

**APPLICATION NO:** 26/00175/FUL

**CASE OFFICER:** Andrew Hunt

**WARD:** Northwood

**PARISH:** N/A

**LOCATION:** Bold Transmission Parts Ltd, 12 Webber Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7SW (Retrospective)

**PROPOSAL:** SUBDIVISION OF EXISTING COMMERCIAL UNIT TO 3 NO. COMMERCIAL UNITS TOGETHER WITH CHANGES TO ELEVATIONS AND ROOF IMPROVEMENTS.

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### **Site Description**

The application site is a large rectangular site with access off Webber Road. There is hardstanding on the majority of the site with a large building with 3 gables. The site is part of a wider industrial area with other industrial buildings to the north, south, east and west.

### **Proposal**

The proposal is for the subdivision of existing commercial unit to 3no commercial units together with changes to elevations and roof improvements (Retrospective).

There are the following external changes:

- Change from door to window on north elevation.
- Additional window on east elevation and re positing of another window.
- 2 additional shutters and 1 additional door on the south elevation and removal of 1 existing window.
- The triple gable roof would be replaced with a new double roof on 2 of the 3 roofs.

Works have already commenced on the proposal and the new roof has been completed.

### **Consultations**

Environmental Health – No objection subject to conditions in relation to noise and Contamination.

Health and Safety Executive - HSE does not advise, on safety grounds, against the granting of planning permission.

### **Representations**

This application has been publicised by letters sent to 17 neighbours and by site notices. No representations have been received.

## **Planning History**

N/A

## **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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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  
CS4 - Economy and Employment  
CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Area  
ENV5 - Contaminated Land

## **Article 35 Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## **ISSUES AND ASSESSMENT:**

### **PRINCIPLE OF DEVELOPMENT**

Core Strategy Policy CS4 (Economy and Employment) states that:

*Land for employment development will be made available to ensure that at all times there is a sufficient range of available and deliverable sites and premises by size, location, type and suitability to meet the needs for employment development over the following five year period.*

*The sequential approach, however, will not be required to be undertaken where the office use is ancillary to other employment uses*

UDP Policy EC3 (Primarily industrial areas) states that:

*“Primarily industrial areas are identified on the Proposals Map and are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses”.*

The application site is situated within a Primarily Industrial Area. The existing use of the site is Class E (Formerly B1 office Use) and B2 (General Industrial). This complies with the appropriate use of the site for B1, B2 and B8 uses. The use would remain the same but would be for 3 units instead of 1 unit. The proposal is for a B1 use (now class E) and B2 which are referred to in UDP policy EC3 as a suitable use. A condition will be attached to prevent the site being used for alternative uses. Therefore, the application complies with UDP Policy EC3 and Core Strategy Policy CS4.

### **DESIGN**

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The proposal would involve the following external changes:

- Change from door to window on north elevation.
- Additional window on east elevation and re positing of another window.
- 2 additional shutters and 1 additional door on the south elevation and removal of 1 existing window.
- The triple gable roof would be replaced with a new double roof on 2 of the 3 roofs.

The elevations changes are minor and required in order to ensure each unit has its own entrance and can operate independently. The roof changes are also minor and do not result in large visual changes. The building is set back from the main road and would not be particularly prominent from the street scene. Overall, the proposal would not result in harm to the character of the area and the development is consistent with Core Strategy Policy CS19.

## **RESIDENTIAL AMENITY**

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The applicant has submitted information on contamination and noise measures which demonstrate that sufficient noise and contamination protection would be in place. This has been reviewed by the council's environmental health officer who has no objection subject to implementing these measures via planning conditions. Overall, the proposal would provide acceptable amenity for future occupiers.

Due to the mostly internal nature of the works (with only minor changes to elevations and change to the roof), the building would not cause harm in relation to loss of light, outlook or privacy for neighbouring business occupiers.

Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19.

## **HIGHWAYS**

NPPF Paragraph 116 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe taking into account all reasonable future scenarios.

Core Strategy Policy CS7 (Transport Networks) states that new development will be required to be:

- Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.
- In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.

The proposal would subdivide an existing unit into 3. The proposed uses would be the same as the existing uses and so there would be no change in parking requirements. The access and parking arrangements would be the same with 17 parking spaces on site and the existing access retained of Webber Road.

## **CONCLUSION**

The development is acceptable in principle and would not cause harm in relation to design or amenity or highways. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2024).

## **RECOMMENDATION:**

That planning permission be granted subject to the following condition(s):-

1) Plans

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.

2) Sound Insulation

The development shall be carried out in accordance with the approved details of the partition walls and associated sound insulation measures, received 22 June 2026. The measures shall be fully implemented prior to the first occupation of Units 2 and 3 and shall be retained thereafter.

Reason: In order to protect future occupiers from noise.

3) Contaminated Land

A. The development shall be carried out in accordance with the details provided (received 22 June 2026), namely that the proposed foul drainage shall be installed using Saniflo (or equivalent) systems connected to existing infrastructure, with no excavation or below-ground works.

B. The development shall involve no ground disturbance, including the installation of new service runs (e.g. water supply, drainage, or utilities), unless otherwise agreed in writing by the Local Planning Authority.

C. In the event that any groundworks or intrusive works are required, no such works shall take place until a scheme to assess the risk of land contamination to human health has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented as approved.

Reason: In order to protect human health from contamination.

4) Office/ Industrial Use

The premises shall be used for Class E g) (Office use) or (B2 General industrial) (or a mixture of the two), and for no other purpose.

Reason: In order to prevent an inappropriate use of the site.

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

**Andrew Hunt**

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

**Jo Sheridan**

**Date:**

**13/07/2026**

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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

## **SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b> |
|----------------------|----------------|----------------|-------------------------------|
| 05/05/2026           | 928-01-A       | -              | Location and Site Plan        |
| 05/05/2026           | 928-04-B       | -              | Proposed Plans                |
| 05/05/2026           | 928-05-A       | -              | Proposed Elevations           |

## **INFORMATIVES**

N/A