

Agenda



Knowsley Council

12 December 2024

To: The Chairperson and Members of the
Planning Committee

Dear Councillor

Please find attached an additional information report which relates to item 3(a) on the agenda:-

- (a) **24/00145/REM - APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION 20/00494/HYB, COMPRISING THE DEVELOPMENT OF 495,720 SQ FT (GIA) OF STORAGE AND DISTRIBUTION FLOORSPEACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)) ACROSS TWO WAREHOUSE UNITS, TOGETHER WITH LANDSCAPING AND THE PROVISION OF INFRASTRUCTURE - FORMER SITE OF CRANTON COLLIERY, CRANTON ROAD, HALSNEAD GARDEN VILLAGE, KNOWSLEY L35 1QR**

If you have any queries regarding this meeting, please contact Keith Glover on telephone number 0151 443-3502.

Yours faithfully

Chief Executive

This page is intentionally left blank

ADDITIONAL INFORMATION SHEET

Agenda Item 3a

APPLICATION NO: 24/00145/REM

DEVELOPMENT: APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION 20/00494/HYB, COMPRISING THE DEVELOPMENT OF 495,720 SQ FT (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)) ACROSS TWO WAREHOUSE UNITS, TOGETHER WITH LANDSCAPING AND THE PROVISION OF INFRASTRUCTURE

LOCATION OF SITE: FORMER SITE OF CRONON COLLIERY, CRONTON ROAD, HALSNEAD GARDEN VILLAGE, KNOWSLEY L35 1QR

A further representation has been received. This can be summarised as follows:

The photographs within the Summer and Winter viewpoints don't seem to be an accurate representation. It has been requested that the LPA carry out a site visit to avoid relying on someone's potentially biased view.

Assessment

The viewpoints provided by the applicant have been carried out by a Landscape Architects Company that is bound by professional standards and it is considered that the imagery presents an acceptable representation of the proposal. It is noted that the updated landscape scheme includes additional heavy standard tree planting and so the viewpoints are a worst-case scenario of the planting that is proposed to be implemented should members resolve to grant the application.

At paragraph 9.29 of the committee report, the report states that unit 3 is 13m lower than the approved parameter height. However, this is the approximate height reduction for unit 4 and unit 3 is 6m below the parameter height restriction set under the hybrid consent. This is considered to be significantly below the parameters set for the site. Paragraph 9.34 should read: 'The developer has included a landscaping buffer zone of between 29m and 50 wide between Old Halsnead Hall's side garden boundary and the proposed development'.

Members are advised that there was an updated version of the National Planning Policy Framework released today. The changes have no material impact on the recommendation or content of the report. The main relevant changes relate to the paragraph numbering.

Additionally, it is recommended that a planning condition is included stating that there shall be no open storage within the site. This is recommended to be imposed in the interests of visual amenity.

This page is intentionally left blank