent.

Reason: To safeguard local residents from noise and disturbance, and to comply with Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 15) Prior to the first occupation of each unit, a detailed operational management and noise mitigation plan (based upon the approved framework operational management and noise mitigation plan approved pursuant to condition 19 attached to 20/00376/OUT) shall be submitted to and agreed in writing with the local planning authority. The unit shall then be operated in accordance with the agreed detailed operational management and noise mitigation plan and any physical works required shall be implemented before the first use of the unit they relate to, shall be retained as such thereafter and maintained in accordance with the manufacturers specification

Reason: To ensure that the proposed development does not have a significant adverse effect on the amenity of neighbouring residents through causing unacceptable noise and disturbance - in particular through HGVs servicing the properties causing excessive noise at the access junction into the site during the evening and night time period and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 16) The reasonable avoidance measures approved pursuant to condition 20 attached to planning permission 20/00376/OUT shall be implemented and retained at all times until the development is completed.

Reason: To ensure that adequate protection is afforded to Pond 1 during the construction period and to ensure compliance with policy CS8 in the Knowsley Local Plan Core Strategy.

- 17) The external lighting to be installed on the site shall be completed in accordance with the details submitted pursuant to condition 21 attached to planning permission 20/00376/OUT and retained as such at all times thereafter.

Reason : To ensure that the impacts of lighting on amenity, highway safety and Ecology are minimised and to ensure compliance with policy CS8 in the Knowsley Local Plan Core Strategy and Saved Policy ENV3 in the Replacement Unitary Development Plan.

18) No drainage from the proposed development shall connect into the motorway drainage system, nor shall any drainage from the site run-off onto the M57 motorway.

Reason : To ensure that the safety and integrity of the M57 motorway is not compromised.

19) The foul water drainage scheme approved pursuant to condition 25 attached to planning permission 20/00376/OUT shall be implemented in accordance with the approved scheme and retained as such at all times thereafter.

Reason : To ensure that adequate foul water drainage is provided to serve the proposed development and to ensure compliance with policy CS24 in the Local Plan, Core Strategy.

20) The buildings hereby approved shall only be used for the following purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended):

- Class E (g) comprising
(i) office

- (ii) the research and development of products or processes or

- (iii) any industrial process, (which can be carried out in any residential area without detriment to the amenity of that area)

or

- Class B8 comprising storage or distribution

In the case of Unit 3 ONLY – Class F1 a) for the provision of education.

Reason: For the avoidance of doubt and to ensure that the development is only used for the uses that were applied for and to enable the Local Planning Authority to assess any proposal for a further use, whether or not it falls within the same Use Class and to comply with CS7 & CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016

21) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/12/2020	3030-KL-RYD00-ZZ-DR-A3031-A	C4	SITE LOCATION PLAN
06/07/2020	066658-CUR-00XX-DR-C-95001	P07	S278 SITE ACCESS GENERAL ARRANGEMENT
06/07/2020	P.705.16	-	ECOLOGICAL APPRAISAL

06/07/2020	P2349	04	FLOOD RISK ASSESSMENT
06/07/2020	P705.16	-	BAT AND BIRD BOX COMPENSATION AND ENHANCEMENT PLAN
27/12/2024	-	-	PLANNING AND OPERATIONAL NEED STATEMENT
12/02/2025	M3167-114	REV A	CYCLE STORAGE

Signed Case Officer¹: **Mark Quinn**

**Signed Authorising
Officer²:** **Jo Sheridan**

Date: **13/03/2025**

Informatives

1 SEE CONSULTATION RESPONSE FROM COAL AUTHORITY (attached to 20/00376/OUT)

2 SEE CONSULTATION RESPONSE FROM UNITED UTILITIES (attached to 20/00376/OUT)

3 See Consultation response from Merseyside Fire Authority (attached to 20/00376/OUT)

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

¹ 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

² 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

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.

What is a permit and how to get one? - GOV.UK (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

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

Appendix 1 – Site Photographs







