

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 26/00153/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescot North

PARISH: Knowsley
Parish Council

LOCATION: Land Bounded By Villiers Road & Penrhyn Road, Knowsley Business Park, Knowsley

PROPOSAL: ERECTION OF A NEW 2.4M HIGH MESH SECURITY FENCE AROUND CAR PARK AND REAR DELVIERY YARD WITH VEHICLE AND PEDESTRIAN ACCESS GATES TOGETHER WITH THE INSTALLATION OF 27NO. GROUND BASED AIR CONDITIONING UNITS IN 4 SEPERATE LOCATIONS WITH 1.8M HIGH PALADIN FENCING

Site Description

The application site consists of 6 areas within the site bounded by Penryhyn Road and Villiers Road. This consists of a distribution centre and associated space. To the west is a car park, whilst next to the main building are four locations where proposed air conditioning is to be erected and to the east, an access gate. The site is located at the northern end of Knowsley Business Park and is surrounded by other industrial units to the north, south east and west.

Proposal

The proposal is for the erection of a 2.4 m high mesh security fence around car park and rear delivery yard with vehicle and pedestrian access gates together with the installation of 27no ground based air conditioning units in 4 separate locations with 1.8m high paladin fencing.

Consultations

Cadent Gas - No objection, informative note required.

Environmental Health – No Objection subject to a fixed plant noise condition.

Environmental Sustainability Services – An 11.51% (0.06 units) net gain in area units has been demonstrated on site. The standard BNG condition is required.

Representations

This application has been publicised by letters sent to 13 neighbours and by a site notice. No representations have been received.

Planning History

22/00163/FUL - ERECTION OF A INDUSTRIAL/COMMERCIAL BUILDING (USE CLASSES B2/B8 AND E (g) (iii)) INCLUDING MEZZANINE ANCILLARY OFFICE SPACE TOGETHER WITH THE CONSTRUCTION OF 2 NO. NEW VEHICULAR ACCESSES TO VILLIERS ROAD, SERVICE YARDS, CAR/CYCLE PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS.- Granted - 29.11.2022

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the NPPF states that

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S4: Principle of development within settlements states that:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS4 - Economy and Employment
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development

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

EC2 – Sites allocated for employment development (E27)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

Policy

Knowsley Core Strategy Policy CS4 (Economy and Employment) states that:

“1) Planning, site assembly and other available interventions will be used to:
a) Support sustainable economic growth and meet the development needs of established and emerging employment sectors, including the Liverpool City Region key economic sectors;
b) Provide sufficient land to meet employment development needs to 2028;
c) Enhance the quality and efficiency of land use within existing employment areas;
d) Improve accessibility to an appropriate range of jobs, for example by encouraging mixed use employment/residential schemes where appropriate and improving transport linkages between housing and employment areas;
e) Address skills and educational barriers to employment;
f) Encourage recruitment targeted towards communities living in and around the development site;
g) Support new start up businesses including social enterprise;
h) Encourage homeworking through improvements to digital communications and telecommunications infrastructure;
i) Support the diversification of the rural economy; and
j) Support the appropriate development of tourism facilities”.

UDP policy EC2: (Primarily Industrial Areas) states that:

1. The following sites are allocated on the Proposals Map for development for business (Class B1), industrial (Class B2), or storage and distribution (Class B8) uses unless otherwise stated below.

E27 - Pehryhn / Villiers Road - 2.1

3. Developments within all the above sites must provide good quality buildings and landscaping. Particularly high standards will apply to those sites which are within Knowsley Business Park or in “gateway” locations (such as sites E1 and E2 and on the A580). Policy DQ3 (Gateway Sites and Corridors) applies in such cases

Assessment

The current proposal is a for the erection of boundary fences and access gates along with the installation of 27 air conditioning units. The changes are consistent with the employment use of the site. None of the changes would result in a change of use to non-employment uses or prevent the site from being used for employment development in the future. Therefore, the proposal is considered to be acceptable in principle. The proposal complies with Core Strategy Policy CS4 and UDP policy EC2.

Street Scene

Part 1 of Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that:

“To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment”;

The fences and gates would be 2.4 metres high and would enclose the eastern and western parts of the site. There would be 1.8 metre high gates around the air conditioning units. They all would be green paladin fencing. The entrance gates would also be similar in appearance to the gates. Overall, the fencing and gates are considered appropriate in an industrial area. The air conditioning units are also considered acceptable in an industrial area. Overall, there would be no harm to the street scene from the proposal and it complies with Core Strategy Policy CS19.

Ecology

Part 2 of Policy CS8 (Green Infrastructure) states that

2) To achieve the above, planning powers and other interventions will be used to:
d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;

A Biodiversity Net Gain plan has been submitted with the application with a calculated metric. The application achieves an 11.51% (0.06 units) net gain in area habitat units. The onsite BNG within the landscape plan is not considered to be significant enhancement and the plan and its implementation can be secured by a suitably worded planning condition. This is supported by the council's ecologist who have no objection subject to a condition.

Overall, the proposal complies with Core Strategy Policy CS8.

Neighbour Amenity

Part 2 of Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that:

“To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers”;

There are no residential dwellings in close proximity to the site. The fencing and other external changes would not result in harm to the amenity of neighbouring

business occupiers through loss of light, privacy or outlook.

In relation to noise impacts, the council's environmental health team have reviewed the application and have no objection subject to a fixed plant noise condition. Subject to this, there would be no harm to the amenity of neighbouring occupiers with regard to noise.

Overall, there would be no harm to neighbour amenity from the proposal and it complies with Core Strategy Policy CS19.

Conclusion

The proposal would be acceptable in principle. The proposal would also not result in harm in relation to the street scene, ecology and neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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) **Plans**

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) **BNG Gain Plan**

Prior to commencement of development, a Biodiversity gain plan shall be submitted to and be approved in writing by, the Local Planning authority. Works shall be carried out in accordance with the approved details and retained hereafter.

Within the Biodiversity Gain Plan developers need to provide their:

- completed metric tool calculation
- pre-development and post-development plans (showing the location of on-site habitat, the direction of north and drawn to an identified scale)

Reason: In order to meet Biodiversity Net Gain and to ensure compliance with NPPF 2024.

Signed Case Officer¹: Andrew Hunt

Signed Authorising Officer²: Alan Kilroe

Date: 21 August 2026

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/05/2026	2616 - PL01	-	Location Plan
12/05/2026	2616 - PL03	REV A	Proposed Site Plan and Fence Elevations
12/05/2026	2616 - PL04	REV A	Proposed AC Base Site Plans
12/05/2026	2616 - PL05	REV A	Proposed AC Base Site Elevations
12/05/2026	2616 - PL06	REV A	Vehicle Sliding Gate Elevations
12/05/2026	-	-	Mitsubishi Condenser Units
20/07/2026	-	-	BNG Metric V3
20/07/2026	-	-	Biodiversity Net Gain Assessment

Informatives

1 Cadent Gas

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed