

To: Maxine Wishart, Knowsley Metropolitan
Borough Council
From: DWD

Date: 8 October 2021
Ref: 21/00652/FUL

Response to LPA Planning and Highway Comments

This note has been prepared by the applicant's technical consultant team in response to the comments raised by the Highways Team, Arboricultural Officer and Planning Officer in relation to planning application 21/00652/FUL for:

"Erection of a 4.0 m high timber fence to part of western boundary fronting Moorgate Road and southern side boundary"

In summary, the planning officer issued a set of comments in relation to the proposed fencing, which the applicant has addressed in turn below. The comments have not been reproduced in full, but have been addressed using the same headings as used in the Local Planning Authority's response. The full response is however appended at Appendix 1.

Position of New Fencing

The new fencing is to be located within the Applicant's ownership boundary, on the inside of the existing paladin fencing which will also remain in situ. The fencing is set back from the original fencing by 1 metre on the western boundary and 3.8 metres on the southern boundary.

An updated Fence Detail Plan has been produced to clarify this point attached at Appendix 2.

Maintenance of Land

There is a small access point proposed at the eastern end of the proposed fencing to allow access for maintenance to the existing grassed areas.

This access point is shown and labelled on the Fence Detail Plan at Appendix 2.

Existing Trees

There are existing trees on the southern boundary of the Site, however as shown on the Fence Detail Plan (Appendix 2), whilst the branches and leaves do overhang the proposed fencing, it is set a sufficient distance away from the trees and their roots to ensure that they will not be damaged. The majority of the existing

trees (as shown in Fig. 5 of the Local Planning Authority's response) are located further east, away from the proposed fencing. It is therefore not considered that a Tree Survey or Impact Assessment is required.

Security

The majority of the service yard and car parking is already screened by mature tree belts and/or smaller buildings, however the corner where the proposed fencing is located is not screened and is open to views from Moorgate Road and the A5207, which is a busy main road.

The proposed fencing will improve the security on this prominent corner and provide immediate screening of the activity within the Site. This will also deter potential intruders who could access the car parking and yard area undetected by the staff operating the gatehouses, which are located at the Site entrances.

Visual Impact

The planning officer has queried the suitability of timber fencing in this industrial location. However, whilst the Site is located within an industrial area, it is viewed predominately from a residential area to the south west of the Site, with the properties fronting Moorgate Road having a key view of this corner of the Site. Wooden fencing is typically seen fronting Moorgate Road as appropriate boundary treatment to residential properties, and is seen in other industrial areas to provide security from other industrial sites and public areas, and appropriate screening for nearby residential properties.

It is noted that the wooden fencing is not proposed right on the boundary of the Site up against the highway, but it is set in from the existing paladin fence and is within the Site. Therefore, it will not be an overbearing structure when viewed from the public highway, and will be in keeping with the thick, tall trees that screen the majority of the parking and yard area.

The operations at the Site are 24 hours and in addition, the proposed fencing will provide additional screening for noise and external light spill from the development which would be beneficial to the near-by residential properties directly to the south west of the proposed fencing.

The LPA note that Policy DQ3 (Gateway Sites and Corridors) states that Knowsley contains a number of minor routes (including Moorgate Road) where new development visible should protect or enhance the appearance of these corridors. It is not considered that the addition of a short length of wooden fencing would harm the visual appearance of Moorgate Road so significantly that the proposal should be refused.

It is the applicant's position that the addition of the fencing would improve the visual appearance of the Site and screen the activity to the benefit of the neighbouring residential properties and should be considered acceptable.

Highways Consideration

The proposed fencing has been repositioned to address the Highways comments. As shown on the Fence Detail Plan (Appendix 2) the fencing is set between 0.8 metre and 1 metre from the rear of the existing parking bays to allow for large vehicles to continue to overhang the grassed area.