

<u>APPLICATION NO:</u>	23/02120/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Jaguar Land Rover, South Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF 1NO. INDUSTRIAL BUILDING (USE CLASSES B2/B8) TOGETHER WITH OTHER ASSOCIATED WORKS (RETROSPECTIVE)		

Site Description

The application site is located within the confines of Jaguar Land Rover (JLR). The Halewood operation is well established motor vehicle manufacturing facility located in the south of Knowsley and is a significant local employer.

The site is located at the northern extent of the main JLR plant and is surrounded by industrial development associated with the JLR operations to the east south and western extent.

The closest residential properties are on Norley Place, approximately 200m north of the site and separated from the site by North Road, a 4-track railway and landscape buffers.

Access to the site is provided off the existing highway network circulating the Halewood Plant with internal private roads leading to the application site.

Proposal

An application was submitted for consideration of development relating to the erection of 1no. industrial building for B2/B8 uses together with associated works. However, over the passage of time the development has largely been erected and therefore this application relates to retrospective consent.

The development measures 28.6m width by 44.9m depth and features a flat roof measuring 29.11m at its highest point.

The development provides a total floor space of 1,284sqm and will provide a completely automated storage facility to store incoming car bodies before being sequenced and transported to the production line.

Consultations

Highways – No objections

United Utilities – No objections. Proposed condition removed following further evidence. Informative to be added to decision notice.

Merseyside Fire & Rescue – No objections. Requests informative to be added to decision notice.

Environmental Health – No objection in principle subject to condition for the submission of a Construction Management Plan. However, since this request the development has largely been erected subject to the installation of facing materials. As such, it is not considered reasonable to attach this condition to the decision notice.

Representations

A total of 22 neighbours were consulted concerning the proposed development and was advertised via site and press notice. No representations have been received.

Planning History

The site is subject to a number of previous applications associated with the wider JLR plant operation.

Full details can be found using the Local Planning Authority's public access system.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that 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 normally 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.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

SD1 – Sustainable Development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS11 – Principal Regeneration Areas
CS19 – Design Quality and Accessibility in New Development
CS22 – Sustainable and Low Carbon Development
CS23 – Renewable and Low Carbon Infrastructure
EC2 – Sites Allocated for Employment Development
EC3 – Primarily Industrial Areas
ENV2 – Noise and Vibration

ENV5 – Contaminated Land

The site is identified as a Primarily Industrial Area and is one of the main operations of JLR for vehicle production. It is a key employment site which forms part of the borough's overall employment land supply and therefore the principle of development is accident, subject to compliance with local planning policy and guidance referred to above. This will be addressed in the officer's appraisal below.

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

Context

The application site is for B2/B8 use and falls within land currently allocated by saved Policy E3 as a Primarily Industrial Area in the adopted Development Plan.

The development would not result in any increase in terms of employment numbers and would be used to store vehicles temporarily so that they can be sequenced with production lines.

The development enables JLR to therefore enhance its operations and ultimately assists in the production of sustainable modes of transport given the move to electrical cars and continuing its economic output as a key local employer.

During the course of this application the applicant has appeared to have erected the steel frame structure together with the majority of cladding panels. As such, the application needs to be assessed on the basis of retrospective application.

Design and Layout

The development is fairly standard in terms of design and includes facing materials consisting of silver cladding covering the majority of the built development. Vehicles would enter the ASRF internally from the existing plant and exit the building from the 4no. double doors at its northern elevation.

Whilst large in scale it is located in a primarily industrial area. The building is lower than the neighbouring ASRS building and given the mature vegetated boundary and that found beyond the existing railway line to the north of the application site it cannot be seen from the public highway.

The materials used in the construction are specified on the plan and include:

- Wall cladding consisting of Rockspan extra finished in RAL 9007 (silver) on the external face.
- Roof cladding consisting of Kingspan KS1100 Quadcore composite panels finished in RAL 7046 (mid grey)
- Steel security doors finished in RAL 9006 (silver).
- Reinforced concrete floor slab.

Overall, the development is considered appropriate in terms of design and would not be considered an incongruous addition in the context of its current setting.

Residential Amenity

The application site is located centrally within the JLR compound. The nearest noise sensitive properties are located off Norley Road located approximately 200m from the development. Given the traffic noise associated with the perimeter road, existing railway lines together with landscape area which provides natural acoustic barriers it is not considered that these residents of Norley Road and properties within close proximity will be adversely affected by way of visual intrusion or noise.

Highways

No adverse effects to highways safety would occur as a result of the development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 1) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01.08.2023	ASRS-PP-01-03/22	JL	LOCATION PLAN
08.01.2024	--		ASRS – SOIL TEST MOISTURE CONTENT
03.01.2024	--		ASRS – SOIL TEST PARTICLE SIZE DISTRIBUTION
03.01.2024	ASRS-PP-12-03/22	JL	ASRS – ONSITE GEOTECHNICAL SITE INVESTIGATION
05.12.2023	ASRS-PP-11-03/22	JL	RAINWATER DRAINAGE PROPOSAL
07.11.2023	ASRS-PP-10-03/33	JL	PROPOSED ELEVATIONS WEST
07.11.2023	ASRS-PP-09-03/22	JL	PROPOSED ELEVATIONS NORTH
07.11.2023	ASRS-PP-08-	JL	PROPOSED SECTION BB

	03/22		
07.11.2023	ASRS-PP-07-03/22	JL	PROPOSED SECTION AA
07.11.2023	ASRS-PP-06-03/22	JL	PROPOSED ROOF PLAN
07.11.2023	ASRS-PP-05-03/22	JL	PROPOSED LAYOUT
07.11.2023	ASRS-PP-04-03/22	JL	PROPOSED PLAN
07.11.2023	ASRS-PP-03-03/22	JL	PRROPOSED SITE PLAN

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **12 March 2024**

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.

INFORMATIVES

Advertisements

The proposed advertisement(s) indicated on the submitted plan(s) may require a separate Express Consent to Display Advertisements. Please contact the Council's Development Control Section (Tel: 0151 443 2381) for further advice).

United Utilities

United Utilities Water Limited Grasmere House Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP unitedutilities.com Planning.Liaison@uuplc.co.uk

United Utilities Water Limited Registered in England & Wales No. 2366678 Registered Office: Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

Dear Planning Team

Location: Jaguar Land Rover, South Road, Halewood, Knowsley.

Proposal: Erection Of 1no. Industrial Building (Use Classes B2/B8) Together With Other Associated Works.

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we

will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix. Section 4.0 'Contacts'

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developer and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our **free pre-development enquiry service**, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date. Full details of the services offered to developers, guidance and application forms are available on our website: www.unitedutilities.com/builders-developers/

1.0 DRAINAGE DESIGN

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no

construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website:

<https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>.

2.2 Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see 'Section 4. Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Section 4. Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after

the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets. Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Section 4. Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20232024/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See 'Section 4. Contacts' (below).

4.0 CONTACTS

For advice on your development contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): <http://www.unitedutilities.com/builders-developers.aspx>

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

PROPERTY SEARCHES (FOR ASSET MAPS):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email:

LegalServices@uuplc.co.uk

Merseyside Fire and Rescue Service

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NUMBER REF: 23/02120/FUL

PROPOSAL: ERECTION OF 1NO. INDUSTRIAL BUILDING (USE CLASSES B2/B8) TOGETHER WITH OTHER ASSOCIATED WORKS

ADDRESS: Jaguar Land Rover South Road Halewood Knowsley

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 Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- ☐ In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.
- ☐ Water supplies for firefighting purposes (Appendix B) 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.
- ☐ 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. Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

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

Yours faithfully

Alison Harrison

Authorised Fire Safety Inspecting Officer

And on behalf of Merseyside Fire and Rescue Authority

