

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00432/FUL

APPLICANT: Strang Investments 2007 Ltd

WARD AFFECTED: St Gabriels

DEVELOPMENT: PART DEMOLITION AND RECONFIGURATION OF 2 NO. EXISTING UNITS TO FORM 3 NO. INDUSTRIAL UNITS WITH A FLEXIBLE B2/B8 USE TOGETHER WITH EXTERNAL ALTERATIONS AND OTHER ASSOCIATED WORKS.

LOCATION OF SITE: Pukka, 1 Stretton Way, Huyton, L36 6JF

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Industrial Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk

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

EC3 - Primarily Industrial Areas
DQ4 - Trees and Development

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

Several applications have been approved at the site, including a change of use to warehouse and distribution centre and light industrial use (74/04045/HIST – approved 23.06.1979) and a lawful development certificate for manufacturing, warehouse and distribution (B1,B2,B8 uses) (98/00330/CLD – approved 13/10/1998).

TECHNICAL CONSULTATIONS:

Cadent Gas – An informative is required in relation to the presence of gas infrastructure.

Environmental Health – No objection subject to conditions in relation to contamination, construction hours and a construction/demolition management plan.

Highways – No Highway objection subject to conditions in relation to parking implementation, cycle storage and a travel plan.

Merseyside Environmental Advisory Service – The site has negligible bat roosting potential; no further bat survey is required and bats require no further consideration.

Merseyside Fire and Rescue Service - Request Informatives in relation to fire safety

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 28 neighbouring premises and by site and press notices. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposal is part demolition and reconfiguration of 2 no existing units to form 3 no industrial units with a flexible B2.B8 use together with external alterations and other associated works.

POLICY CONSIDERATIONS

The application site is situated within a Primarily Industrial Area. The development would be used in connection with employment development at the site and would therefore be acceptable in principle at this location. The site has a previous permission for B1/B2/B8 use.

The application complies with policies CS2, CS4, CS7, CS8, CS19, CS21, CS22 and CS24 of the Knowsley Core strategy, and policies EC3 and DQ4 of the Unitary Development Plan and the NPPF.

AMENITY

The development would not be in close proximity to any residential properties. The extension would also not adversely affect the occupiers of neighbouring business premises due to the lack of any additional floorspace. This is supported by the views of Environmental Health, who have no objection subject to conditions. However, it is considered that a hours conditions is unnecessary due to the industrial location of the site and the absence of large construction works. Overall, the application complies with policy CS19.

SOCIAL VALUE

As the site is above 1 hectare in size, a social value strategy would normally be required. However, it is considered that the elements that comprise the development are small scale and merely involve demolition and re configuration, no additional floorspace is proposed. Therefore, they do not offer an opportunity to incorporate social value into the proposals. It is considered that requiring a social value strategy to be submitted for such a small development would not be reasonable or proportionate.

FLOOD RISK

As the development site is above 1 hectare, a flood risk assessment is normally required by footnote 50 of the NPPF. However, no additional built development is proposed. It is considered that requiring a flood risk assessment for the development would therefore not be reasonable or proportionate.

ECOLOGY

The proposal would not result in effects on areas of bat roosting potential as the site has negligible potential. This is supported by the views of Merseyside Environmental Advisory Service who have no objection to the development. Overall, the application complies with Core Strategy Policy CS8.

HIGHWAYS

It is considered that the development would not cause harm to highway safety. The development is small scale and would not significantly impact the highways network. This is supported by the view of the council's highways department who have no objection to the development. It is considered that a travel plan would not be proportionate or related to the development proposed which comprises demolition and reconfiguration rather than additional floorspace. Overall, the application complies with Core Strategy Policy CS7.

It is considered that a condition to secure electric vehicles charging points is required in accordance with NPPF para 110 e) and Core Strategy policies CS2, CS7 and CS19. At least 10% of the additional parking spaces should have electric vehicle charging points resulting in nine electric vehicle charging points.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to amenity, ecology, flood risk, or highway safety. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

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

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Construction / Demolition Management Plan

No part of the development hereby permitted shall be commenced until a Construction / Demolition Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:-

- 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.
- Methods for dust control and suppression.

- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials.
- Location of site compound.
- Details of relevant pest control measures to be taken during both the construction and demolition phases.

All site works shall then proceed only in accordance with the approved management plan

Reason: To protect human health from contamination.

4) Electric Vehicle Charging Points

The development shall not be used until a minimum of 9 outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space have been provided within the site.

All chargepoints shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent, and
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within any travel planning advice.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core strategy, adopted January 2016 and NPPF Para 112.

5) Cycle Parking

The proposed development shall not be brought into use until precise scheme detail of the proposed cycle storage highlighted on 'Drawing 21.046U1.05.01 Unit 1.6 Proposed site layout revision B' (received 15/12/2021) has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To encourage sustainable travel to the site.

6) Provision of Parking

The development shall not be brought into use until the areas indicated on 'Drawing 21.046U1.05.01 Unit 1.6 Proposed site layout revision B' (received 15/12/2021) be set aside for parking, servicing, vehicular manoeuvring have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy

7) Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: To protect human health from contamination.

Informatives

1) Gas Infrastructure

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2) Contamination

Based on the information available we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

3) Merseyside Fire and Rescue Service – See Letter

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/07/21	21-046/sp/01	Rev A	Location Plan
08/07/21	21-046/U1/03	-	Unit 1 - Proposed Elevations
08/07/21	21-046/U1/04	-	Unit 1 - Proposed Plans
08/07/21	21-046/U1/05	-	Proposed Site Layout

08/07/21	21-046/U6/03	-	Unit 6 - Proposed Elevations
08/07/21	21-046/U6/04	-	Unit 6 - Proposed Plans
29/10/21	080223-CUR-00- XX-RP-TP-001- V02	02	Transport Statement
15/12/21	21-046/U1/05.01	B	Proposed Site Layout - HGV
15/12/21	21-046/U1/05.02	B	Proposed Site Layout - Tracking

Andrew Hunt

06 January 2022

Alan Kilroe

7 January 2022