

Design And Access Statement

987-09

3 Webber Road, Knowsley Industrial Park

1. Introduction

- This Design and Access Statement has been prepared in support of an application for full planning permission for the redevelopment of 3 Webber Road at Knowsley Industrial Park. The application seeks permission for alterations to the south facing brickwork façade, to include new windows and a new entrance door.
- Approval is also sought to partially convert the internal space of the existing warehouse into office space, utilize the ground floor and a new mezzanine floor.
- New office staff parking is also sought on the southern boundary.
- A new cycle shelter is also proposed.

2. Objective:

- To remove the existing portacabins which currently house the offices, ultimately tidying up the site so the offices are contained within the existing building.

3. Planning History:

- There have been 2 previous planning approvals for much more extensive redevelopment to this site, therefore a proposal of this nature is hoped to be viewed favourably by the planning department.

4. Site and its Surroundings

- The site is located to the south side of Knowsley Industrial Park. It has been vacant for several years until the current tenants took over the site and existing building.
- It was left in a poor condition until it was acquired by the applicant who undertook to clear the site waste material left by the previous occupiers.
- The existing site is used by the applicant Ancorra Environmental Services.
- The access to the site will remain as existing, with parking on your left hand side adjacent to the existing portacabins as you enter the site.
- Webber Road is a single carriageway two-way road with a north-south alignment. It provides access to several existing industrial developments. It is approximately 8m wide and is subject to a speed restriction of 30mph. There are no parking restrictions on the road, and there are few parked vehicles on this stretch of road.

5. Ecology

- An ecology report for previous applications noted the following:
- It notes that the main habitats within the development site are buildings, hard standing and ephemeral/short perennial which are generally of low value to wildlife.

- The assessment concluded that badgers, birds, amphibians & reptiles and other notable species were unlikely to be present at the site. It was noted that the building on the site which was demolished around 10 years ago supported a low number of roosting bats. Therefore a bat survey report was prepared and submitted alongside the ecological assessment report for the application in 2019. I assume the recommendations from the 2019 approval will still apply.

6. Noise

- As the proposal involves moving the offices inside the existing building then it is assumed that this would reduce noise on the site as everything will be contained within the existing building.

7. Planning Policy

- In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 regard must be had to the relevant policies of the development plan and other material considerations in determining planning applications. This section of the Statement provides an overview of relevant planning policy and guidance.
- The development plan for Knowsley Council comprises the Local Plan Core Strategy (2016), the saved policies of the Unitary Development Plan (2006) and the Merseyside and Halton Joint Waste Local Plan (2013).
- In addition to the development plan for Knowsley, the National Planning Policy Framework (NPPF) and the government's Planning Practice Guidance are material considerations.
- National Planning Policy Framework (NPPF)
- The NPPF must be taken into account in planning decisions as a material consideration. The focus of the NPPF is on a positive approach to the promotion of sustainable patterns of development.
- Paragraph 8 of the NPPF states that new development should demonstrate a positive response to the three core principles of sustainable development.
- The economic role – contributing to building a strong, responsive and competitive economy
- The social role – supporting strong, vibrant and healthy communities
- The environmental role – contributing towards protecting and enhancing the natural, built and historic environment.
- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and is fundamental to what the planning and development process should achieve (paragraph 124)
- Decisions on planning applications (paragraph 127) should ensure that developments:
 - Will function well and add to the quality of an area
 - Are visually attractive
 - Are sympathetic to local character and history
 - Establish a strong sense of place
 - Optimise the use of land
 - Create places that are safe, inclusive and accessible

8. Conclusion

- On balance, the proposal has a benefit to the site by removing the existing portacabins and creates a more settled and permanent office location for the applicant, whilst tidying the existing parking and staff entrances.