
Planning Statement (including Statement of Community Involvement, Economic Statement and Social Value Strategy)

Nexus Industrial, Land off Gellings Road, Knowsley

Planning Statement

Nexus Industrial, Land off Gellings Road, Knowsley



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Appendices

Appendix 1 - Site Location Plan reference 19008-FRA-00-XX-A-DR-91-0000-P1

Appendix 2 - Outline Planning Permission reference 19/00243/OUT

Appendix 3 - Approved Illustrative Masterplan reference 19008 PL02 Revision: A

Appendix 4 - A copy of the officers report to committee Outline Planning Permission 19/00243/OUT

Appendix 5 - Proposed Site Plan reference 19008-FRA-01-00-A-DR-90-1001-P3

Appendix 6 - Statement of Community Involvement (SCI), dated April 2019

1. Introduction

- 1.1. This Planning Statement has been prepared by Savills Planning on behalf of Tilstone Industrial Ltd to support a full planning application at the land off Gellings Road, Knowsley. The purpose of this Statement is to assist Knowsley Council (the Council) in its consideration of a full planning application for:

‘The erection of a an industrial unit (Use Classes B2/B8 with ancillary Class E) comprising floorspace 3,058 sq.m (including mezzanines) with access, service yard, car park, pedestrian link with existing building, landscaping and associated works’

- 1.2. The proposed unit is for TuffX Glass who currently operate from within the adjacent Nexus House and Industrial Estate are seeking to expand their operations at this location. The proposed unit effectively provides an extension to the existing premises that TuffX occupy. This is a positive investment in the site by a significant local employer.
- 1.3. Outline planning permission 19/00243/OUT was granted on the same site to the same applicant on 6 April 2020. It approved a similar scheme to the current proposal in terms of uses and scale. The reason for the new full application is that some elements of the new proposal fall outside of the previous red-line area. It follows that the conclusions that were drawn in reaching the decision to approve the outline application also apply this full application.
- 1.4. Notwithstanding the above, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, this Statement considers the applications conformity with the Development Plan, relevant national policy as well as any material considerations.

Planning Application Documents

- 1.5. In addition to this Planning Statement (which includes a Statement of Community Involvement, Economic Statement and Social Value Strategy) the application is accompanied by the following documents.
- Application forms and relevant certificates
 - Design and Access Statement (including Energy Statement and Health Impact Assessment) (prepared by Fletcher Rae)
 - Transport Statement Addendum (prepared by CBO Transport)
 - Flood Risk Assessment Addendum Report (prepared by BWB)
 - Sustainable Drainage Statement (including Soakaway Testing) (prepared by BWB)
 - Ecological Impact Assessment: Addendum (prepared by BWB)
 - Arboricultural Addendum Report (prepared by BWB)
 - Phase 1 Site Investigation Report (prepared by Groundtech Consulting)
 - Drawing reference 10302-FPCR-XX-XX-DR-L-0001C – Soft landscaping Plan (prepared by FPCR)

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- 1.6. The application is also accompanied by a full set of plans and drawings prepared by Fletcher Rae Architects. Please see the attached covering letter for the full schedule.
- 1.7. The key benefits of the proposed development are:
 - A. The redevelopment of a long-standing vacant brownfield site.
 - B. The delivery of up to 3,058 sq.m of employment uses within an identified employment area, helping to meet a key Council objective of promoting regeneration and development within the Knowsley Industrial and Business Parks.
 - C. Investment in the site and the creation of additional employment opportunities both during construction and once operational.

Pre-application Advice

- 1.8. A pre-application request was submitted on 4 June 2021 to Knowsley Council ahead of formal submission. The pre-app advice confirmed the following:
 - a. The approach to applying to making a full application was agreed as acceptable.
 - b. The proposed uses are acceptable.
 - c. The required application documents were confirmed.

Structure of the Document

- 1.9. The remainder of this Statement sets out the case for the proposals and addresses the main issues in respect of the applications determination. It is structured as follows:
 - Section 2:** The Site and Surroundings.
 - Section 3:** The Proposal.
 - Section 4:** Planning Policy Context.
 - Section 5:** Assessment of the Proposal.
 - Section 6:** Statement of Community Involvement.
 - Section 7:** Economic Statement.
 - Section 8:** Social Value Strategy.
 - Section 9:** Summary and Conclusions.

2. The Site and Surroundings

The Application Site

- 2.1. The application site is shown in detail on Site Location Plan reference 19008-FRA-00-00-A-DR-91-0001-P1, a copy of which is included at **Appendix 1**. The site measures 0.82 hectares.
- 2.2. The site is located within the administrative boundary of Knowsley Council. The application site and the Nexus House and industrial buildings are both within the ownership of the applicant.
- 2.3. The site is enclosed by School Lane to the north, Gellings Road to the east, parking associated with the Nexus Industrial building beyond which is Randles Road to the south and the Nexus Industrial building to the west. It largely comprises unmaintained scrub land with a number of trees located on the sites boundaries.
- 2.4. The wider context of the site is Knowsley Business Park, which comprises approximately 133 hectares of employment uses and employs in the region of 5,000 people. Together, Knowsley Industrial and Business Parks form the principal industrial estate in the Borough and the second largest in the North West region, behind only Trafford Park in Greater Manchester. The site is located approximately 2.5km south of Kirkby town centre, and 9km north of Liverpool City Centre.
- 2.5. The site is allocated in the Development Plan as Land for Employment Development & Primarily Industrial Area.

Relevant Planning History

- 2.6. As referred to above, the relevant planning history for the application site and the proposal is outline planning permission 19/00243/OUT which was granted on the same site to the same applicant on 6 April 2020. A copy of the permission is included at **Appendix 2**.
- 2.7. The site is described on the decision notice as the 'vacant land at junction of Moorgate Road / M57 slip road and School Lane; and vacant land at junction of Randles Road / Gellings Road and School Lane, Knowsley Business Park, Knowsley'.
- 2.8. The description of development as stated on the decision notice is: *'Outline application for erection of petrol filling station of upto 476 sq.m (Sui Generis), a drive thru unit of upto 225 sq.m (Use Class A1/A3/A5) to the western parcel and erection of 3 no. industrial units of upto 3,827 sq.m (use class b1/b2/b8) to the eastern parcel, together with construction of vehicular/pedestrian accesses (access to be considered - all other matters reserved for future approval).'*

- 2.9. A copy of the approved Illustrative Masterplan (ref. 19008 PL02 Revision: A) for the extant outline planning permission included at **Appendix 3**. The plan shows that the site was split into two parcels, with the plot to the east of Nexus House to be developed for industrial uses and the plot to the west to be developed for commercial uses. The two elements of the scheme were linked by Condition 4 of the outline planning permission which states that:

'The development consisting of employment uses (B2/B8 use classes) hereby permitted, to the eastern parcel of land, shall be completed prior to the first occupation of either the Petrol Filling Station or the Drive Thru Unit (Use Class A1/A3/A5). For the avoidance of doubt this shall include as a minimum completion of the external walls and roof of the building and the surfacing and layout of the approved car park and servicing areas.'

Reason: To ensure that the ancillary petrol filling station and drive through units are not developed independently of the employment uses and to ensure compliance with Policy CS4 in the Knowsley Local Plan Core Strategy 2016.'

- 2.10. To clarify, the application site for this planning application relates only to the industrial development on the eastern parcel of land i.e. the industrial development. Reserved matters for the commercial development i.e. the petrol filling station or the drive-thru unit will be submitted separately. The development of this site and the commercial development on the western parcel remain linked by Condition 4 of the extant outline planning permission.
- 2.11. In relation to the principle of the industrial development the officers report to committee states at paragraph 8.1 that:
- 'The proposed employment (B2/B8) uses are acceptable in principle as the application site is allocated (in the local plan) for employment uses and these uses would be consistent with the land's allocation...'*
- 2.12. A copy of the officers report to committee outline planning permission 19/00243/OUT is included at **Appendix 4**.

3. The Proposal

3.1. Full planning permission is sought for:

'The erection of a an industrial unit (Use Classes B2/B8 with ancillary Class E) comprising floorspace 3,058 sq.m (including mezzanines) with access, service yard, car park, pedestrian link with existing building, landscaping and associated works'

3.2. The proposal is shown in detail on the submitted plans / drawings and Design and Access Statement, prepared by Fletcher Rae. The Proposed Site Plan reference 19008-FRA-01-00-A-DR-90-1001-P3 is included at **Appendix 5**.

3.3. The proposed development is on the same site and is akin to the scheme that was granted outline planning permission on 6 April 2020 (ref. 19/00243/OUT). At the time the outline planning application was submitted, an operator for the industrial scheme had not been identified. Now that TuffX Glass are taking the site as a n extension to its existing premises a new full planning application is required as there are some minor changes from the previously approved outline scheme some of which fall outside of the red line area for the outline permission.

3.4. The submitted Design and Access Statement states at paragraph 1.2:

'The proposals have been developed following a detailed analysis of the site, its context, surroundings, an initial pre-application consultation (ref. 18/00048/PREAPP) with Knowsley Council planning officers and outline planning permission attained on the site for a previous scheme (ref. 19/00243/ OUT).'

3.5. The proposal is described at Section 4 of the Design and Access Statement as follows:

- A. Erection of a an industrial unit (Use Classes B2/B8 with ancillary Class E) comprising floorspace 3,058 sq.m (including mezzanines) with access, service yard, car park, pedestrian link with existing building and associated works
- B. The Site will provide 62 car parking spaces including 3 accessible spaces and 5 additional motorcycle spaces.
- C. Designed to integrate with local developments.
- D. Pedestrian and cycle links within the site as well as 8 bicycle spaces provided.
- E. Responsibly sourced materials designed to reduce on site waste, construction time, and aid the buildings integration into the site.

3.6. Section 6 of the of the Design and Access Statement states that:

- a. The proposals outlined in this document will adopt the existing colour palette within the area with the intension of enhancing the appearance of the area.
- b. Existing trees and vegetation will be retained where possible which will act as a natural screen and filter possible noise within and surrounding the site.
- c. The development layout and design aims to maximise existing pedestrian, vehicle and cycle links as well as creating new links within the site.

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- d. The proposed development is situated within short walking distance of the nearby residential areas and industrial estates/ local businesses.
- e. The proposed developments is situated within the industrial zone and will fit seamlessly within the typology of buildings.
- f. The proposed development seeks not only keep an established business within the area, but also to expand the business.
- g. Is part of the proposals, the highways will be improved and implemented as part of the development to provide ease of access for vehicles, cyclists and pedestrians.

4. Planning Policy Context

- 4.1. This Section provides an overview of the planning policy context relevant to the site, with reference to both national planning policy and the Council's Development Plan.

National Planning Policy (NPPF)

- 4.2. The NPPF was originally published in March 2012 before being revised multiple times, the most recent being in July 2021.
- 4.3. The overarching aim of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives. Paragraph 8 of the NPPF states that there are three overarching objectives to sustainable development: economic, social and environmental, and that the planning system must therefore perform a number of roles in delivering these:
- A. An economic role - contributing to building a strong, responsive and competitive economy;
 - B. A social role - supporting strong, vibrant and healthy communities; and,
 - C. An environmental role - contributing to protecting and enhancing our natural, built and historic environment.
- 4.4. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).
- 4.5. The Government expects communities to plan positively to support sustainable development (paragraph 29). So that development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10). It also follows that development plans, under the current plan-led system, ought to be consistent with the objectives, principles and policies now set out in the NPPF.
- 4.6. Paragraph 11 sets out in detail the presumption in favour of sustainable development. It states that plans should positively seek opportunities to meet the development needs of their area.
- 4.7. The NPPF seeks to encourage growth. Local planning authorities may take decisions that depart from an up-to-date development plan if material considerations in a particular case indicate that the plan should not be followed (paragraph 12).
- 4.8. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (paragraph 38).
- 4.9. Paragraph 81 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. It goes on to say that significant weight should be placed on the need to support economic growth and activity.

- 4.10. Paragraph 82 states that planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to local industrial strategies and other local policies for economic development and regeneration.

Knowsley Council Local Plan

- 4.11. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.12. In this instance, the Development Plan comprises the Knowsley Local Plan Core Strategy which was adopted in 2016 and covers the period up to 2028 and the saved policies of the Knowsley Replacement Unitary Development Plan (UDP) which was adopted in 2006.
- 4.13. The site in its entirety is allocated as part of a Primarily Industrial Area (subject to Core Strategy Policy CS4 and UDP Policy EC3) and as Land for Employment Development (Site Ref. E37 and subject to Core Strategy Policy CS4 and UDP Policy EC2). The following Development Plan policies are considered most pertinent to the application proposals:

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

- EC3 – Primarily Industrial Areas
- ENV2 – Noise and vibration

Core Strategy (2016)

- SD1 – Sustainable Development
- CS2 – Development Principles
- CS4 – Economy and Employment
- CS7 – Transport Networks
- CS11 – Principle Industrial area - Knowsley Business and Industrial Park
- CS19 – Design Quality and Accessibility in New Development
- CS24 – Managing Flood Risk

- 4.14. Where necessary the policies listed above are discussed in further detail below as well as in Section 5 of this Statement.
- 4.15. Policy SD1 relates to sustainable development and states that when considering development proposals, a positive approach will be taken which reflects the presumption in favour of sustainable development contained within the NPPF.
- 4.16. Policy CS1 sets out the Spatial Strategy for Knowsley and identifies Knowsley Industrial and Business Parks as one of several Principal Regeneration Areas in Knowsley, where opportunities for regeneration and development will be maximised.

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- 4.17. Policy CS2 sets out a number of development principles in which proposals are expected to meet. Those of most relevance to the proposals include; meeting needs for employment, improving employment levels and maximising opportunities for the regeneration of previously development land.
- 4.18. Policy CS4 relates to the economy and employment and is therefore a key consideration in respect of the application proposals. Policy CS4 seeks to ensure that economic growth is being delivered and that existing employment areas are enhanced and used efficiently. Policy CS4 also states that at least 164 hectares of employment land will be developed for employment uses over the plan period (2010-2028), being primarily located in five key areas, one of which is Knowsley Industrial Park (including Knowsley Business Park).
- 4.19. Policy CS7 relates to Transport Networks and sets out various aspirations and requirements relating to location, design and management of new development.
- 4.20. Policy CS11 relates to the Knowsley Industrial and Business Parks Principal Regeneration Area and encourages a mix of new high quality employment development, within Use Classes B1, B2 and B81. Policy CS11 sets out a preference for Class B1 and B8 to the south of South Boundary Road (of which the application site is located).
- 4.21. Policy CS19 relates to Design Quality and accessibility in new development. The key aspirations of the policy are to enhance local distinctiveness, identity and accessibility of places and to maintain a good standard of amenity for all existing and future occupants of buildings.
- 4.22. Policy CS22 relates to sustainable and low carbon development and requires new development to meet high standards of sustainable design and construction to minimise carbon emissions.

Unitary Development Plan

- 4.23. The Knowsley Replacement Unitary Development Plan was adopted in 2006. On the adoption of the Core Strategy a number of the UDP policies were deleted, however, a number have been retained. Those of relevance to the proposals are set out below.
- 4.24. UDP Policy EC2 relates to sites allocated for employment development and identifies the eastern development parcel as one such site, referred to as 'Land between Randles Road and School Lane' (Site Ref E24) being 1.2 hectares. Policy EC2 relates states that those should be used for development within Use Classes B1, B2 and B8.
- 4.25. Policy EC3 relates to Primarily Industrial Areas of which the whole site is designated and states that proposals within Use Classes B1, B2 and B8 will be supported.

¹ On the 1 September 2020, it created a new 'Commercial, Business and Service' Use Class, known as Class E. Class E amalgamated a number of former land use purposes within former Class A1, A2, A3, B1, D1 and D2. The former Class B1 therefore now falls within Class E.

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Supplementary Planning Documents

- 4.26. There are a number of Supplementary Planning Documents (SPD's) that are of relevance to the proposals, including:
- A. Adding Social Value to Development SPD.
 - B. Ensuring a Choice of Travel SPD.
 - C. Trees and Development SPD.
- 4.27. Those of most significance are discussed in further detail below.

5. Assessment of the Proposal

- 5.1. This Section will assess the proposals against the following key issues identified in the officers report to committee for extant outline planning permission 19/00243/OUT:

- D. Principle of Development
- E. Highways & Access
- F. Flood Risk & Drainage
- G. Ecology and Trees (and Landscaping)
- H. Environmental Issues (Geo-Environmental)

A. Principle of Development

- 5.2. The principle of development is well established. Firstly, by the site allocation within the adopted Development Plan, which is for Primarily Industrial Area (Core Strategy Policy CS4 and UDP Policy EC3) and Land for Employment Development (Site Ref. E37, Core Strategy Policy CS4 and UDP Policy EC2). Secondly, the principle of development is further established by extant outline planning permission 19/00243/OUT which permits the development of the application site for up-to 3,287 sq.m of Use Classes B2/B8 with ancillary office uses (Class E(g)).
- 5.3. The proposal is for the erection of an industrial unit within Use Classes B2/B8 with ancillary Class E comprising 3,058 sq.m of floorspace (including mezzanines) and associated works. Overall, the clear conclusion is that the principle of development is acceptable.

B. Highways & Access

- 5.4. The application is accompanied by a Transport Statement (prepared by CBO Transport). Section 6 sets out the overall conclusions. It concludes that:

'Permission was granted under the consented scheme for the provision of two accesses to the site from Gellings Road. The previously approved northern access to the site would be retained under the current proposals, whilst the previously approved southern access would be relocated approximately 25 metres further south. Both of these accesses continue to be of a suitable arrangement and provide appropriate levels of visibility provision. As a result and as was the case in April 2019 when considering the consented development, the proposed accesses from Gellings Road are considered acceptable and appropriate from a design and safety perspective'

- 5.5. In relation to access the Addendum concludes that:

'The proposed single industrial unit would result in a reduction in peak hour flows compared to the multiple units considered as part of the consented scheme. As a result, it is concluded that the current proposals would generate less traffic than the consented scheme and that the impact would therefore also be reduced;

On the basis that the previous impacts must have been considered acceptable in order for the scheme to be consented, it must be the case that these lesser impacts would also be acceptable.'

- 5.6. The overall recommendation from CBO Transport is that there are no traffic or transportation grounds on which to refuse the application for the proposed development. It is therefore considered that the proposals are in accordance with the Core Strategy Policies SD1 and CS7.

C. Flood Risk & Drainage

- 5.7. The application is accompanied by a Flood Risk Assessment Addendum Report (FRA) which has been prepared by BWB. The FRA demonstrates that the site and the proposed development is at low risk of flooding from all sources (fluvial, pluvial and groundwater and sewers). The FRA also concludes that the proposals will not increase the risk of flooding at the site or in the vicinity with the recommended mitigation measures which will be incorporated into the development.
- 5.8. The application is also supported by a detailed drainage scheme, also prepared by BWB. It shows in detail how foul and surface water will be drained from the site following completion of the development. The drainage design for the development will comply with the relevant local and national standards, specifically the hierarchy of discharge, runoff rate and volume criterion.
- 5.9. It is therefore considered that the proposals fully comply with Core Strategy Policies SD1 and CS24.

D. Ecology and Trees (and Landscaping)

- 5.10. The application is accompanied by an Ecological Impact Assessment Addendum prepared by BWB, which builds on the ecological work undertaken for extant outline planning permission 19/00243/OUT. Section 3 of the Addendum concludes that:

'3.1 The Site conditions remain largely the same since the previous EclA was completed. As such, impact risks associated with the revised (but very similar) scheme are considered like for like. As such no further assessment or surveys are considered necessary in support of the proposals. Therefore, recommendations for mitigation, compensation and enhancement outlined in the previous report should be followed as necessary (see Sections 5, 6, 7 and 8 of the previous EclA for full details) for the following receptors:

- *River Alt and M57 Corridor Nature Improvement Area;*
- *Knowsley Brook Local Wildlife Site;*
- *Foraging Bats;*
- *Birds; and*
- *Hedgehogs.*

3.2 To facilitate appropriate design, specification and location of enhancement features recommended for the Site in the former EclA report a Biodiversity Enhancement Plan should be produced.'

- 5.11. In relation to trees, the application is supported by an Arboricultural Addendum Report, prepared by BWB, which should be read alongside the Arboricultural Impact Assessment (dated April 2019) for extant outline planning permission 19/00243/OUT. It shows that a number of trees, particularly to the north of the site, are retained and protected. It confirms that the proposal will require the removal of Group G3 (Category C) and small sections of Group G2 (B Category) for the proposed access and car parking. It is considered that the loss of sections of the Category B Group G2 and the removal of G3 will have a negligible effect on local landscape amenity as the majority of the tree line is being retained alongside Gellings Road.
- 5.12. The proposal includes Soft Landscaping Scheme which is shown in detail on drawing reference 10302-FPCR-XX-XX-DR-L-0001C, prepared by FPCR. In summary, the scheme provides new planting to soften and enhance the appearance of the development along the School Lane and Gellings Road frontages. It augments on the existing trees, particularly to the north of the site, which are retained and provide additional screening. There is a buffer to the north comprising new native understorey and semi-ornamental shrub planting. The submitted plan identifies the specific species that will be provided within the scheme and how the scheme will be implemented and maintained.
- 5.13. It is therefore considered that the proposals fully comply with Core Strategy Policy CS21.

E. Geo-Environmental

- 5.14. The application is accompanied by a Phase 1 Geo-Environmental Report prepared by Groundtech Consulting. The Report assesses potential sources of contamination and the associated level of risk. The level of risk is considered low in respect of contaminated soils, however, there is a moderate to high risk in respect of ground gas. It is therefore recommended that intrusive investigation in regards to groundwater and gas monitoring is undertaken. Given that this requirement can be conditioned and does not affect the Council's ability to determine the application. It is therefore concluded that the proposals are in accordance with the relevant Development Plan policies.

6. Statement of Community Involvement

- 6.1. Planning guidance states that pre-application consultation with local communities, local authorities, and statutory consultees can bring a number of benefits to the process of determining planning applications.
- 6.2. Paragraph 39 of the NPPF states:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'
- 6.3. The Localism Act of 2011 also seeks to provide the local community with an opportunity to input throughout the planning process. The Act requires developers to notify the local community about its proposals to *'bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.'* It goes on to state that the publicity must explain how the developer can be contacted by those *'wishing to comment on, or collaborate...on the design of, the proposed development'* and that the developer must consider the feedback received by having *'regard to any responses to the consultation.'*
- 6.4. The Knowsley Statement of Community Involvement was adopted in April 2017 and acts as a code of practice of how the Council will involve people in planning decisions. Whilst it does encourage applicants to utilise the pre-application process, the document does not set out any formal requirements for applicants in terms of consulting with the public.
- 6.5. The application for the extant outline planning permission 19/00243/OUT was supported by a Statement of Community Involvement (SCI) dated April 2019. A copy of that SCI is included at **Appendix 5** as it sets out the consultation programme undertaken by the applicant that application.
- 6.6. Given that the principle of development is clearly established and a full Statement of Community Involvement was provided as part of that outline planning application, it is considered that for this application the statutory 21 day consultation that will be undertaken for this application is sufficient in this instance.

7. Economic Statement

- 7.1. The industrial units approved by extant outline planning permission 19/00243/OUT were applied for on a speculative basis to try and attract new tenants and deliver the site for employment use. However, when the Council resolved to grant planning permission for that development the economic benefits of the proposal were clearly acknowledged.
- 7.2. The proposal now seeks full planning permission for a new industrial unit measuring 3,058 sq.m. The new unit is for TuffX Glass who currently operate from within the adjacent Nexus House and Industrial Estate and are seeking to expand operations at this location.
- 7.3. With this in mind the proposed development is considered to represent positive investment in Knowsley and will ensure that the site is delivered in accordance with the allocation in the adopted Development Plan and broadly the outline planning permission. As the site currently lies vacant, the development will secure economic growth through the creation of permanent and temporary employment opportunities across a range of employment types. The employment created by the proposed development and the associated wage generation that will be realised are a significant benefit of the proposal.
- 7.4. The investment in the site to deliver the proposed development is expected to be in the region of £2.25m. This is a significant investment in the area which demonstrates commitment to the area as a viable location for employment generating uses.
- 7.5. In addition to the 201 staff employed by TuffX the proposed development to expand existing operations is anticipated to provide over 25 new employment positions. This uplift in local jobs is a considerable benefit in the overall planning balance.
- 7.6. The proposal will also create numerous additional jobs, for example, during the construction phases and within the supply chain both for the contractors and suppliers. The proposed development will ultimately involve a significant construction programme. Given the scale of the construction activity, there is considerable scope to provide training opportunities in a range of construction and engineering trades.
- 7.7. The creation of additional jobs and earnings in the locality is a significant positive benefit of the proposals. This will result in associated wider benefits for the local economy through increased spending power of residents, which in turn will help support other local businesses.
- 7.8. As set out above, there is an urgent need to create job opportunities now. Accordingly the requirement for economic investment is a national imperative. This is the specific policy objective of Paragraph 81 of the NPPF that confirms that significant weight should be placed on the need to secure economic growth.

8. Social Value Strategy

8.1. The Adding Social Value to Development SPD was adopted in September 2018. The SPD requires all major development proposals to be supported by a Social Value Strategy. The Social Value Strategy will identify how new development can contribute towards the provision of training and opportunities for new employment. The scope of the Social Value Strategy should relate to the construction phase and end use occupation.

8.2. Paragraph 4.10 of the SPD is of particular relevance:

'The Social Value Strategy will, as a minimum, contain realistic estimates of the social value training and employment weeks that the developer, through its appointed contractor and supply chain, would envisage being created by the construction and end use phases. The Council will work with approved partners with local expertise in social value to advise on and monitor the content and implementation of developers' Social Value Strategies.'

8.3. In relation to Social Value, the officers report to committee extant outline planning permission 19/00243/OUT states at paragraph 8.13 that:

'Given that the application site exceeds the threshold of 1ha in accordance with the Adding Social Value to Development: Employment and Skills Supplementary Planning Document, a social value strategy is required to be submitted in addition to the payment of an appropriate monitoring fee. This is proposed to be secured through a S106 legal agreement.'

8.4. Accordingly, a S106 Agreement may be linked to any grant of planning permission and may include a Social Value Strategy contribution.

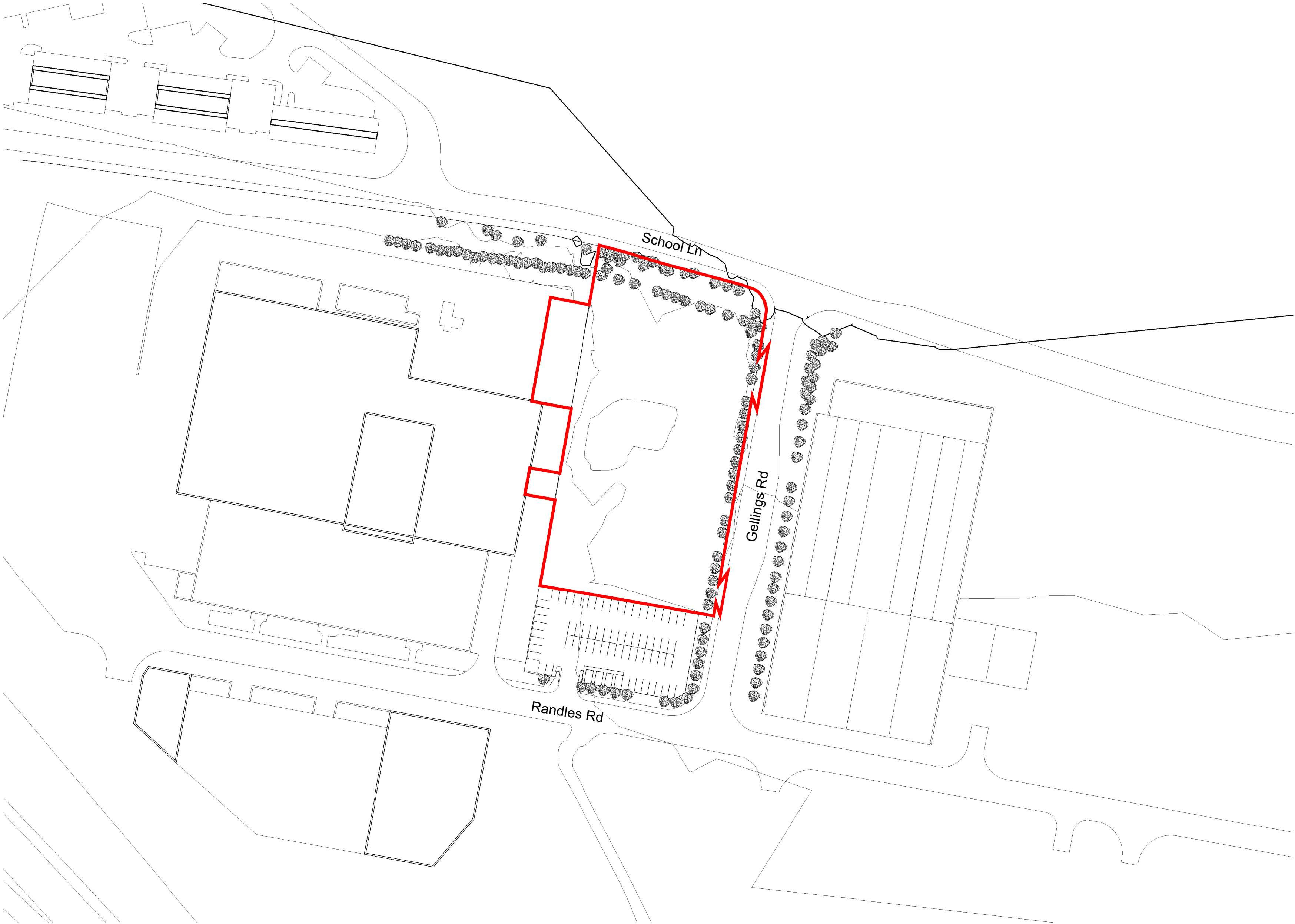
9. Summary and Conclusions

- 9.1. This Planning Statement has been prepared by Savills Planning on behalf of Tilstone Industrial Ltd to support a full a planning application at the land off Gellings Road, Knowsley for:
- ‘The erection of a an industrial unit (Use Classes B2/B8 with ancillary Class E) comprising floorspace 3,058 sq.m (including mezzanines) with access, service yard, car park, pedestrian link with existing building, landscaping and associated works’*
- 9.2. The proposal will allow TuffX Glass to expand its existing operations at this location with the new unit linked to their existing premises at Nexus House. This is a positive investment in the site by a significant local employer.
- 9.3. The site is allocated in the Development Plan as Land for Employment Development & Primarily Industrial Area. A similar scheme at the application has already been approved at the site on 6 April 2020 under outline planning permission 19/00243/OUT. It follows that the conclusions that were drawn in reaching the decision to approve the outline application apply this proposal. The principle of development is therefore clearly acceptable.
- 9.4. The key benefits of the scheme are considered to be:
- A. The redevelopment of a long-standing vacant part brownfield site
 - B. The delivery of up to 3,058 sq.m of employment uses within an identified employment area, helping to meet a key council objective of promoting regeneration and development within the Knowsley Industrial and Business Parks.
 - C. Significant investment in the application site and the creation of new employment opportunities both during the application potential to create significant job opportunities both during construction and once operational.
- 9.5. This Statement, along with the other documents which support the planning application, demonstrate clearly that there are no constraints or issues which should prevent planning permission from being granted.
- 9.6. The overall conclusions are that the proposals are compliant with the Development Plan and there are no material considerations which indicate otherwise. Accordingly, planning permission should be granted in accordance with both Section 38(6) of the Planning and Compulsory Purchase Act and the presumption in favour of sustainable development.

Appendices

Appendix 1

Site Location Plan reference 19008-FRA-00-XX-A-DR-91-0000-P1



General Notes

Do not scale from this drawing. Only work to written dimensions.

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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P1	Red line boundary & fence line amended, building height increased, office elevations amended and bris soleils added, sub station added and general amendments	11/08/21		
P0	First Issue	20/07/21		
Rev.	Description	Date	ISS	APP

Scale 1 : 1000 @
Status A2
Drawn By JB
Checked By BB
Date 05/07/21

Client:
Tilstone Managing Warehouse REIT PLC
Gellings Road
Knowsley
Sheet Name:
Location Plan

Project No.	Orig.	Zone	Level	Type	Role	Cls.	Dwg No.	Rev
19008-FRA-01-XX-A-DR-91-0000							P1	

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Appendix 2

Outline Planning Permission reference 19/00243/OUT



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

**This application is subject to a Section 106 Agreement and needs to
be read in conjunction with that Agreement.**

OUTLINE PLANNING PERMISSION

Application No: 19/00243/OUT

Name and address of applicant

Tilstone Industrial Ltd
C/O Agent

Name and address of agent

Savills UK Ltd
12 Booth Street
Manchester
M2 4AW

Date of Receipt: 23 April 2019

Date Valid: 23 April 2019

Address/Location Of Development

**Vacant Land At Junction Of Moorgate Road/M57 Slip Road And School Lane; And
Vacant Land At Junction Of Randles Road/Gellings Road And School Lane,
Knowsley Business Park, Knowsley**

Description of Development

**OUTLINE APPLICATION FOR ERECTION OF PETROL FILLING STATION OF UPTO
476 SQ.M (SUI GENERIS), A DRIVE THRU UNIT OF UPTO 225 SQ.M (USE CLASS
A1/A3/A5) TO THE WESTERN PARCEL AND ERECTION OF 3 NO. INDUSTRIAL
UNITS OF UPTO 3,827 SQ.M (USE CLASS B1/B2/B8) TO THE EASTERN PARCEL,
TOGETHER WITH CONSTRUCTION OF VEHICULAR/PEDESTRIAN ACCESSES
(ACCESS TO BE CONSIDERED - ALL OTHER MATTERS RESERVED FOR FUTURE
APPROVAL)**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Outline Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

STANDARD CONDITION(S)

1. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely (the layout, scale, appearance, access and landscaping).

Reason: The application is in outline form only

2. 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).

3. 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.

4. The development consisting of employment uses (B2/B8 use classes) hereby permitted, to the eastern parcel of land, shall be completed prior to the first occupation of either the Petrol Filling Station or the Drive Thru Unit (Use Class A1/A3/A5). For the avoidance of doubt this shall include as a minimum completion of the external walls and roof of the building and the surfacing and layout of the approved car park and servicing areas.

Reason: To ensure that the ancillary petrol filling station and drive through units are not developed independently of the employment uses and to ensure compliance with Policy CS4 in the Knowsley Local Plan Core Strategy 2016.

5. No development shall be commenced until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/ Final' Sustainable Drainage Strategy, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority,

The details of the 'Confirmed / Final' Sustainable Drainage Strategy must be based on the principles and details identified in the Outline Sustainable Drainage Strategy/Statement (GRK-BRB-ZZ-XX-RP-CD-001_SDS / MCA-2031_SDS rev P02 (S2) dated 8 April 2019) and be accompanied by a completed Sustainable Drainage Pro-forma 1 and meet all requirements, including submission requirements, of Knowsley Council's Sustainable Drainage & Surface Water Management Technical Guidance for Developers.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015)

6. No development approved by this permission shall be commenced until a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to and agreed in writing by the Local Planning Authority:
- a. The contaminated land assessment shall include a desk study to be submitted to and approved in writing by the Local Planning Authority. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.
 - b. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with current guidance and best practice. The identity of the person shall be notified to and be approved by the Local Planning Authority prior to the site investigations commencing.
 - c. A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any remediation works taking place. The Local Authority must have approved such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
 - d. Any approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance in accordance with a detail to be first agreed in writing by the Local Planning Authority. A suitably qualified person as first agreed in writing by the Local Planning Authority shall be present on site to supervise investigation and remediation works when such works are taking place. If during the works contamination is encountered which has not previously been identified then the Local Planning Authority shall be notified immediately and all works shall cease pending the submission of additional information on the nature of the contamination and proposals as to how the contamination shall be fully dealt with and an appropriate remediation scheme shall be agreed in writing with the Local Planning Authority and carried out in accordance with agreed timescales.
 - e. Prior to the first occupation of [the building/any dwelling] on site a closure report shall be submitted to and approved in writing by the Local Planning Authority.

The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

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.

7. Fixed plant and machinery associated with the development hereby permitted 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 BS4142:2014, 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.

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

8. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Environmental Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:
- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
 - b) Methods for dust control and suppression.
 - c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - d) The areas for the storage of plant and materials.
 - e) A programme of works, including phasing
 - f) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - g) Scheme for recycling/disposal of waste resulting from demolition and construction works
 - h) Adequate provision for addressing any abnormal wear and tear to the highway.
 - i) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).
 - j) Details of ecological mitigation, construction waste management, pollution prevention and soil resource management.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

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.

9. Prior to the installation of any external lighting a scheme shall be submitted to and approved in writing by the Local Planning Authority which shall be designed to ensure it protects ecology and does not result in excessive light spill onto the area in line with paragraph 180 of the National Planning Policy Framework. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: To ensure that the impacts of the lighting scheme are mitigation on ecology. To ensure compliance with Policy CS8 of the Knowsley Local Plan Core Strategy adopted January 2016 and guidance in NPPF.

10. The reserved matters application submitted to the Council in respect of landscaping shall include the following matters:
 - Native tree species of local provenance
 - Trees and Shrubs which provide berry bearing fruit and which attract a range of insects to encourage foraging by birds and bats.
 - Replacement tree planting at a ratio of 2:1
 - Arboricultural Method Statement.

Reason: In line with recommendations of the Ecological impact Assessment and to ensure a detailed assessment of the impact of the proposed can be undertaken at the reserved matters stage,

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/05/2019	CBO-0504-22	REV A	ACCESS ARRANGEMENTS GELLINGS ROAD
23/04/2019	19008 PL07	REV A	UNIT 5 ILLUSTRATIVE PLAN AND ELEVATIONS
23/04/2019	19008 PL06	REV A	UNIT 4 ILLUSTRATIVE ELEVATIONS
23/04/2019	19008 PL05	REV A	ILLUSTRATIVE ELEVATIONS
23/04/2019	19008 PL04	REV A	ILLUSTRATIVE FLOOR PLANS
23/04/2019	19008 PL03	REV A	PARAMETERS PLAN USES AND HEIGHTS
23/04/2019	19008 PL02	REV A	ILLUSTRATIVE MASTER PLAN
23/04/2019	CBO-0504-004	REV B	TRANSPORT ASSESSMENT

23/04/2019	-	REV 1	ECOLOGY ASSESSMENT
23/04/2019	-	-	ARBORICULTURE REPORT
23/04/2019	190419	-	FLOOD RISK ASSESSMENT PARTS 1, 2, 3 AND 4
13/06/2019	-	-	PHASE 1 SITE INVESTIGATION
23/04/2019	APRIL 2019	-	PLANNING AND RETAIL STATEMENT
09/09/2019	-	-	MARKETING INFORMATION
23/04/2019	19008 PL04	PL04	Units 1-3 Illustrative GF Plans
09/05/2019	CBO-0504-001	REV F	ACCESS ARRANGEMENTS SCHOOL LANE

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Outline planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

EC3 - Primarily Industrial Areas
 ENV2 - Noise and Vibration
 SD1 - Sustainable Development
 CS2 - Development Principles
 CS4 - Economy and Employment
 CS7 - Transport Networks
 CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks
 CS19 - Design Quality and Accessibility in New Development
 CS24 - Managing Flood Risk
 National Planning Policy Framework

This informative is only intended as a summary of the reason(s) for the granting of Outline planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Mark Quinn on 0151 443 2381)

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

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

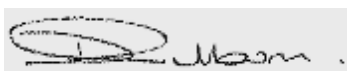
- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

Informatives

- 1 Prior to progression to the full drainage design, please refer to the Sustainable Drainage & Surface Water Management Technical Guidance for Developers for advice on meeting LLFA requirements. Your sustainable drainage strategy will be assessed against the criteria in the Sustainable Drainage Pro-forma. If you do not include this information with your full submission, the LLFA is likely to object. The Pro-forma is for your benefit so that you know what information you should provide. Applications that omit the required information and require repeated re-submissions inevitably result in delays.
- 2 See attached comments from Merseyside Fire Authority
- 3 See attached consultation letter from United Utilities

Executive Director - Regeneration and Economic Development



Date: 6 April 2020

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Directorate of Regeneration and
Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton
Knowsley
Merseyside
L69 9BF

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 4000 (Calls may be recorded)

Inspecting Officer: Peter Armstrong

Email: planningandbuildingregulationteam@merseyfire.gov.uk

Fax: 0151 296 4594 Office Hours

Web Site: www.merseyfire.gov.uk

Your ref: 19/00243/OUT

Our ref: CFP/42/02304/PA/CS

Date: 23rd May 2019

Dear Sir,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NO: 19/00243/OUT

**PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF A PETROL FILLING STATION, A
DRIVE THROUGH UNIT AND 3 INDUSTRIAL UNITS**

**ADDRESS: VACANT LAND AT JUNCTION OF MOORGATE ROAD/M57 SLIP ROAD AND
SCHOOL LANE; AND VACANT LAND AT JUNCTION OF RANGLES ROAD/GELLINGS
ROAD AND SCHOOL LANE**

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.
- * Water supplies for fire-fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- * **Transportation (Lorry/coach parks - multi-storey car parks - service stations)**
- * **Industry**
- * The premises should comply with Section 55 of the County of Merseyside Act 1980

For the proposed Petrol Filling Station:

All works relating to the dispensing of petroleum spirit on the site must meet the requirements of the Petroleum (Consolidation) Regulations 2014 and the Dangerous Substances and Explosive Atmosphere Regulations (DSEAR) 2002.

The premises is or will be subject to a Petroleum storage certificate issued by Merseyside Fire & Rescue Authority as the Petroleum Enforcing Authority.

The full structural details of the installation, including tanks, their surround, associated pipework and monitoring systems should be submitted and approved by Merseyside Fire & Rescue Authority, prior to the installation of the agreed scheme.

All works on the site should take account of the guidance contained within the Design, Construction, Modification, Maintenance and Decommissioning of Filling stations (ISBN 085293 419 X) published by the Association for Petroleum and Explosives Administration

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully



Mr. Armstrong
Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire & Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.
One to two hectares 35 litres per second.
Two to three hectares 50 litres per second.
Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.



**United Utilities Water Limited
Developer Services & Metering**
2nd Floor, Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington
WA5 3LP

Planning.liaison@uuplc.co.uk

Knowsley MBC
PO Box 26, Yorkon Buildings
Archway Road
Huyton
Knowsley
L36 9FB

Your ref: 19/00243/OUT
Our ref: DC/19/2196
Date: 29-JUN-19

Dear Sir/Madam,

Location: Vacant Land At Junction Of Moorgate Road/M57 Slip Road And School Lane; And Vacant Land At Junction Of Randles Road/Gellings Road And School Lane, Knowsley Business Park, Knowsley.

Proposal: The creation of a petrol filling station, a drive thru unit and a terrace of up to three units.

With regards to the above development proposal, United Utilities Water Limited ('United Utilities') wishes to provide the following comments.

Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

We request the following drainage conditions are attached to any subsequent approval to reflect the approach detailed above.

Recommended Condition

No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must be in accordance with the submitted Sustainable Drainage Statement Document Number GRK-BWB-ZZ-XX-RP-CD-0001_SDS Revision P02 dated 8 April 2019. Foul and surface water shall drain on separate systems and no surface water shall discharge to the public sewer either directly or indirectly. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

The applicant can discuss any of the above with Developer Engineer, **Daniel McDermott**, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example:

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances.

Water Supply

We can readily supply water for domestic purposes, but for larger quantities for example, commercial/industrial we will need further information.

For properties of three or more storeys high the developer may need to install some internal storage and internal booster pumps to ensure a constant supply to the upper storeys.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' Property, Assets and Infrastructure

Public sewers cross this site and we may not permit building over them. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems. This should be considered in the applicants landscaping proposal submitted with any application for approval of reserved matters.

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Shireen Lawrenson
United Utilities
Developer Services and Metering

Appendix 3

Approved Illustrative Masterplan reference 19008 PL02 Revision: A



General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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UNIT	AREA SQM / SQFT	TOTAL
Unit 1 (B1/B2/B8)	925sqm / 10,000sqft + 15% Mezz	1063sqm/ 11,442sqft
Unit 2 (B1/B2/B8)	925sqm / 10,000sqft + 15% Mezz	1063sqm/ 11,442sqft
Unit 3 (B1/B2/B8)	1010sqm / 10,871sqft + 15% Mezz	1161sqm/ 12,496sqft
Unit 4 (Sui Generis)	476sqm/ 5123sqft	476sqm/ 5123sqft
Unit 5 (A1/A3/A5)	225sqm/ 2750sqft	225sqm/ 2750sqft
SUB TOTAL:		3988sqm/ 43,253sqft

- Site Boundaries
- Existing tree
- Proposed tree

Revision

A

First Issue

12.04.19

AR

Scale

1:1250@A3

Status

PLANNING

Drawn by

AR

Date

03.04.19

Client

TILSTONE MANAGING WAREHOUSE REIT PLC

Project

GELLINGS ROAD, KNOWSLEY

Drawing Description

ILLUSTRATIVE MASTERPLAN

Drawing No.

19008_PL02

Rev. A

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Appendix 4

A copy of the officers report to committee Outline Planning
Permission 19/00243/OUT

APPLICATION NO: 19/00243/OUT

APPLICANT: Tilstone Industrial Ltd

WARD AFFECTED: Prescott North

DEVELOPMENT:

OUTLINE APPLICATION FOR ERECTION OF PETROL FILLING STATION OF UP TO 476 SQ.M (SUI GENERIS), A DRIVE THRU UNIT OF UPTO 225 SQ.M (USE CLASS A1/A3/A5) TO THE WESTERN PARCEL AND ERECTION OF 3 NO. INDUSTRIAL UNITS OF UP TO 3,287 SQ.M (USE CLASS B2/B8) TO THE EASTERN PARCEL, TOGETHER WITH CONSTRUCTION OF VEHICULAR/PEDESTRIAN ACCESSES (ACCESS TO BE CONSIDERED - ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL)

LOCATION OF SITE:

Vacant land at the junction of Moorgate Road/M57 Slip Road And School Lane; and vacant land at junction of Randles Road/Gellings Road and School Lane, Knowsley Business Park, Knowsley,

DEVELOPMENT PLAN ALLOCATION:

Land for Employment Development & Primarily Industrial Area.

REPRESENTATIONS:

2 representations have been received.

RECOMMENDATION:

That Members delegate authority to the Head of Planning and Highways to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule,
- (ii) the applicant entering into a Section 106 legal agreement to secure measures set out in a social value strategy.

CASE OFFICER

Mark Quinn (0151)-443 2223)

SUMMARY:

This application relates to two parcels of land; one is adjacent to the junction of Moorgate Road and the M57 junction (western parcel) and the other is at the junction of Randles Road/ Gellings Lane and School Lane (eastern parcel).

This is an Outline application for the erection of:

- a petrol filling station of up to 476sqm (to be located on the western parcel)
- a drive through unit (A1/A3/A5) up to 225sqm (to be located on the western parcel)

Erection of three industrial units (B2/B8 uses) (to be located on the eastern Parcel)

The relevant key issues are:-

- The 'loss' of employment land to other uses;
- The principle of allowing the ancillary uses which in sequential terms should preferably be located within (or at the edge of) an existing town or local centre, and;
- Access and car parking.

1. SITE AND SURROUNDINGS

- 1.1 The application parcel to the west is bounded by the School Lane /M57 roundabout (Junction 4), M57 motorway and existing industrial development. The parcel to the east is bounded by School Lane, existing industrial development, Gellings Road and a car park.
- 1.2 The parcel to the west comprises of unmanaged scrub, grass and trees and the parcel to the east comprises of trees to the north and unmanaged grass for the remainder of the site.

2. PROPOSAL

- 2.1 The development would be divided between the two parcels. The western parcel would comprise a petrol filling station and a drive thru unit (A1/A3 or A5 use classes). The eastern parcel would comprise 3 industrial units for B2 or B8 uses. Access to the parcels is submitted for consideration at this stage with all other matters reserved for future approval.

3. RELEVANT SITE HISTORY

- 3.1 09/00574/OUT - OUTLINE APPLICATION FOR DEVELOPMENT OF BUSINESS UNITS (USE CLASS B1), A HOTEL (USE CLASS C1) AND A RETAIL/ FOOD AND DRINK UNIT (USE CLASSES A1,A3, A4 AND A5). Refused November 2010
- 3.2 11/00320/OUT - OUTLINE APPLICATION FOR DEVELOPMENT OF BUSINESS UNITS (USE CLASS B1), A HOTEL (USE CLASS C1) AND A RETAIL/ FOOD AND DRINK UNIT (USE CLASSES A1, A3, A4 AND A5) - MEANS OF ACCESS TO BE CONSIDERED AT THIS STAGE. Granted October 2011

4. EQUALITIES ACT 2010

- 4.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010
- 4.2 Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:

- eliminate discrimination, harassment and victimisation;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

5. REPRESENTATIONS

The application was published by site and press notices and through the positing of letters to the occupiers of 25 neighbours. Two representations have been received raising the following issues:-

Highway Safety

- Traffic issues at peak hours (queuing traffic on School Lane)

Other

- Great facility for the area
- Object to additional parking on Randles Road/ Gellings Road making it more difficult for mobile cafes to park in area.
- Will put existing Street Traders out of a job

6. CONSULTATIONS

Local Highway Authority – No objections.

Environmental Health & Consumer Protection – No objections subject to conditions relating to fixed plant, contaminated land and construction management plan.

Highways England – No objections

Arboriculture – No objections subject to method statement being secured at reserved matters and 2 for 1 replacement planting.

Lead Local Flood Authority – No objections in principle subject to surface water drainage scheme being secured.

Merseyside Environmental Advisory Service. – No objections subject to suitable conditions regarding landscaping, environmental management and contaminated land.

Fusion 21 – Social value strategy and associated monitoring fee required.

United Utilities – No objection in principle

Merseyside Fire and Rescue Service- No objection in principle

7. POLICY CONTEXT

- 7.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2019), an extract from which is set-out below, states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

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 usually 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.”

- 7.2 In this regard the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 213 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013, and is also part of the development plan.
- 7.3 The site is allocated as falling within an area of “Primary Industrial Area and Land for Employment Development” Residential Development” on the Local Plan Policies Map. The relevant adopted policies for the assessment of the application are listed below.

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

EC3 – Primarily Industrial Areas
ENV2 – Noise and vibration

Core Strategy (2016)

SD1- Sustainable development
CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks

CS11 – Principle Industrial area- Knowsley Business and Industrial Park
CS19 - Design Quality and Accessibility in New Development
CS24- Managing Flood Risk.

Merseyside Waste Local Plan (2013)

WM9 – Sustainable Waste Management Design and Layout for New Development

8. ISSUES AND ASSESSMENT

Principle of the Development

- 8.1 The proposed employment (B2/B8) uses are acceptable in principle as the application site is allocated (in the local plan) for employment uses and these uses would be consistent with the land's allocation. However, the proposed ancillary uses (i.e. the non- employment uses) are not in accordance with the land's allocation and they would result in a loss of employment land. Consequently, the proposal needs to be assessed against the relevant local planning policies, namely Policies CS4, CS11 and EC 3.
- 8.2 Furthermore, given that uses most appropriate for a town centre are proposed on the western parcel, a 'sequential test' is required to establish that no more suitable sites (either within or at the edge of a town or local centre) are available in addition to justifying the loss of the employment land.
- 8.3 A sequential test has been submitted as part of the application, which identifies several potential sites in Kirby Town Centre and discounts why these sites are not suitable for the ancillary town centre proposed. The submission and its conclusions are considered to be acceptable and confirm that there are no more suitable site within or edge of the town centre to accommodate the proposed town centre uses. Therefore, in sequential terms the proposal complies with local plan Policy CS4 (Economy and Employment).
- 8.4 Policy CS4 also states that "*provision shall be made for at least 164 hectares of land to be developed for employment uses between 2010 and 2028*" and part 7 of the policy 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.*"
- 8.5 This scheme is proposing to deliver up to 3,287sqm of employment floor space and the ancillary uses would comprise 21% of the total floor space proposed. The scheme would not be viable without the ancillary floor space, and a small proportion of non-employment use – as is proposed here - should not adversely affect the borough's overall supply of employment land. There would also still be a sufficient supply of employment land available to meet the Local Plan targets.
- 8.6 The applicant has also submitted evidence that efforts have been made to market the parcel of land to the west for employment development but there is no current demand. Again, the evidence to demonstrate that such efforts have been made is considered acceptable and demonstrates that there is no current demand to develop the land for employment purposes.

- 8.7 The applicant has placed significant emphasis on the employment development's delivery only being possible because of the proposed ancillary uses, which ensure that the scheme is viable. Therefore, it is considered essential that the delivery of the employment uses is directly linked to the delivery of the ancillary uses so that the employment development takes place alongside the ancillary uses, rather than taking place at some point in the future. The phasing of the employment development's delivery is proposed to be secured by a planning condition.

Highway Safety

- 8.8 The access to the western parcel would be taken off School Lane including a right turn lane into the site for traffic coming from the roundabout to the site. The access to the employment units would be taken from two separate points on Gellings Road. The quantum of car parking would be determined at the reserved matters stage, however, the layouts provided on the indicative drawings demonstrate that acceptable parking levels can be achieved subject the precise uses and floorspace submitted as reserved matters.
- 8.9 The principle of the proposed uses are acceptable in highway safety terms and subject to the details to be submitted as reserved matters would be acceptable and in compliance with local planning policy CS7.

Ecology and Trees

- 8.10 The tree report submitted in support of the application confirm that 4 individual trees would be removed and 2 entire tree groups and part of 4 tree groups. This tree loss is considered to be acceptable providing that it is mitigated by:
- 2 for 1 replacement tree planting;
 - native tree planting and planting trees and shrubs which encourage foraging by birds and bats, and;
 - an arboriculture method statement.

The above are proposed to be secured by a planning condition.

- 8.11 An ecological assessment has also been submitted which confirms that the impacts on woodland, bats or birds would be either minor or negligible effects. The proposal would not adversely impact on any local wildlife sites or designated sites. Impacts on ecology and wildlife can be mitigated through a construction environmental management plan and lighting scheme, to ensure no adverse impact on bat foraging.
- 8.12 The proposals subject to the appropriate conditions would ensure compliance with policies CS8 and DQ4 in the Local Plan.

Social Value

- 8.13 Given that the application site exceeds the threshold of 1ha in accordance with the Adding Social Value to Development: Employment and Skills Supplementary Planning Document, a social value strategy is required to be submitted in addition to the payment of an appropriate monitoring fee. This is proposed to be secured through a S106 legal agreement.

Flood Risk and Drainage

- 8.14 A flood risk assessment has been submitted in support of this application. The report demonstrates that the proposed development is not at a significant risk from flooding and simple mitigation measures, such as land profiling to obscure overland flow towards drainage points and surface water run off controlled and infiltrated to the ground are recommended to address any residual risks that may remain.
- 8.15 Surface water runoff from the eastern parcel will infiltrate via tanks positioned in the car parking areas and surface water runoff from the western parcel will infiltrate via a basin.
- 8.16 Overall, the Lead Local Flood Authority is in agreement in principle to the surface water drainage proposals; and as this application is 'outline' the information submitted is preliminary and as detailed above, is subject to finalisation during detailed design stage. With this in mind, the LLFA would expect detailed design drawings and supporting information to be supplied as part of the reserved matters application.

Environmental Issues

- 8.17 A phase I desk study report has been submitted with the application (in terms of ground conditions and the potential for contamination) and a more detailed (phase II) site investigation is recommended, which can be secured by planning condition.
- 8.18 To ensure any fixed plant associated with the development does not impact on the surrounding area it should be designed so that it is at least 5 Db below the existing background noise level. This can be secured by planning condition.
- 8.19 The submission, approval and compliance with a construction environmental management plan is recommended in order to minimise the impacts of the development during the construction phase on surrounding businesses and a small number of houses in School Lane and Gellings Lane.

9. CONCLUSION

- 9.1 The employment uses proposed are on land allocated for this purpose and are therefore acceptable in principle. The ancillary uses on the western parcel are town centre uses and would not normally be acceptable in an industrial area. However, the applicant have provided sufficient justification in the form of a sequential test, a summary of the regeneration benefits of the proposal, and evidence of the parcel being marketed for employment uses. The proposal would also only have a minimal impact upon the borough's overall available supply of employment land. Consequently, in this instance it is considered that there is adequate justification for the ancillary uses, in accordance with local planning policy, provided that the ancillary uses' delivery is linked in to the delivery of the employment development.

- 9.2 Furthermore, the proposal would be acceptable in terms of highway safety, ecology and trees, drainage and flood risk and environmental issues; subject to the imposition of planning conditions and a S106 agreement to secure the social value strategy and monitoring fee.

RECOMMENDATION:

It is therefore recommended that Members delegate authority to the Head of Planning and Highways to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule, or such additional or amended conditions that the Head of Planning and Highways (in conjunction with the Chair of Planning Committee) considers appropriate;
- (ii) the applicant entering into a Section 106 legal agreement to secure measures set out in a social value strategy.

SCHEDULE OF CONDITIONS

Approval of Reserved Matters

- 1) Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely (the layout, scale, appearance, access and landscaping).

Reason: The application is in outline form only

Time Limit

- 2) 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).

Approved Plans

- 3) 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.

Delivery of Employment Uses

- 4) The development consisting of employment uses (B2/B8 use classes) hereby permitted, to the eastern parcel of land, shall be completed prior to the first occupation of either the

Petrol Filling Station or the Drive Thru Unit (Use Class A1/A3/A5). For the avoidance of doubt this shall include as a minimum completion of the external walls and roof of the building and the surfacing and layout of the approved car park and servicing areas.

Reason: To ensure that the ancillary petrol filling station and drive through units are not developed independently of the employment uses and to ensure compliance with Policy CS4 in the Knowsley Local Plan Core Strategy 2016.

Surface Water Drainage

- 5) No development shall be commenced until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/ Final' Sustainable Drainage Strategy, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority,

The details of the 'Confirmed / Final' Sustainable Drainage Strategy must be based on the principles and details identified in the Outline Sustainable Drainage Strategy/Statement (GRK-BRB-ZZ-XX-RP-CD-001_SDS / MCA-2031_SDS rev P02 (S2) dated 8 April 2019) and be accompanied by a completed Sustainable Drainage Pro-forma 1 and meet all requirements, including submission requirements, of Knowsley Council's Sustainable Drainage & Surface Water Management Technical Guidance for Developers.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015)

Contaminated Land

- 6) No development approved by this permission shall be commenced until a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to and agreed in writing by the Local Planning Authority:
- a. The contaminated land assessment shall include a desk study to be submitted to and approved in writing by the Local Planning Authority. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.
 - b. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with current guidance and best practice. The identity of the person shall be notified to and be approved by the Local Planning Authority prior to the site investigations commencing.
 - c. A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any remediation works taking place. The Local Authority must have approved such remedial works as required prior to any

remediation commencing on site. The works shall be of such a nature as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

- d. Any approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance in accordance with a detail to be first agreed in writing by the Local Planning Authority. A suitably qualified person as first agreed in writing by the Local Planning Authority shall be present on site to supervise investigation and remediation works when such works are taking place. If during the works contamination is encountered which has not previously been identified then the Local Planning Authority shall be notified immediately and all works shall cease pending the submission of additional information on the nature of the contamination and proposals as to how the contamination shall be fully dealt with and an appropriate remediation scheme shall be agreed in writing with the Local Planning Authority and carried out in accordance with agreed timescales.
- e. Prior to the first occupation of [the building/any dwelling] on site a closure report shall be submitted to and approved in writing by the Local Planning Authority.

The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

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.

Fixed Plant

- 7) Fixed plant and machinery associated with the development hereby permitted shall be designed to a level that is at least 5dB(A) below the existing L_{A90} 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 BS4142:2014, 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.

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

Construction Environmental Management Plan

- 8). No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Environmental Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- b) Methods for dust control and suppression.
- c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d) The areas for the storage of plant and materials.
- e) A programme of works, including phasing
- f) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
- g) Scheme for recycling/disposal of waste resulting from demolition and construction works
- h) Adequate provision for addressing any abnormal wear and tear to the highway.
- i) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).
- j) Details of ecological mitigation, construction waste management, pollution prevention and soil resource management.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

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.

Bats/Lighting

- 9) Prior to the installation of any external lighting a scheme shall be submitted to and approved in writing by the Local Planning Authority which shall be designed to ensure it protects ecology and does not result in excessive light spill onto the area in line with paragraph 180 of the National Planning Policy Framework. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: To ensure that the impacts of the lighting scheme are mitigation on ecology. To ensure compliance with Policy CS8 of the Knowsley Local Plan Core Strategy adopted January 2016 and guidance in NPPF.

10) Landscaping

The reserved matters application submitted to the Council in respect of landscaping shall include the following matters:

- Native tree species of local provenance
- Trees and Shrubs which provide berry bearing fruit and which attract a range of insects to encourage foraging by birds and bats.
- Replacement tree planting at a ratio of 2:1

- Arboricultural Method Statement.

Reason: In line with recommendations of the Ecological impact Assessment and to ensure a detailed assessment of the impact of the proposed can be undertaken at the reserved matters stage,

Appendix 5

Proposed Site Plan reference 19008-FRA-01-00-A-DR-90-1001-P3

General Notes

Do not scale from this drawing. Only work to written dimensions.

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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Site Area - 0.82Ha
(2.03acres)

P3	General amendments	18/08/21		
P1	Red line boundary & fence line amended, building height increased, office elevations amended and bris soleils added, sub station added and general amendments	11/08/21		
P0	First Issue	20/07/21		
Rev.	Description	Date	ISS	APP

Scale 1 : 500 @ A2

Status

Drawn By JB

Checked By BB

Date 05/07/21

Client:

Tilstone Managing Warehouse REIT
PLC
Gellings Road
Knowsley

Sheet Name:

Proposed Site Plan

Project No. Orig. Zone Level Type Role Cls. Dwg No. Rev
19008-FRA-01-00-A-DR -90-1001 P3

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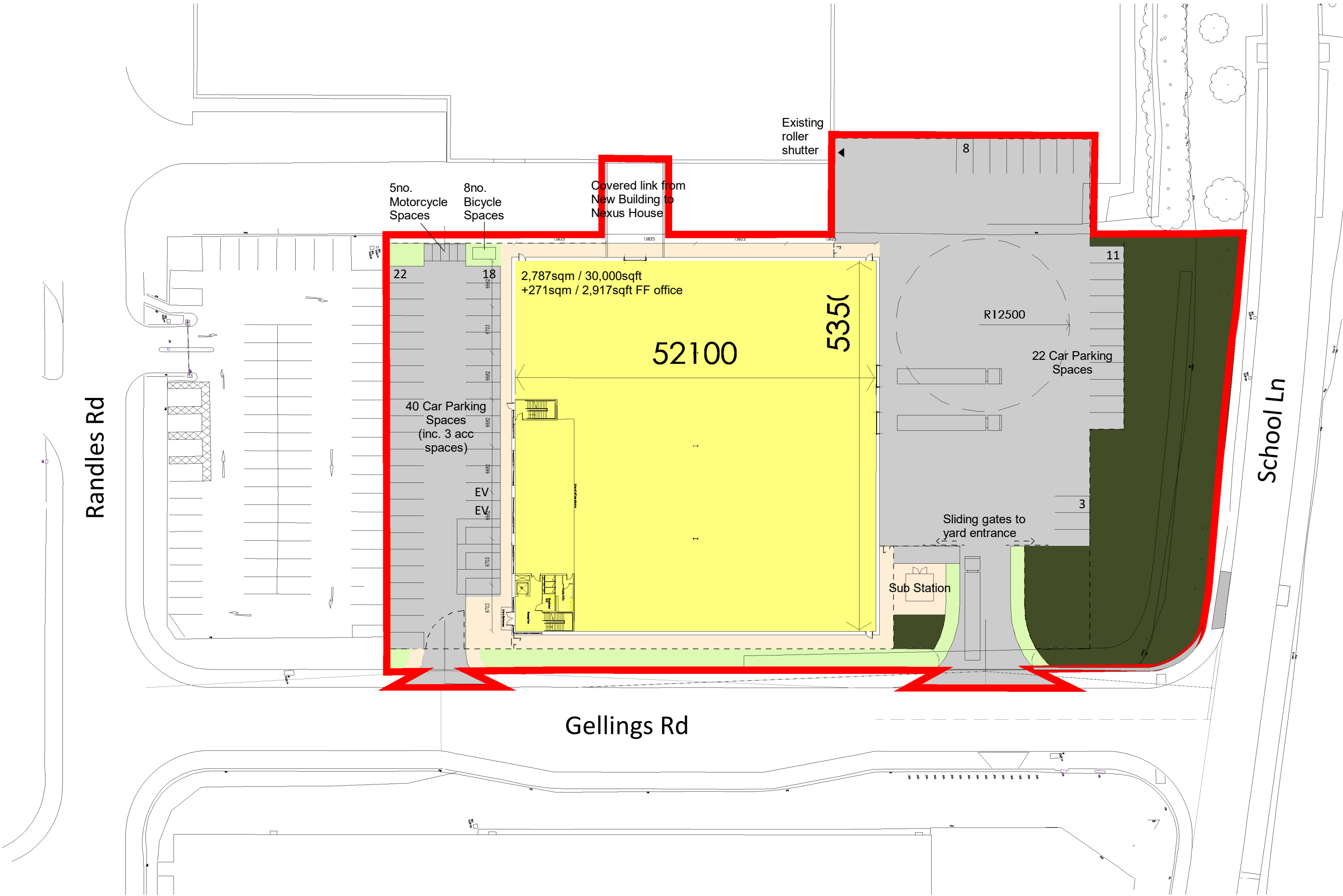
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Proposed Site Plan

1 : 500



Appendix 6

Statement of Community Involvement (SCI), dated April 2019

Statement of Community Involvement

Nexus Industrial, Randles Road, Knowsley

Statement of Community Involvement

Nexus Industrial, Randles Road, Knowsley



Contents

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4.	Conclusions	4
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1. Introduction

- 1.1. This Statement of Community Involvement has been prepared to support an outline planning application for mixed-use development at land at Nexus Industrial, Randles Road, Knowsley.
- 1.2. Planning permission is sought for:

“The creation of a petrol filling station (Sui Generis) up to 476 sq.m, a drive thru unit (Use Classes A1/A3/A5) up to 225 sq.m, a terrace of up to three units (Use Classes B1/B2/B8) comprising floorspace up to 3,287 sq.m (including mezzanines) and means of access. All other matters reserved.”
- 1.3. The site in its entirety measures approximately 1.97 hectares and forms two parcels of land which are broadly rectangular in shape. The eastern parcel is enclosed by School Lane to the north, Gellings Road to the east, parking associated with the Nexus Industrial building beyond which is Randles Road to the south and the Nexus Industrial building to the west. This parcel of land largely comprises unmaintained scrub with a number of trees located on the sites boundaries.
- 1.4. The western parcel is enclosed by School Lane to the north, car parking for the Nexus Industrial Building to the east, Randles Road to the south and Junction 4 of the M57 to the west. The site itself comprises scrubland and underutilised woodland.
- 1.5. The site sits within Knowsley Business Park, which comprises approximately 133 hectares of employment uses and employs in the region of 5,000 people. Together, Knowsley Industrial and Business Parks form the principal industrial estate in the Borough and the second largest in the North West region, behind only Trafford Park. The site is located approximately 2.5km south of Kirkby town centre, and 9km north of Liverpool City Centre.
- 1.6. Ahead of submitting this planning application, Tilstone Industrial Ltd undertook a consultation programme with the aim of understanding and addressing any issues which key consultees may have with the proposed development of the site.
- 1.7. Pre-application consultation was undertaken with Knowsley Council ahead of formal submission. Further, detailed discussions took place between the Council Highways Department, Highways England, and CBO (Highways Consultant) to establish the acceptability in principle of the proposed development. Tilstone Industrial Ltd also consulted with Fusion 21 regarding the scope of the Social Value Strategy in accordance with Knowsley Council's Supplementary Planning Document – Adding Social Value to Development.
- 1.8. Due to the nature of the application site, within an area which predominantly comprises Industrial development, and the absence of any neighbouring residential development in the surrounding area, it is not considered that public consultation is necessary for this proposal.

2. Planning Policy and Guidance

- 2.1. Planning guidance states that pre-application consultation with local communities, local authorities, and statutory consultees can bring a number of benefits to the process of determining planning applications. Against this background, Tilstone Industrial Ltd has sought to consult with interested parties, in accordance with policy and guidance, in relation to community involvement in the planning system.
- 2.2. Paragraph 188 of the National Planning Policy Framework states,

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 2.3. The Localism Act of 2011 also seeks to provide the local community with an opportunity to input throughout the planning process. The Act requires developers to notify the local community about its proposals to ‘bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.’ It goes on to state that the publicity must explain how the developer can be contacted by those ‘wishing to comment on, or collaborate...on the design of, the proposed development’ and that the developer must consider the feedback received by having ‘regard to any responses to the consultation.’
- 2.4. The Knowsley Statement of Community Involvement was adopted in April 2017 and acts as a code of practice of how the Council will involve people in planning decisions. Whilst it does encourage applicants to utilise the pre-application process, the document does not set out any formal requirements for applicants in terms of consulting with the public.
- 2.5. The applicant has sought to adhere to national planning policy and legislation, as outlined above through the public consultation process as outlined in section 3 of this report.

3. Consultation Process

Pre Application Advice

- 3.1. A pre-application request was submitted to Knowsley Council ahead of formal submission. The purpose of this request was to ascertain the views of the Local Planning Authority in respect of the principle of residential development on the site and to enable feedback on the detailed proposals, including from consultees.
- 3.2. A positive pre-application meeting (ref. 18/00048/PREAPP) took place with Knowsley Council on the 28th September 2018 and a copy of the formal pre-application advice is included at Appendix A. This confirms that the council do not foresee any of the discussed issues to be of high risk in achieving a successful outcome to the planning application process.
- 3.3. Attendees at the pre-application meeting from the Council included; Mark Quinn (Development Control), Edward Banister (Planning Policy) and Edward Bannister (Highways).

Highways

- 3.4. Following this meeting detailed discussions took place between the Council Highways Department, Highways England, and CBO (Highways Consultant) to establish the acceptability in principle of the proposed access points, in particular the access from School Lane. As a result of the discussions, the scope of modelling and required detail for the planning application was confirmed. Further details are set out in the Transport Assessment which accompanies this planning application.

Social Value Strategy

- 3.5. Knowsley Council Supplementary Planning Document – Adding Social Value to Development seeks to address the need to improve economic conditions in the Borough, tackling issues such as the presence of skills and educational barriers to employment.
- 3.6. All commercial developments with a floor space of 1,000sqm or greater are required to submit a social value strategy to ensure that development contributes towards addressing the current presence of a skills shortage within the borough.
- 3.7. In line with this, discussions have taken place with Rachael Atkin (Corporate Social Responsibility Officer) at Fusion 21 regarding the scope of the Social Value Strategy that will be required to support the application proposals. It has been agreed that discussions regarding the Social Value Strategy will take place during the determination of the application with a formal statement being produced prior to any committee meeting (or indeed a delegated decision) and that therefore this will not be required to validate the application. This decision is partly because the application is in outline form.
- 3.8. The proposals for the site have been developed in line with all of the above engagement.

4. Conclusions

- 4.1. This statement has been prepared in support of the planning application for mixed-use development at land at Nexus Industrial, Randles Road, Knowsley. The National Planning Policy Framework stresses that an effective pre-application process is the best way to resolve any tensions between the need for Local Planning Authorities to deal quickly and effectively with major planning applications whilst ensuring an appropriate level of community involvement. Consequently, the applicant has undertaken thorough pre-application consultation with the Council from the outset.
- 4.2. Pre-application consultation has been undertaken with Knowsley Council though the formal pre-application process. This has included a meeting and written correspondence with the Council's planning and highways officers.
- 4.3. In addition, correspondence has taken place with Fusion 21 in relation to the required financial contribution required by the recently adopted Social Value Strategy SPD.
- 4.4. In conclusion, the consultation programme undertaken by Tilstone Industrial Ltd has adhered to both local and national planning policy by giving relevant consultees the opportunity to comment on the development proposals which have been incorporated into the application.

Statement of Community Involvement

Nexus Industrial, Randles Road, Knowsley



Appendix A - Pre-application advice from Knowsley Borough Council

Nexus Site, Randles Road, Knowsley Industrial Park

Issues and Risk Log

13th December 2018

Proposal: **Industrial Units, Drive Thru and Petrol Filling Station.**

Planning Ref: **18/00048/PREAPP**

On basis of information submitted 16/08/2018 and 15/11/2018

Site Layout drawing PR1118-SK05 REV A

Site Location Plan PR1118-SK06

Pre Application Highways and Transport Note

Safety Audit

Designers Response to Safety Audit

School Lane Access Arrangement C80-0504-001 REV D

National Planning Policy Framework – see [here](#)

Development Plan:

- Knowsley Local Plan Core Strategy, adopted January 2016 – see [here](#)
- saved Policies of the Knowsley Replacement Unitary Development Plan, adopted June 2006 – see [here](#)
- Merseyside and Halton Joint Waste Local Plan 2013 - see [here](#)

Relevant Supplementary Planning Documents (see [here](#)):

- Ensuring a Choice of Travel SPD;
- Design Quality in New Development SPD;
- New Residential Development SPD; Trees and Development SPD.
- Adding Social Value to Development

The Council's Validation checklist can be found using the link below.

<https://www.knowsley.gov.uk/residents/building-and-planning/planning-permission/consultation-on-planning-validation-checklist>

The most significant planning issues, and therefore risks to achieving a planning permission, are shown below. Those issues highlighted in red are considered to be of high risk to the achievement of a successful outcome.

This is a working document and will be updated during the course of the project when issues are addressed.



High



Medium



Low

ISSUE	PERCEIVED RISK	CURRENT POSITION & NEXT STEPS
1. Principle of Development	The site is allocated as Land for Employment Development and Primarily Industrial Area on the Knowsley Local Plan Policies Map. The Councils regeneration strategy for Knowsley Industrial and Business Parks, as set out within Policy CS11 of the Core Strategy (2016), expresses a clear preference for new B8 units to be constructed on sites located south of South Boundary Road and it directs new B2 units to sites located north of South Boundary Road. This is intent on bringing about a long-term transformation in the image of the industrial parks by avoiding the provision of new light industrial units in gateway or visually prominent locations. However, the land adjacent to Gellings Road is not visually prominent, nor is it directly visible from the strategic highway network. Therefore it is not considered that the provision of B2 units, either in combination with or in place of B8 would put the scheme at odds with this policy. The principle of the industrial units B2/B8 uses is	The planning application submission should contain a sequential test to demonstrate that the town centre uses are acceptable. A supporting statement/report would be required to demonstrate that there is no demand for future Class B uses on the site and that the scheme would not hamper the Council's ability to deliver 164 hectares of employment land by 2028. Clarification would also be required as to the amount of retail space within the Petrol Filling Station.

		considered to be acceptable. The PFS building and Coffee Shop are town centres uses and therefore a sequential test would be required, the applicant would also need to demonstrate that there is no demand for future Class B uses on the site and that the scheme would not hamper the Council's ability to deliver 164 hectares of employment land by 2028. See: Local Plan policies CS2, CS4, CS6 and CS11	
2.	Layout and Design	No detailed designs of the buildings have been submitted at this pre application stage. Therefore comments will be reserved until the planning application stage. The layout is acceptable in principle. The gable wall of the B2/B8 units to School Lane would be prominent to the street therefore a good quality design and materials would be required to these buildings. It is positive to see that some landscaping would be provided along the School Lane boundary. The siting of the PFS and coffee shop is appropriate, the buildings would be visible from the surrounding highways, however there would be scope for planting to the majority of the boundaries. See: Policies CS2 & CS19 of the Local Plan. Policy WM9 of the Waste Local Plan. New Residential Development Supplementary Planning	Detailed designs of all buildings to be submitted at the planning application stage. If a detailed landscaping scheme is not submitted at planning application stage then as a minimum initial tree and shrub planting details are required. Details of materials and colours should be included with the planning application. Details of waste management facilities should be included for each of the three uses and also an indication of waste/recycling points.

		Document.	
3.	Impact on Residential Amenity	The closest residential dwellings are Gellings Farm (260m) and Quarry Cottage (288m). At these distances the proposed uses are not considered to result in any adverse impacts on residential amenity. See: Policy CS19 of the Local Plan	.
4.	Highways	In highway terms, when reviewing such a submission, assessment is given, but not limited to, the following considerations; adequacy of parking, loading and turning facilities associated with the proposed development; traffic generation from the development proposed, road access to the site of the development and the impact on Highway safety. Adequacy of parking and turning facilities associated with the proposed development. Determination of requirements will only be possible once a detailed plan is offered as the requirement for the use class, A3, is based on the public floor area; similarly for the retail/cafe area(s) of the PFS unit. The amount of parking required is set out in the Supplementary Planning Document (SPD) titled Ensuring a Choice of Travel. This document can be viewed by following the link below:	When floorspace details are finalised car parking to be provided to the standards set out in the Ensuring a Choice of Travel SPD. The Designer's Response should be integrated into the Safety Audit, and that the additional information in italics below is also incorporated to make a singular and comprehensive document/report that addresses the Highways queries regarding the access junction; the amendments to the proposal and reference to the previous application's junction and Safety Audit. <i>Physically we would request that a yellow boxed junction on the westbound carriageway about the access junction is added and temporary "New Road Layout" signage (#7014) as per TSRG guidance. Also, seeing the amended access in context of the full development site plan is necessary for overall understanding and assessment of the proposal. There is one query regarding the internal footpath and</i>

		http://www.knowsley.gov.uk/pdf/TravelSPDLowRes.pdf Further, the parking requirements, as per the SPD above, extend to include accessible, motorcycle spaces and cycle parking, in support of sustainable transport use. Note: Long term (staff) cycle parking is required to be secure and covered, visitor/communal cycle parking should offer cycle security but is not expected to offer cover from inclement weather. Traffic generation from the development proposed development. PFS/Drive Thru and Industrial Units Is not expected that there will be a detrimental impact on the highway network, most trips will be pass by or diverted to the PFS/Drive Thru and the amount of trips to the industrial units are neither a severe increase or a departure from the typical type of vehicle on the immediate network about the local industrial area. Road access to the site of the development PFS/Drive Thru The revised access is, in principle considered to be suitable in design. Industrial Units The location for vehicle ingress and egress is from/to Gellings Lane As the speed is less than 40 mph for the Gellings Road access junction (30mph) refer to the document titled Manual for Streets for the required sightline dimensions (use the link below) and	<i>crossing arrangement which will no doubt be addressed once the complete picture is offered.</i>
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		supplementary information and understanding of this requirement: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf A drawing should accompany any planning application setting out the dimensions of the access and the length of the visibility splays in both directions from a point 2.4 metres back from the channel of the highway to the prescribed distance(s) from the document below for the respective junction accesses. Gellings Road is part of the National Cycle Network, route 862. In the interest of pedestrian/cyclist and vehicular safety additional cycling infrastructure is required about the junction of Gellings Road and School Lane. Other considerations PFS/Drive Thru The internal arrangement about the vehicle entrance(s) to the PFS requires clarification. It is considered that the current proposal could lead to queueing on the access road and modification is required. Swept path analysis of a typical fuel delivery vehicle is required to show adequate area to allow for manoeuvring and turning within the site; including access and egress of both the site and the PFS, also tanker unloading at the underground storage tanks. A statement regarding the operation and management of deliveries will be required if	
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		it is to have 24 hour operation. PFS/Drive Thru and Industrial Units Waste management provision - bin storage, refuse collection - and other servicing information would need to be indicated and supplied, to meet the requirements of the Council. See: Policy CS7 of the Local Plan. Ensuring a Choice of Travel Supplementary Planning Document. New Residential Development Supplementary Planning Document.	
5.	Social Value	All commercial developments with a floor space of 1,000sqm or greater require a social value strategy to ensure that major development contributes towards addressing Knowsley's current skills shortages and it will ensure that there is a better, appropriately skilled local workforce, which can provide a pool of talent for both developers and end occupiers. See: Adding Social Value to Development Supplementary Planning Document.	A social value strategy in accordance with Knowsley's Adding Social Value to Development Supplementary Planning Document should be submitted with the application. A section 106 legal agreement will be used to secure provision of social value projects. A commuted sum would be sought towards the costs of preparing and monitoring Social Value Strategies as required by the SPD.

Planning Law requires the submission of certain information with a planning application dependent upon its type, scale and location. More detail about this can be found [here](#). Additionally, in this case the following documents would be required to support a planning application for the erection of B2/B8 units/ PFS and Drive Thru Coffee Shop.

DOCUMENT	STATUS
Existing and Proposed Plans and Elevations	Essential
Viability Assessment	If applicable (see Validation Checklist for guidance)
Ecological Assessment	Essential – See Validation checklist for details
Economic Statement	Essential (see Validation Checklist)
Energy and Sustainability Assessment	Essential (See Validation checklist)
Flood Risk- Sustainable Urban Drainage and Surface Water Management	Essential (See Validation checklist)
S106 Heads of Terms Proposals	Essential (See Validation checklist)
Health Impact Assessment	Essential (See Validation Checklist)
Sequential Test	Essential
Land Contamination Desk Study	If Applicable (See Validation Checklist)
Parking and access Details including for Deliveries and refuse collection.	Essential
Planning Statement including Statement of Community Involvement.	Essential
Transport Assessment	Essential (See Validation Checklist)
Travel Plan	If applicable (depends on floorspace)
Tree Survey/Arboricultural Statement	Essential
Social Value Strategy	Essential (See Validation Checklist)
Design and Access Statement	Essential
The petrol station would require an environmental permit prior to operations commencing. Environmental Health can assist the operator with this process.	Essential
Construction Management Plan	Essential to avoid a pre commencement planning condition.
Surface Water Regulation Scheme	Essential to avoid a pre commencement planning condition.
Street Lighting Informative	The Council has a 25 year Street Lighting and Signing PFI Contract under which there will be a commuted sum PFI maintenance charge for any additional street lighting equipment and traffic signs (excludes like for like

	replacement). Design and installation checking fees will apply if the Councils Street Lighting Engineer does not undertake the lighting design and if the PFI Service Provider does not install the lighting/signing equipment.
Section 38/278 Informative	It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under s38 and s278 of the Highways Act 1980 (for roads proposed for adoption and off site highway works respectively). The applicant is advised to contact Highways on t: 0151 443 2724, to discuss the matter further.

Note: The risks and uncertainty associated with an application's outcome can be reduced if information requirements are met, when an application is submitted. It can alleviate the need for planning conditions requiring the submission and further approval of additional details.

The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on a proposal can only be given on the submission of a planning application after its full consideration, which will involve consultation with local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given. The pre-application process involves engagement by both the Local Planning Authority and potential applicants and, as such, we would welcome further discussions as you consider necessary although protracted discussions may incur additional fees to be advised in advance.

