

<u>APPLICATION NO:</u>	25/00100/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Alfred H Knight International Ltd, Villiers Court, Villiers Road		
<u>PROPOSAL:</u>	INSTALLATION OF ONE STEEL CONTAINER UNIT, WITH ASSOCIATED PLANT AND RELOCATION OF THE EXISTING FENCING WITHIN THE SITE INCLUDING ACCESS GATES TO THE REAR OF THE SERVICE YARD.		

Site Description

The application site to the Alfred Knight unit and associated curtilage including plant area and car park located on Villiers Road within Knowsley Business Park. Other commercial operations are located within the area and there is a recycling business unit to the rear.

Proposal

The Alfred H Knight Group (AHK Group) provide services to the global mining, refining industry and commodities market in the sampling and analysis of metalliferous commodities to enable trade. The AHK Group has operations around the world; with its Head Office and main laboratory facilities based at the Kings Business Park, Prescot. The laboratory estate also encompasses 3 other satellite laboratory operations in proximity to the Kings Business Park including the current application site at Villiers Road, Knowsley Business Park.

The proposal is for the installation of one steel container unit to the rear of the unit in the plant area which will house equipment to partially treat liquid waste generated by the daily laboratory processes.

Currently this waste, untreated, is piped into two external storage intermediate bulk containers. The waste is then periodically pumped, into tankers, and taken away by road for professional treatment and disposal by licenced specialist treatment providers.

Disposal of this waste is becoming increasingly difficult, with fewer treatment sites available, or willing to accept. This, on occasion, has presented a business operational continuity risk to AHK given the maximum storage capacity of the site, while considering Health & Safety and environmental considerations.

The proposal would facilitate the partial treatment of liquid waste, including pH correction which would significantly improve the waste composition. As such this would make the acceptance easier for the treatment and disposal of the treated waste by treatment works sites thereby giving confidence in the continuity of the business.

To facilitate the new enclosure, it would be necessary to relocate and extend some of the existing fencing within the site, as well as relocating the access gates to the rear

service yard.

The steel container to house the waste treatment equipment would have a width of 6.1m and a depth of 2.4m with a height of 2.6m, and additional plant housing would be sited adjacent on a square bund 1.4m by 1.4m, and the same height as existing similar plant located at the rear. The steel container and the additional plant housing would be sited at the rear of the unit and existing similar plant and would be adjacent the west side of the air conditioning plant. Relocated and new fencing would be installed enclosing the hardstanding area up to the grassed mounded areas and going from the rear corner of the unit across, this length would house the gates. The new fencing would match the existing fencing.

Consultations

Environmental Health – No objections.
Knowsley Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

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

CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas

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.

Assessment

The application is for for a steel container to house plant, and additional plant adjacent, to improve waste treatment which would allow the waste to be more easily accepted by waste treatment plants and thereby remove a cloud of uncertainty with regards business continuity. It is also proposed to relocate the fencing to enclose all the hard standing area beyond the rear elevation of the unit up to the mounded grass area. This would involve the relocation of existing fencing and the installation of some new fencing. As the works relate to a business operating within the Business Park the proposal is acceptable in principle.

Visual Amenity Considerations

The proposed plant and plant housing are by default utilitarian in appearance with functionality being the main consideration rather than aesthetics. However, the plant and plant housing would be sited to the rear of the unit where existing plant is sited, would not be seen from public vantage points and would not be detrimental to the visual amenity of the area. The relocated and new fencing to enclose all the hard surfaced area to the side beyond the rear elevation of the unit would be acceptable and would not be detrimental to the visual amenity of the area.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

Amenity Considerations

The proposed plant and plant housing would be in excess of 35m from the nearest buildings (it would be less to the building to the east but the AHK building would shield the plant and plant housing from that building). As such the proposal would have little impact on the amenity of those sites. Environmental health have no objections to the application.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

Conclusion

The application proposals are acceptable in terms of visual impacts and amenity and would not impact on car parking. The proposal would give greater confidence of continuity of business by removing the concerns currently experienced with regards waste removal. The application complies with planning policies and is recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission 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) 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
17/03/2025	AL9(01)	B	LOCATION PLAN
14/02/2025	AL2(01)	1ST	SITE GROUND PLAN PROPOSED
14/02/2025	AL2(03)	1ST	WEST ELEVATION EXISTING PROPOSED
14/02/2025	AL2(02)	1ST	SOUTH ELEVATION EXISTING PROPOSED

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 16/05/2025

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

