

IBP Site 2 21065/3.1/02

Knowsley Metropolitan Borough Council
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Liverpool
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16 December 2021

Site 2 Image Business Park, Knowsley - planning application for a single detached industrial building with E(g)(iii), B2 & B8 uses ref PP-10475395

Planning Statement

The proposed development is geared towards improving the economic growth in-line with The Local Plan, and the further re-development of Image Business Park, Knowsley to encourage continued growth.

The application will encompass and seeks to attract the following uses:

- E(g)(iii) - Light Industrial (previously B1c)
- B2 - General Industry
- B8 - Distribution uses

The proposals are in accordance with the Planning Policies which support Economic Growth and the provision of land for general business and employment uses.

The application site is located within Knowsley, Liverpool and will help to reinforce and encourage its position as part of the regeneration of the area and will provide a positive step towards sustainable economic growth. The surrounding area comprises largely employment land. Situated within the old Kodak site, renamed Image Business Park, this development site is the third planning application to be made as part of the ongoing redevelopment of several vacant plots within the old Kodak site.

The application site was formerly occupied by a Kodak office building, which had been empty and unused for many years and was demolished in 2019.

The site falls into Flood Zone 1 and is therefore in the lowest category in terms of risk of flooding.

A small section of the eastern part of the development site is also within a site allocated for waste development in the Joint Waste Local Plan for Merseyside & Halton 2013.

Policy WM3 of this document states that *“planning permission will not normally be granted for any other use of the land that would prejudice its use as a waste management facility”*.

The justification for the development in relation to this policy is threefold:-

22c Leathermarket Street
London
SE1 2DZ

- The application proposals for Site 2 follows the provision of a planning consent on the adjoining Plot B site, which was the major part of the waste management site allocation, for a new manufacturing facility for Contenur UK who had specifically chosen Image Business Park, Knowsley from a number of options they were considering around the UK. This manufacturing facility has since been built and Contenur took occupation earlier in the year. This represented a key inward investment into the Knowsley Industrial Park and helps support further economic growth. This planning application for Site 2 represents a further inward investment into Image Business Park and is for a speculative industrial unit of 5,575m² gross internal area.
- The tenant of the adjoining industrial building to the south east of the site within Image Business Park is Surface Transforms. They employ 100 staff, many of whom are highly skilled, and specialize in the manufacture of carbon-ceramic brakes for high performance cars. In fact they use uniquely patented carbon-ceramic technology as part of their production process. The business is hugely successful, has the biggest floor space currently in the Park (over 5,200m²) and is expanding rapidly. Having a waste management facility adjoining their operation would be extremely damaging to their business and would endanger their desire to remain within Image Business Park.
- Despite its allocation in the JWLP, there have been no enquiries in the past three years from a waste management operator to locate to Image Business Park.

In light of the above statement and with the application's strong alignment with the proposals to maintain Knowsley's position as a prime employment area, we believe that this application therefore reinforces the requirement of the NPPF and Knowsley Metropolitan Borough Council's future policies as outlined within the Local Plan in reference to this site.

Yours faithfully



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for and on behalf of hale architecture limited

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