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22 September 2021

Our ref: DPA/JWIL/U0017383

Your ref:

Dear Sir or Madam,

**Town and County Planning (Environmental Impact Assessment) Regulations (2017)
Land at Penrhyn Road**

This letter is submitted on behalf of our client, Knowsley Redevelopments Limited ("the Applicant"), to request a Screening Opinion be adopted by Knowsley Metropolitan Borough Council ("the Council") relating to a proposed warehouse development on land at Penrhyn Road, Knowsley ("the Site"), in accordance with Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA Regulations").

The Applicant proposes the following development:

"Full planning application for the erection of 18,554sqm of industrial/employment floorspace (Use Classes B2, B8 and E(g)(iii)) with ancillary offices (Use Class E(g)(i)) and associated works."

EIA Screening Thresholds

Whether or not a proposal constitutes EIA development is governed by the schedules within the EIA Regulations. EIA is mandatory for projects appearing in Schedule 1 and is required for projects appearing in Schedule 2 if they are likely to give rise to significant effects on the environment.

In order to assess whether a Schedule 2 project is likely to give rise to significant effects, it must be screened if (a) it is located within a "sensitive area" (defined as Areas of Special Scientific Interest, Areas of Outstanding Natural Beauty, National Parks, World Heritage Sites, Special Protection Areas and Special Areas of Conservation) or (b) if it exceeds the applicable thresholds specified in the Schedule (which primarily relate to the scale of the proposed development).

The proposed development does not appear within the list of developments falling within Schedule 1 and the Site is not located within a 'sensitive area' as defined by Schedule 2(a). The proposed development does however fall under the definition of 'Industrial Estate Development', as set out under Class 10(a) of Schedule 2, and exceeds the applicable threshold (i.e. 0.5 hectare of industrial

estate development). Subsequently, the proposed development needs to be screened to assess whether it is likely to give rise to significant effects on the environment.

As required by EIA Regulation 6(2), this Screening Request includes:

- a) *A plan sufficient to identify the land;*
- b) *A description of the development, including in particular –*
 - i. *A description of the physical characteristics of the development and, where relevant, of demolition works;*
 - ii. *A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
- c) *A description of the aspects of the environment likely to be significantly affected by the development;*
- d) *To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from –*
 - i. *The expected residues and emissions and the production of waste, where relevant; and*
 - ii. *The use of natural resources, in particular soil, land, water and biodiversity; and*
- e) *Such other information or representations as the person making the request may wish to provide or make.*

This Screening request provides additional representations in line with criterion e).

Site Description

In accordance with Regulation 6(2) a Site Location Plan is enclosed at **Appendix A**, which identifies the extent of the proposed application Site (red line).

The Site measures approximately 3.8ha and is located within the Knowsley Business Park South. The Site is south of the A580 (East Lancashire Road) which separates the Site from the wider Knowsley Business Park and Knowsley Industrial Estate to the north. Existing industrial premises bind the Site to the east and west and an undeveloped parcel of land is south of the Site beyond which is further employment premises.

The Site can be accessed off Junction 4 of the M57 motorway from the west, or by Ormskirk Road or the B5202 from the east. The Site is well positioned in terms of access to public transport. Kitling Road bus stop is within walking distance of the Site and provides bus services throughout Knowsley Industrial Park and to Knowsley. Further bus stops on School Lane (400m south of the Site) operate additional bus services to Huyton, and services to Kirkby, Woolfall Heath and Liverpool is provided via the Caddick Road bus stop.

The Site has good access to Knowsley's cycle network with a signed route approximately 950m to the west of the Site along Ribblers Lane and a shared use path along the East Lancashire Road and Coopers Lane to the north. Both vehicular and pedestrian access is directly off Penrhyn Road.

The site is rectangular in shape and comprises previously developed land - the site formerly accommodated a chemical manufacturing facility. Demolition works completed are at an advanced stage and the Site is will be vacant of buildings by October. The Site is surrounded by built development, with industrial and employment uses to the north and south. The wider context is defined by road infrastructure forming hard

boundaries, some agricultural fields and residential settlements. Overall, the context of the Site is characterised by an industrialised environment with very few environmental sensitivities nearby.

Some key features within, or directly adjacent to the Site include:

- Main River Culvert within the Site boundary;
- A580 East Lancashire Road to the north;
- Area of Trees to the north and partially within the Site Boundary; and
- All land proposed for employment development and associated infrastructure lies within Flood Zone 1 (low risk of flooding).

Planning Policy Position

Whilst this request is submitted in accordance with the EIA Regulations and is not directly influenced by planning policy, it is considered relevant to note the Site's allocation, development plan policy and relevant parts of the Council's supplementary guidance.

The relevant documents of the statutory development plan currently comprise:

- Knowsley Local Plan Core Strategy (adopted January 2016)
- Knowsley Replacement Unitary Development Plan – Saved Policies (adopted June 2006)

The Site forms part of Knowsley Business Park and is allocated as a Primarily Industrial Area under Core Strategy Policy CS4 and Saved UDP Policy EC3. A small triangular parcel in the southwestern corner of the Site is identified as Land for Employment Development under Core Strategy Policy CS4 and Saved UDP Policy EC2.

Knowsley Business Park (circa 149ha), along with the wider Knowsley Industrial Park covers an area of approximately 411ha. The allocates is roughly rectangular in shape with a linear north-south orientation. The majority of the Park is developed, with the Site subject of this screening request being previously developed but will shortly be vacant following demolition.

Core Strategy Policy CS4 indicates that the Council will take planning decisions that will provide sufficient land to meet employment needs to 2028. The Policy makes provision for at least 164ha of land to be developed for employment uses (Use Classes E(g) (former B1), B2 and B8) with a focus on delivery within Knowsley Industrial Park (including Knowsley Business Park) amongst other identified areas. Land which is allocated for employment development is safeguarded from other uses except where there is no demand for employment us.

The Site's planning status indicates that the principle of an industrial and logistics development (Use Classes B2, B8 and E(g)(iii)) is acceptable in this location, particularly given the Site's former use as a chemical manufacturing plant. If the site was severely environmentally-constrained where major development was likely to result in major adverse or irreversible effects on the environment, it is likely that the Site would not have been allocated as part of CS4, EC2 and EC3. Regardless, the information below is provided in accordance with Regulation 6(2) of the EIA Regulations to assist the Council in issuing its Screening Opinion.

Proposed Development

The development to which this request for a Screening Opinion relates includes a full planning proposal for 18,554sqm of general industrial (Use Class B2), storage and distribution (Use Class B8) and light industry (Use Class E(g)(iii)), and ancillary office space (Use Class E(g)(i)) with associated landscaping, works and site infrastructure.

An indicative site masterplan is included at **Appendix B** to assist the Council in adopting its Screening Opinion. The masterplan shows that the proposed unit is situated central to the Site, with access being taken immediately off Penrhyn Road (as existing) to the south, with an additional point of access proposed to the east.

In accordance with Regulation 6(2b), a detailed description of the physical characteristics of the development and its location in the context of areas of environmental sensitivity is provided below.

Physical Characteristics of Development

The planning application will be submitted in full. The proposed total floor area of 18,554sqm along with associated parking, infrastructure and landscaping. All buildings will comprise industry-standard warehouses, offices and other industrial accommodation as well as service yard area(s) and other storage facilities that will meet all relevant regulatory standards.

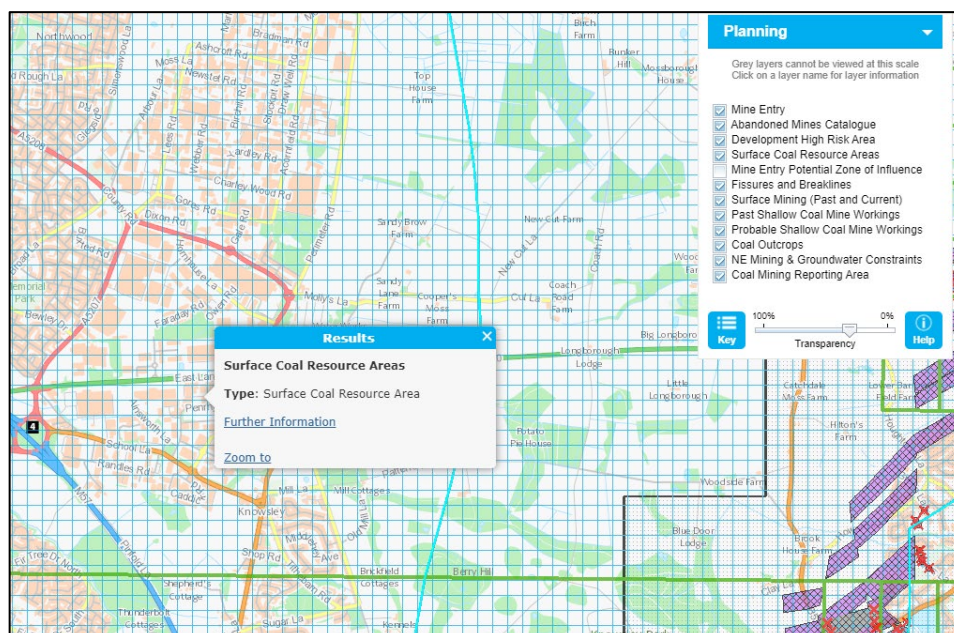
The proposed development characteristics are detailed below:

- Total floor area – 18,554sqm
- Warehouse – approximately 17,159sqm
- Offices – potentially 903sqm
- Maximum height – approximately 15m to haunch and 19m to ridge
- Loading docks – capacity for 18 loading doors
- Level access doors – capacity for 3 level access doors
- 152 Car parking spaces
- 47 HGV parking spaces

On-Site Environmental Sensitivities

There are no known on-site environmental sensitivities other than the existing culvert. Advice is being sought from the Environment Agency and it is anticipated that sufficient assessment's can be undertaken through the planning process to ensure that there is no unacceptable impact as a result of the proposed development.

The Site is not located within a Coal Mining Reporting Area as confirmed by The Coal Authority's interactive mapping service. As such, The Coal Authority will not be a statutory consultee as part of the planning application process. In any case, and given the previous use of the Site, a Phase 1 Ground Investigation Report will accompany the planning application.



The Council holds records of contaminated land, a copy of which has been requested from the Council.

A desk-based review of DEFRA's interactive mapping service has revealed the following features within the Site boundary:

- Nitrate Vulnerable Zone (Surface Water);
- North West Region Theme Area
- Source Protection Zone 3
- Medium-High Groundwater Vulnerability

Ecology

Given the previously developed status of the Site, the ecological value of the Site is considered to be low. DEFRA's interactive mapping system notes that the wider area has evidence of Lapwing priority species, species of Arable Assemblage Farmland, Grey Partridge and Tree Sparrow.

Potential for ecological value is considered to be limited only to the existing trees separating the Site from the East Lancashire Road.

As all previous buildings have been demolished and there are no structures that would be suitable for bats.

A Phase 1 Ecology Assessment will sufficiently assess the Site and the likely ecological impacts of the proposed development, without the need for EIA.

Highways

The surrounding highway network may be affected by the proposed employment development during the construction phase, however given the previous use of the Site as a chemical supply business and the Site's context within the wider Knowsley Business Park, it is not considered that the surrounding highway network will be adversely affected by the proposed development.

The Site benefits from easy access to the M57 motorway and is in close proximity to the wider network, with no reliance on local or residential roads (i.e. B roads). Therefore, connectivity is considered to be excellent to and from the Site for the type of development proposed.

A Transport Assessment will be submitted with the proposal and will consider the baseline position and potential implications of the development in full.

Air Quality

The Site is not located within, or near, an Air Quality Management Area. An Air Quality Assessment will accompany a planning application at the Site to understand existing air quality conditions and ensure that no adverse air quality impacts will result from the proposed development.

Given the absence of nearby sensitive receptors, it is not considered likely the dust emissions associated with the constructions phase, or traffic emissions would affect sensitive users.

Noise

The noise environment is characterised by the existing Knowsley Business Park and Industrial Park, along with the noise associated with traffic using the East Lancashire Road. The industrial context to the Site and the absence of any neighbouring noise-sensitive receptors such as residential dwellings, significantly reduces the likelihood of noise issues causing any significant effects on the environment.

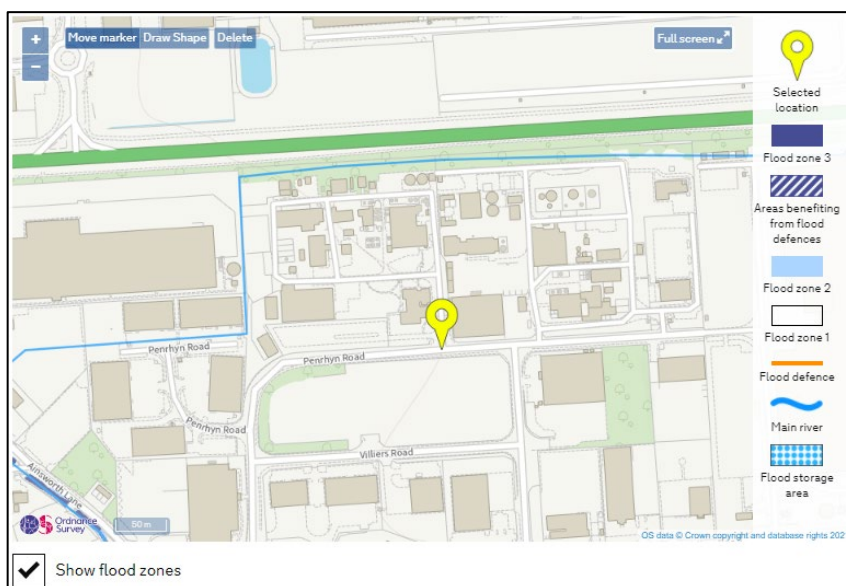
Archaeology and Heritage

There are no designated heritage assets within the Site boundary such as listed buildings, conservation areas or scheduled monuments. There are no designated heritage assets (e.g. conservation areas, listed buildings, historic parks and gardens etc.) within close proximity to the Site boundary, or that would be affected by the proposed development. The nearest listed building is the Grade II Gellings Farmhouse, approximately 940m southwest of the Site; impacts will result in a negligible difference to the setting of this asset given the surrounding context and former use of the Site.

Flood Risk

The Site is located within Flood Zone 1 (the lowest risk of flooding), and it is not considered that the development proposal would significantly increase the risk of flooding on the Site, or elsewhere, particularly given the previously developed nature of the site. A planning application would be accompanied by a detailed Flood Risk Assessment to fully assess the Site.

It is noteworthy that an existing culvert (with Main River status) traverses the site from east to west. The Applicant is engaging with the Environment Agency in respect of ensuring the culvert is protected but ultimately the proposed redevelopment of the Site will not change the risk of flood from this watercourse.



Adjacent Site Users

The Site is clearly within the existing Knowsley Business Park which extends south of the Site, and is part of the wider Knowsley Industrial Park which extends to the north. As the proposed land use is not considered to be particularly sensitive to the effects of development, the adjacent industrial estate is not likely to be negatively affected by the proposed development.

There are no sensitive uses that would be affected by the proposed development. There is a single residential dwelling on School lane (approximately 480m southwest of the Site), however given the surrounding existing context, and the former use of the Site it is not considered that the proposed use would result in any increased impacts that would result in an unacceptable residential environment. Levels of traffic are likely to be broadly consistent with the previous use of the Site, and the proposed use and likely occupier is considered to be less intensive and impactful than a chemical supplier. The dwelling is surrounded by the Knowsley Business Park and as such the development of the Site would not create any noise or visual impacts for the existing residents.

Socio-Economics and Health

By the nature of the proposed use, the development would not place any additional or undue pressure on local services, including health, care and education or emergency service provision when compared to the previous use of the Site.

Scope of Planning Application

In order to provide the Council, statutory consultees and other interested parties with the necessary planning and environmental information to fully assess any potential effects on the environment at the planning application stage, the Applicant intends to submit a full suite of technical documents including the following:

- Air Quality Assessment
- Arboricultural Assessment
- Demolition / Construction Environmental Management Plan

- Design and Access Statement
- Economic Statement
- External Lighting Scheme and Light Pollution Assessment
- Flood Risk Assessment and Drainage Strategy
- Geo-Environmental Assessment (including Land Contamination Phase 1 and Phase 2 Site Investigation)
- Planning Statement (including a Statement of Community Involvement)
- Site Treatment and Management Plan
- Social Value Strategy
- Transport Assessment and Travel Plan

The precise scope of the application documents has been agreed through formal pre-application discussions with the Council.

Screening of the Proposed Development

The subsections below provide a summary of those technical issues that are considered to have greatest potential to be affected by the proposed development, including:

- Air Quality
- Flood Risk and Drainage
- Ground Conditions
- Socio-Economics
- Traffic and Transport

Each of the issues is considered in the context of baseline conditions (i.e. as existing), the construction phase (i.e. temporary effects) and the development's operational phase (i.e. permanent effects). In considering the likely effects on the environment, the selection criteria in Schedule 3 of the EIA Regulations have been taken into account. The selection criteria fall into three broad categories: the characteristics of the development; the location of the development; and the characteristics of the potential impacts, with each category containing a number of sub-categories.

Air Quality

- **Baseline** – following the demolition of the buildings on Site the land will be vacant, albeit it was previously occupied by Contract Chemicals; a specialist in supplying chemicals for pharmaceutical and agrochemical industries. The site is bound by the A580 East Lancashire Road dual carriageway to the north, and other existing industrial/employment uses to the east, west and south. More sensitive receptors include the single residential property on School Lane (approximately 460m southwest of the Site). The Site is not located within an Air Quality Management Area (AQMA).
- **Construction** – as with all major construction projects, there is an increased likelihood of air pollution borne out of typical construction activities, including earthworks, HGV and other vehicular movements, delivery and use of materials and the collection and disposal of waste materials.
- **Operation** – Given the type of development proposed, along with the existing and former use of the Site and its surroundings, it is not considered that a significant increase in vehicular movements will result from the proposed development. An Air Quality Assessment would be submitted with the planning application to fully assess the baseline conditions and compare this to the likely conditions that would result from the proposal. Any impacts can be fully assessed and mitigation strategies can

be agreed as necessary with the local highways department and environmental health without the need for EIA.

Flood Risk and Drainage

- Baseline – The Site is previously developed land which lies within Flood Zone 1 as defined by the Environment Agency's Flood Map for planning. This means the land is at low risk of flooding.
- Construction – the construction phase of the project would not have any impact on the Site's Flood Zone status. Subject to discussions with the Council, it may be necessary to implement temporary drainage arrangements during construction to ensure soils or other materials are not washed away from the Site.
- Operation – the scheme would include the implementation of permanent drainage solutions that would be agreed with the Council to ensure sustainable flow rates (with sufficient allowances for climate change) can be achieved. The development of the Site would not change the Flood Zone status and the drainage scheme would ensure that the risk of flooding would not increase elsewhere as a result of the proposal.

Socio-Economics

- Baseline – in its current form, the Site does not provide any significant socio-economic benefits. The use of the site immediately prior to demolition as a chemical supplier, would have contributed to the local economy through job creation and turnover. It is understood that the Contract Chemical employed approximately 60 staff; however, given that the business no longer operates at the Site, these associated benefits are no longer relevant to the Site.
- Construction – the construction phase of the development would contribute to the local and potentially wider regional economy. Primarily, the creation of construction jobs would be the main socio-economic benefit during the construction phase. This would include training and apprenticeship opportunities for people entering the construction industry. However, numerous socio-economic benefits would also be realised through the construction supply chain including, materials suppliers, specialist contractors, plant/machinery and vehicle leases and professional fees. An Economic Impact Assessment will be submitted with the application; and initial findings indicate that the construction of the proposed development would support 10 full time equivalent jobs.
- Operation – the proposal would be expected to generation approximately 187 full time equivalent jobs. This builds on the existing industrial estate within which the Site is situated. An initial assessment of the likely Gross Value Added that will result from the proposed development indicates a likely generation of £4.68million per annum at Knowsley level. Business rates income is expected to be over £0.26million per annum. Wider benefits of the proposed scheme include promoting opportunities for employment and skills, supply chain and the community.

Traffic and Transport

- Baseline – the Site benefits from a point of access directly off Penrhyn Road, which served the former occupier of the Site. In terms of the surrounding road network, the Site is easily accessible from Junction 4 of the M57 motorway from the west and from the East Lancashire Road via Ormskirk Road from the east. Traffic associated with the existing wider industrial estate utilises the surrounding road network.

- Construction – construction traffic would access the Site directly off Penrhyn Road. Standard measures could be implemented such as wheel-washing facilities to ensure that the surrounding highway network was not affected by the works; and entrance staff could monitor and direct arrivals and departures as necessary and a vehicle compound could be established on Site. Whilst there would be an increase in heavy goods vehicles (HGV's) and construction vehicles in the area, the effects would be temporary for an estimated period of approximately 9 months.
- Operation – the permanent effects of the development on the highways network would be fully assessed within a Transport Assessment submitted with the planning application. A Travel Plan could also be prepared to encourage the use of sustainable transport modes and car sharing throughout the lifetime of the development. Given that the Site will be accessed via an existing access point off Penrhyn road, it is not considered likely to be increased vehicle traffic using the road compared to traffic levels experienced during the operation of the previous use of the Site which has only recently ceased. The capacity of Penrhyn Road and the surrounding interlinked network will be fully assessed as part of the Transport Assessment. Given the surrounding context and the industrial and employment uses surrounding the Site there are no other significant environmental impacts which would warrant EIA on transport and highways grounds.

Cumulative Effects

The EIA Regulations require that, in Screening a development proposal that falls under Schedule 2, consideration is given to the likely cumulative effects of the proposal when combined with other major developments in the local area. This includes likely effects that may occur both during construction and operation.

Schedule 3(1b) notes that Screening must consider the effects of a proposal in “*cumulation with other existing and/or approved development*” (emphasis added). This provision clearly excludes future development proposals that may (or may not) come forward, whether allocated or windfall development sites.

In order to consider the potential cumulative effects of the Proposal, the following criteria have been established:

- A review of the Council's online planning register has been carried out to assess any development proposals with an extant planning permission (regardless of whether they have been implemented);
- A review of Google mapping data has been carried out to assess existing developments
- Site's to be assessed (both existing and with planning permission) must lie within 1km of the Site boundary
- Developments must either be Schedule 1 development or Schedule 2 developments that exceed 150 dwellings or 10,000sqm of non-residential floorspace.

The search revealed a number of minor planning applications, with larger applications limited to the following records:

- **20/00505/SO** – relates to an EIA screening opinion for a solar photovoltaic development. The Council confirmed that the proposal would not require EIA and a subsequent application was submitted (reference: 20/00726/FUL) and approved on 04 May 2021 for 12 rows of PV panels totalling 11,300sqm. The development is not considered to result in any significant environmental

impacts (other than the positive implications associated with renewable energy generation). The panels would not result in any additional staff or vehicular trips as a result and therefore it is not considered that the proposed development at the Site would amount to a significant environmental impact when considered in cumulation with the PV panels.

- **20/00433/FUL** – is pending the Council's determination for the storage of operational vehicles associated with a distribution facility at Faraday Road. The nature of storing operational vans would be associated with vehicular trips, however such trips are not anticipated to be over and beyond the level expected for a distribution site within an industrial estate. The Site is 3.4ha and the scale of development is not considered to be so great that an EIA would be required for this current proposal.
- **19/00546/DEMCON** – approves the demolition of an industrial building at East Lancashire Road. Demolition works are understood to have been completed and as such, it is not necessary to consider the demolition in cumulation with this current proposal and therefore EIA is not applicable.
- **17/00450/FUL** – was approved on 16 November 2017 for the erection of 7,744sqm of light industrial, general industrial and storage and distribution accommodation at Abercrombie Road. The development is understood to have been completed and therefore it is not necessary to consider this in cumulation with the proposed development.
- **18/00551/SO** – is a screening and scoping request relating to amendments to an energy recovery facility at Penrhyn Road. The application relates to a previous permission (08/00474/FUL) for a 9MW facility using 96,000tpa of commercial, industrial and household waste to generate energy for local businesses and/or renewable energy to national grid. The proposed amendments comprise dimensional changes to air-cooled condensers and the turbine hall. It was confirmed that the proposal would not be EIA development on 09 October 2018. No subsequent Section 73 amendment has appeared within the planning history search, and therefore there is no proposed development that would need to be considered in cumulation with this current application. In any case, the amendments are not likely to cause significant environmental impacts when considered with the Applicants proposal that would warrant an EIA to accompany this application.

A table of all planning history search results within 1km of the Site over the last 5 years is appended to this letter for completeness.

As such, in considering the EIA Regulations' intention of assessing only "*existing and/or approved development*" in cumulation with a development proposal, the Applicant's proposed industrial and logistics development is not considered to result in significant effects on the environment as a result of combined impacts with other sites in the surrounding area.

Summary

Having regard to the EIA Regulations, the Site's context, its employment allocation and the initial technical advice of the Applicant's specialist advisors, it is considered that whilst the development is major the proposed logistics accommodation would not result in such significant effects on the environment as to warrant EIA. Therefore, it is considered that an ES is not required to support a hybrid planning application.

I trust that the enclosed information is sufficient to assist the Council in adopting a Screening Opinion in this instance; however, please do not hesitate to contact either Dominic Page (dpage@geraldeve.com) or Jenna Wilks (jwilks@geraldeve.com) of this office should you wish to discuss matters in further detail.

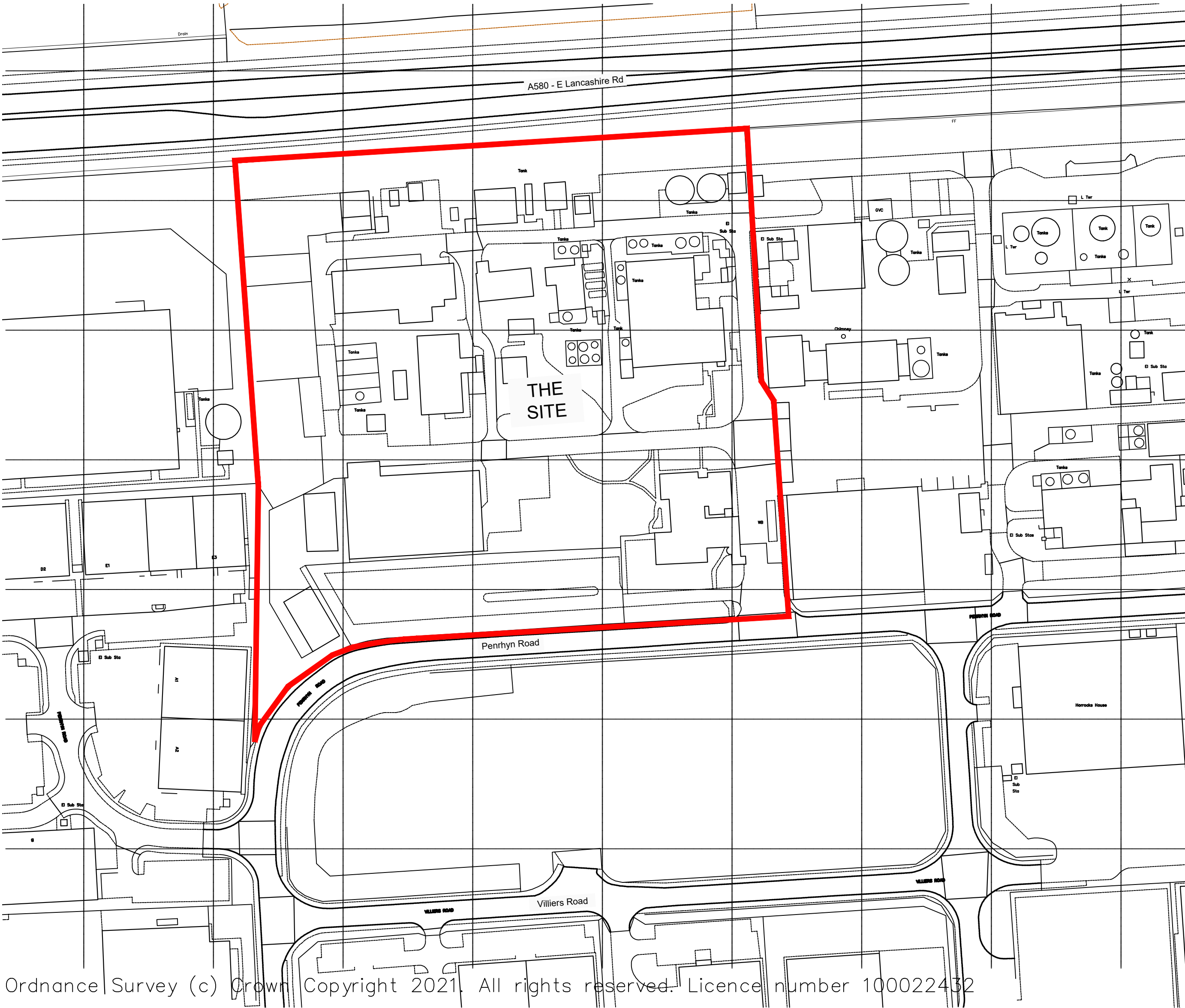
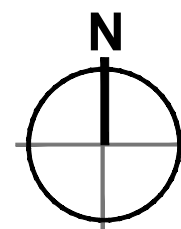
Yours sincerely

Gerald Eve LLP

Gerald Eve LLP

Appendix A – Site Location Plan

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



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Site Location - 1:1250



rev	amendments	by	ckd	date
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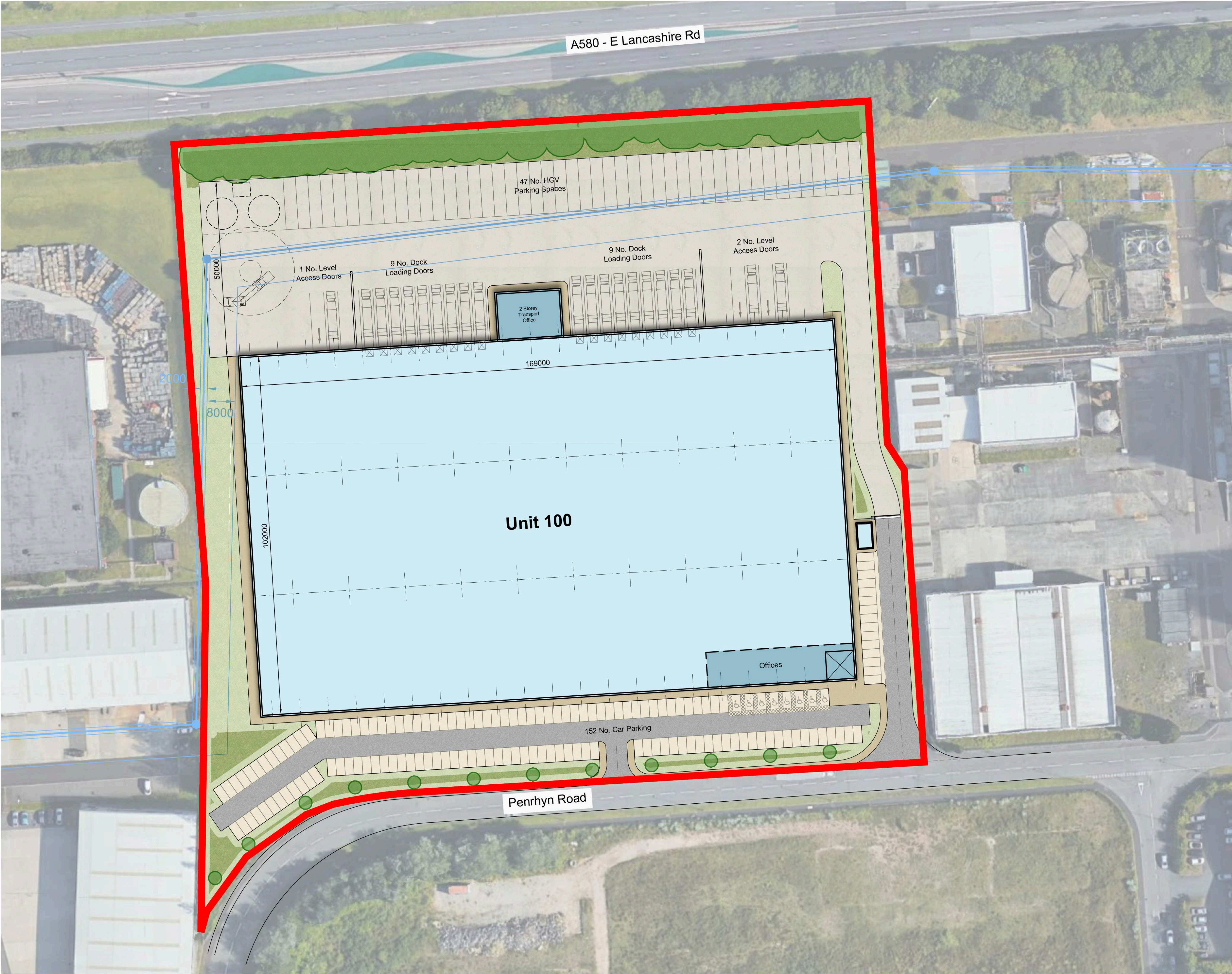
Pentrhyn Road, Knowsley Business
Park, Merseyside
Site Location Plan



Newark Beacon, Cafferata Way, Newark, Nottinghamshire NG24 2TN
o. +44 (0)1636 653027 e. info@umcarchitects.com

Drawing Status:	Feasibility
Drawn / Checked:	JB / CA
Date:	15.02.2021
Scale:	1:1250 A2
Drawing no:	Revision:
21002 F0009	B

Appendix B – Site Layout



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



SCHEDULE OF ACCOMMODATION
(Gross Internal Area)

Unit 100		
Warehouse Area	-	184,700 ft² (17,159 m²)
Office	-	9,720 ft² (903 m²)
(Incl. GF core)		
Transport Office	-	5,000 ft² (465 m²)
Gatehouse	-	300 ft² (28 m²)
Total Area	-	199,720 ft² (18,554 m²)
Site Area	-	9.42 Acres (3.81 Hectares)
Site Density	-	48.68%

Parking Standards - Knowsley Borough Council :
SPD: Ensuring a Choice of Travel (February 2020)

B2 General Industrial - 1:45m² maximum

B8 Storage - 1:100m² maximum

rev	amendments	by	ckd	date

Penrhyn Road, Knowsley Business Park, Merseyside
Site Layout - Option 8

GRAFTONGATE



Drawing Status:	Feasibility
Drawn / Checked:	JB / MD
Date:	19/07/2021
Scale:	1:500 A1
Drawing no:	Revision:
21002 F0013	D

Appendix C – Planning History

Planning Reference	Address	Description of Development	Decision / Date
20/00792/FUL	Strawberry Lodge 645 Knowsley Lane Knowsley Knowsley L34 8HA	Construction of internal mezzanine floor together with external alterations comprising the installation of ground floor bi-fold doors and 4 no. First floor windows to the south elevation, together with 1 no. Roof light and 1 no. Window to the west elevation	Pending Determination
21/00579/FUL	7 Maypole Farm Court Knowsley Knowsley L34 9BD	Installation of 2 no. Velux windows to rear roof structure	Pending Determination
21/00528/FUL	Coopers farm perimeter road knowsley industrial park kirkby l33 3an	Erection of single storey side extension and extension and alterations to existing outbuilding to form an extension to the existing dwelling, and extension and conversion of outbuilding to form annex/granny flat	Pending Determination
20/00433/FUL	Land At Faraday Road Knowsley Industrial Park Kirkby Knowsley	Development of site for the storage of operational vehicles, including resurfacing, amendments to access, associated parking and ancillary infrastructure	Pending Determination
21/00346/ADV	Coopers Lane Service Station Coopers Lane Knowsley Industrial Park Kirkby Knowsley L33 7AL	Display of signage comprising of 1 no free standing 8m high internally illuminated totem sign and 2 no internally illuminated fascia signs to side of building together with 2 no internally illuminated fascia signs to front elevation and 2 no additional internally illuminated fascia signs to front elevation totem	Pending Determination
21/00063/TCA	1 Church Farm Cottages School Lane Knowsley	Fell 3no trees and remedial works to 6no trees	Pending Determination

	Business Park Knowsley L34 9ES		
19/00469/FUL	Knowsley village stables school lane knowsley business park knowsley l34 9er	Demolition of existing stable building and erection of 7 dwellings	Pending Determination
17/00626/NMA4	Venus 210 Moorgate Road, Southdene Kirkby, Knowsley L33 7XW	Application for a non-material amendment following grant of planning permission 17/00626/FUL- (application to vary condition no.1 as applied to planning permission 16/00400/FUL - demolition of existing building and erection of a new industrial/ warehouse building (use classes b2/b8) including ancillary office space and construction of car parking spaces) - variation sought to approved plans as listed in schedule 1 to allow for changes to the size and locations of the louvres on north and west elevations and changes to the size and location of the level dock doors on the southern elevations	Approved 05/07/2021
21/00191/FUL	Kirkby Telephone Exchange Moorgate Road Southdene Kirkby L33 7XH	Installation of 2no storage containers (20ft) within service yard to rear of telephone exchange	Approved 26/05/2021
20/00683/FUL	Chums Ltd Unity Grove Knowsley Business Park Knowsley L34 9AR	Erection of an industrial warehouse extension together with associated hard landscaping and boundary treatment works	Approved 11/05/2021
20/00617/FUL	765 Knowsley Lane Knowsley L34 9EE	Conversion of 2 no. Outbuildings and the erection of a single storey link extension to form 1 no. Dwelling together with the demolition of the former fire station	Approved 10/05/2021
20/00726/FUL	Qvc call centre south boundary road knowsley industrial park kirkby l70 2qa	Installation of roof mounted solar photovoltaic (pv) system together with associated infrastructure	Approved 04/05/2021

17/00626/NMA3	Venus 210 Moorgate Road, Southdene Kirkby, Knowsley L33 7XW	Amendment to condition 7 to allow internal works to be undertaken at any time	Approved 23/04/2021
21/00111/ADV	Land To West Of Coopers Lane Knowsley Industrial Park Kirkby Knowsley L33 7UA	Display of signage comprising; petrol filling station - 2 no internally illuminated fascia sign, 1 no fascia vinyl sign and 1 totem comprising of 6 no led illuminated fascia signs to front of building including 10 no vinyl graphics to front windows and 4 no internally illuminated fascia sign to side of building together with 2 no free standing 3.4m high double sided off feather flag signs and 1 no free standing double sided internally illuminated petrol sign including digital pricing display. And; cafe; 1 no internally illuminated fascia signs, 1 no internally illuminated wordmark fascia sign and 3 no frosted vinyls to front of building and; 2 no internally illuminated fascia signs and 2 no internally illuminated built-up fascia signs to roof of building and; 1 no internally illuminated wordmark fascia sign to side of building together with 1 no. Freestanding vehicle height barrier with internally illuminated signage, 1 no. Freestanding order canopy with internally illuminated signage, 1 no. Free standing internally illuminated digital display screen, 1 no. Free standing internally illuminated triple digital display screen, 1 no. Freestanding double sided internally illuminated sign, 2 no free standing internally illuminated banner frame signs, 2 no. Free standing non illuminated banner frame signs and 1 no free standing 9m high double sided internally illuminated totem sign	Approved 14/04/2021
17/00626/NMA2	Venus 217 Delphi Trading Estate Moorgate Road Southdene, Kirkby Knowsley L33 7XL	Application for a non-material amendment following grant of planning permission 17/00626/FUL - (application to vary condition no.1 as applied to planning permission 16/00400/FUL - demolition of existing building and erection of a new industrial/ warehouse building (use classes B2/B8) including ancillary office space and construction of car parking spaces) - variation sought to approved plans as listed in schedule 1 to allow for the addition of 2no levelled access door on the southern elevation of the existing warehouse, installation of a mezzanine to provide ancillary office	Approved 17/03/2021

		accomodation, additional windows on the western elevation, erection of welfare block, erection of 1no external ramp on the southern elevation, erection of a waste platform and canopy on the southern elevation, erection of guard hut and 2no smoking shelters, reconfigurtion of the car parking and rear yard area including a car park extension on the southern boundary and installation of external plant comprising of 9no new ventilation louvers on the northern elevation and 1no wall mounted condenser and 3no vrf units .	
20/00689/FUL	Land Adjacent To 17A School Lane Knowsley Business Park Knowsley L34 9EN	Erection of 2 no. Industrial units (use class B2) including ancillary office /storage space together with associated parking, hard and soft landscaping and other associated works	Approved 10/03/2021
19/00589/FUL	Senator Point, Clarke Energy Units C To D South Boundary Road Knowsley Industrial Park Kirkby L33 7RR	Reconfiguration of car parking together with increase in land level with associated retaining wall, landscaping and erection of fencing	Approved 13/01/2021
20/00698/PDS	West Coast Corrugated Deacon Park Moorgate Road Knowsley Industrial Park Knowsley L33 7YQ	Prior approval for the installation of 349.2kw roof mounted solar photovoltaics (pv)	Approved 07/01/2021
20/00587/FUL	Unit 2 Element 2 Alchemy Way Knowsley Industrial Park Kirkby Knowsley L33 7AH	Installation of a smoking shelter and new secure access gate to service yard (north perimeter)	Approved 23/11/2020

20/00505/SO	QVC Customer Operations Centre South Boundary Road Knowsley Industrial Park Kirkby Knowsley L33 7SF	EIA screening opinion for proposed solar photovoltaic (pv) development	EIA not required 12/10/2020
18/00440/FUL	Land Adjacent To 14 Randles Road Knowsley Business Park Knowsley	erection of 33 no. Commercial units having a flexible use [to enable changes in accordance with part 3 class v of the town and country planning (general permitted development) order 2015 (as amended)] within class b1, b2 or b8 of the town and country planning (use classes) order 1987 (as amended)	Withdrawn 12/10/2020
19/00411/COU	IRS Refrigeration Saturn Business Park School Lane Knowsley Business Park Knowsley L34 9ER	Use of land for the storage of shipping containers	Approved 25/09/2020
20/00172/FUL	2 Element Alchemy Way Knowsley Industrial Park Kirkby Knowsley L33 7AH	Installation of plant comprising external heat pumps, wall mounted condensers, and backup generator with associated ancillary equipment, external lighting to building and yard area, traffic control lighting to, southern elevation, new entrance and extraction louvres to eastern elevation, and installation of gate to overspill car park	Approved 10/07/2020
20/00096/FUL	1 Church Farm Cottages School Lane Knowsley Business Park Knowsley L34 9ES	Conversion of pitched roof into flat roof to rear, with addition of a single window. Replacement of white pvcu cladding to front and rear garage elevation with matching black coloured, composite timber shiplap cladding. Repair of existing pointing to front and side elevations.	Approved 03/06/2020

20/00199/FUL	Unit 9 -10 Platinum Court Alchemy Way Knowsley Industrial Park Kirkby L33 7XN	Erection of roller shutter door to west elevation of building (retrospective).	Approved 27/05/2020
19/00243/OUT	Vacant Land At Junction Of Moorgate Road/M57 Slip Road And School Lane; And Vacant Land At Junction Of Randles Road/Gellings Road And School Lane, Knowsley Business Park, Knowsley	Outline application for erection of petrol filling station of upto 476 sq.m (sui generis), a drive thru unit of upto 225 sq.m (use class a1/a3/a5) to the western parcel and erection of 3 no. Industrial units of upto 3,827 sq.m (use class b1/b2/b8) to the eastern parcel, together with construction of vehicular/pedestrian accesses (access to be considered - all other matters reserved for future approval)	Approved 06/04/2020
18/00670/CLD	Unit 1 Moorgate Point Moorgate Road Southdene Kirkby Knowsley L33 7XH	Application for lawful development certificate for proposed use of b8 for battery storage	Refused 28/02/2020
19/00639/FUL	6 Maypole Farm Court Knowsley Knowsley L34 9BD	installation of 2no velux windows to rear elevation	Approved 25/02/2020
18/00670/CLD	Unit 1 moorgate point moorgate road southdene kirkby knowsley l33 7xh	Application for lawful development certificate for proposed use of b8 for battery storage	Refused 28/01/2020
19/00671/FUL	7-8 Platinum Court (Former Lombard Shipping) Alchemy Way Knowsley Industrial Park Kirkby L33 7XN	Installation of flue system to serve spray booth of vehicle repair centre	Approved 27/01/2020
19/00589/FUL	Senator Point, Clarke Energy Units C To D South Boundary Road	Reconfiguration of car parking together with increase in land level with associated retaining wall, landscaping and erection of fencing	Approved 13/01/2020

	Knowsley Industrial Park Kirkby L33 7RR		
19/00546/DEMCON	Former KME Yorkshire Ltd East Lancashire Road Knowsley Knowsley L33 7TU	Demolition of industrial building	Approved 30/10/2019
19/00412/FUL	Als Inspection Limited Caddick Road Knowsley Business Park Knowsley L34 9HP	Construction of additional vehicular parking and installation of pedestrian access gate to caddick road boundary fence	Approved 18/10/2019
19/00510/FUL	Titan Building (Formerly Yorkshire Imperial Metals Ltd) East Lancashire Road Knowsley L33 7TU	Erection of security gatehouse with barrier gates and turnstiles, erection of 2.4m high paladin fencing, installation of pump house and sprinkler tank, cctv, external lighting, relocation of 150 no. Car parking spaces and associated works.	Approved 14/10/2019
19/00147/FUL	Land Adjacent To National Grid Substation Cooper's Lane Kirkby Knowsley L33 7TT	Installation of 11 no. 4.5mw gas engines with associated 33kv transformer, 11kv transformer, switchgear housing, lubrication tanks, site office, metering and gas kiosks and associated cctv, car parking, hardstanding and fencing	Approved 10/10/2019
19/00004/FUL	Yorkshire Imperial Metals Ltd East Lancashire Road Knowsley L33 7TU	Retention and completion of 6,503 sq.m extension (use class b2), external alterations comprising recladding and formation of loading doors and dock levellers, making good and extension to hardstanding/internal access roads, erection of security fencing and sub-stations, changes of radius of an existing access onto coopers lane and demolition of ancillary buildings and associated works.	Approved 03/10/2019
19/00298/FUL	8 Villiers Road Villiers Road Knowsley Business Park Knowsley L34 9ET	Change of use of industrial building (use class b8) to form light industrial / research and development unit (use class b1(b) / b1(c) together with installation of plant, chemical storage and service area to rear of building enclosed by 2.4m high fencing (ph plant enclosed by 4.5m high steel frame). Gas storage area to side elevation enclosed by 2.4m high	Approved 07/08/2019

		fencing and installation of 5no 3m high stacks fixed to main roof structure.	
18/00473/NMA	Bosch Packaging Technology Kitling Road Knowsley Business Park Knowsley L34 9JS	Non material amendment following a grant of planning permission 18/00473/FUL (erection of approx. 312 sq.m extension to northern elevation together with installation of 2 no. HGV roller shutter access doors to southern elevation, installation of additional windows to eastern and southern elevations, and re-configuration of car parking to form HGV turning area and drop-off bays, resulting in loss of 33 no. Existing car parking spaces) - to allow for the addition of 3 no. Strip windows to the north elevation	Approved 22/07/2019
19/00340/FUL	Clarke Energy Unit C Senator Point South Boundary Road Knowsley Industrial Park Kirkby Knowsley L33 7RR	Retention of roof mounted solar panels	Approved 12/07/2019
18/00448/FUL	Yorkshire Imperial Metals Ltd East Lancashire Road Knowsley Knowsley L33 7TU	Retention of 3 no. Modular units together with retention of 3 no. Air handling units and associated ducting	Approved 13/06/2019
18/00727/FUL	Land At Saturn Business Park School Lane Knowsley Business Park Knowsley L34 9ER	Retention of portacabin and use of land for the storage of shipping containers	Refused 05/06/2019
19/00176/FUL	Virgin Media Ltd School Lane Knowsley Business Park Knowsley L34 9HD	Installation of 1 no. External condenser unit 2 no. Free air units & 10 no. Louvre openings to serve internal digital media equipment	Approved 23/05/2019
19/00088/FUL	Vacant Land Randles Road Knowsley Business	Variation of condition no. 2 attached to planning permission 17/00798/ful (installation of 279no storage containers to form a self storage facility	Approved 16/05/2019

	Park Knowsley L34 9HX	with admin building and associated works) to allow for amendments to size and appearance of the proposed admin building	
19/00155/CLU	Clarke Energy Unit C Senator Point South Boundary Road Knowsley Industrial Park Kirkby Knowsley L33 7RR	Application for certificate of lawful development for installation of solar panels	Refused 14/05/2019
18/00578/FUL	Yard 2C Saturn Park School Lane Knowsley Business Park Knowsley L34 9J	Erection of HGV compressed natural gas fuel filling station and associated works	Approved 30/04/2019
17/00745/FUL	Land To West Of Coopers Lane Knowsley Industrial Park Kirkby Knowsley L33 7UA	Erection of petrol filling station, 1no drive through cafe, and 1no drive through restaurant, together with access, landscaping and associated development	Refused 29/03/2019
18/00514/FUL	Amazon Hornhouse Lane Knowsley Industrial Park Kirkby Knowsley L33 7XL	Removal of soft landscaping to be replaced by new tarmac/concrete hardstanding to improve operations of existing facility together with external lighting and ancillary works.	Approved 20/12/2018
18/00473/FUL	Bosch Packaging Technology Kitling Road Knowsley Business Park Knowsley L34 9JS	Erection of approx. 312 sq.m extension to northern elevation together with installation of 2 no. Hgv roller shutter access doors to southern elevation, installation of additional windows to eastern and southern elevations, and re-configuration of car parking to form hgv turning area and drop-off bays, resulting in loss of 33 no. Existing car parking spaces	Approved 06/11/2018
18/00646/CLU	Yorkshire Imperial Metals Ltd East Lancashire Road Knowsley L33 7TU	Certificate of lawfulness for existing use of premises under use class b2	Approved 18/10/2018
18/00561/FUL	Data 3 (Accessed Via Turner Building) Kitling Road	Application to vary condition 2 (relating to the approved plans) attached to planning permission	Approved 18/10/2018

	Knowsley Business Park Knowsley L34 9JA	18/00332/ful to allow for an additional 2no. Louvres to the east elevation	
18/00551/SO	Energos Ltd Penrhyn Road Knowsley Business Park Knowsley	Screening and scoping request in relation to proposed amendments to energy recovery facility	EIA Not Required 09/10/2018
18/00398/TCA	1 Maypole Farm Court Knowsley Knowsley L34 9BD	Fell 1no tree	Approved 07/08/2018
18/00341/ADV	Land At Hornhouse Lane Knowsley Industrial Park Kirkby Knowsley	Installation of 2no internally illuminated fascia signs	Approved 07/08/2018
18/00332/FUL	Data 3 Virgin Media Ltd Kitling Road Knowsley Business Park Knowsley L34 9HD	Installation of 2no condenser units to north elevation	Approved 10/07/2018
18/00293/PDE	802 - 804 Knowsley Lane Knowsley Knowsley L34 9EE	Erection of single storey rear extension maximum depth from original rear wall: 4 metres maximum height: 3.95 metres height of eaves: 2.5 metres	Prior Approval Not Required 07/06/2018
18/00147/COU	Bosch Packaging Technology Kitling Road Knowsley Business Park Knowsley L34 9JS	Change of use of existing industrial unit from use class B1/B2, to use class B1/B2/B8	Approved 10/05/2018
18/00059/FUL	Britonwood Packaging 26-27 Faraday Road Knowsley Industrial Park Kirkby L33 7UT	Refurbishment of warehouse comprising of ancillary demolition to the front elevation, replacement of external windows and doors, new composite roof and 2.4 metre high fencing to front boundary	Approved 26/04/2018
17/00450/NMA	Land Bounded By Hornhouse Lane/Abercrombie	Application for non-material amendment to planning permission 17/00450/ful - erection of an industrial unit (use class b1c, b2 & b8) & ancillary	Approved 25/04/2018

	Road & Owen Road Knowsley Industrial Park Kirkby Knowsley	office space (use class b1a) together with construction of new vehicular access & associated works - amendment sought to approved layout and elevations	
18/00126/ADV	Land At Junction Of A580 (South Side Of East Lancashire Road) And Ormskirk Road Knowsley Village Knowsley	Retention of 1no externally illuminated freestanding monolith sign	Approved 20/04/2018
18/00125/ADV	Land At Junction Of Coopers Lane/A580 (North Side Of East Lancashire Road), Adjacent To Copper Pot Public House Knowsley Industrial Park Kirkby Knowsley	Retention of 1no externally illuminated freestanding monolith sign	Approved 20/04/2018
17/00798/FUL	Vacant Land Randles Road Knowsley Business Park Knowsley L34 9HX	Installation of 279no storage containers to form a self storage facility with admin building and associated works	Approved 19/04/2018
18/00086/FUL	Land At Former Quarry Farm Ainsworth Lane/Unity Grove Knowsley Business Park Knowsley L34 9EU	Application to vary condition no. 9 relating to provision of lighting and cctv, as applied to planning permission 14/00827/ful (erection of 19 no. Incubator starter units within 5 no. Blocks use class b1(b) and b1(c), construction of internal access road off unity grove, provision of car parking spaces. Erection of cycle and bin stores, boundary fencing together with landscaping and associated works) variation sought to change condition from pre-commencement to pre- occupation.	Approved 11/04/2018
18/00162/TCA	2 Church Farm Cottages School Lane Knowsley	Fell 1no tree	Approved 05/04/2018

	Business Park Knowsley L34 9ES		
18/00132/ADV	Land On Roundabout At Junction Of Ormskirk Road, Knowsley Road, And Kitling Road Knowsley Village Knowsley	Installation of 1no externally illuminated freestanding monolith sign	Withdrawn 05/03/2018
17/00656/FUL	Unit 7A Deacon Park Moorgate Road Southdene Kirkby Knowsley L33 7RX	Change of use of office space (use class B1) to a mixed use of a well-being hub (use class D1) and office (use class B1)	Approved 26/02/2018
17/00484/COU	5 Coopers Court Coopers Lane Knowsley Industrial Park Kirkby Knowsley L33 7UB	Change of use from industrial unit (use class b1c) to climbing centre with associated cafe (use class d2) including cafe area	Refused 15/01/2018
17/00450/FUL	Land Bounded By Hornhouse Lane/Abercrombie Road & Owen Road Knowsley Industrial Park Kirkby Knowsley	Erection of an industrial unit (use class B1c, B2 & B8) & ancillary office space (use class B1a) together with construction of new vehicular access & associated works	Approved 16/11/2017
17/00510/FUL	Highfields Cottage School Lane Knowsley Business Park Knowsley L34 9ER	Demolition of existing rear extension, erection of single storey extension to rear, additional single storey extension to first floor at side, replacement of front windows , side elevation doors and rainwater goods together with alterations to chimney stacks.	Approved 06/11/2017
17/00524/CLD	S3 Saturn Business Park School Lane Knowsley Business Park Knowsley L34 9ER	Certificate of lawful development for the erection of three storey extension to industrial unit	Approved 30/10/2017

17/00505/FUL	Land Bounded By Ainsworth Lane, School Lane, Penrhyn Road, And Nunthorpe Road Knowsley Business Park Knowsley	Installation of standby electricity generators housed within storage containers and ancillary equipment, together with access	Refused 24/10/2017
17/00323/FUL	Enterprise Centre Suites Moorgate Point Moorgate Road Southdene Kirkby L33 7XW	Change of use of part ground floor office space from use class b1 to use class d1 for use as training, teaching, and examination facility	Approved 19/10/2017
17/00392/FUL	The Turner Building School Lane Knowsley Business Park Knowsley L34 9HD	Retention of fencing to create additional plant compound, together with 8no condensing units, 1no cooling system with associated ducting, and additional hardstanding	Approved 02/10/2017
17/00151/FUL	Warehouse Owen Road Knowsley Industrial Park Kirkby L33 7YP	Change of use of existing warehouse to use class d2 together with associated works.	Refused 02/10/2017
16/00808/NMA	Land Fronting 1-33 Sedburn Road Southdene Kirkby Knowsley L32 7PB	Application for a non-material amendment to planning permission 16/00808/FUL - erection of 15no. Affordable dwellings together with vehicular/pedestrian access and associated works - amendment sought to approved plans to allow for addition of 300mm gravel board to the bottom of fencing to rear of dwellings	Approved 02/10/2017
17/00350/FUL	Suite 6A, Moorgate Point Moorgate Road Southdene Kirkby L33 7XW	Change of use of office space to taxi booking office	Approved 11/08/2017
16/00738/FUL	2 Church Farm Cottages School Lane Knowsley Business Park Knowsley L34 9ES	Replacement of flat roof section with pitch roof, together with demolition of existing garage, replacement of windows, retiling of main roof and erection of new detached garage with wc and store	Approved 19/07/2017

17/00217/TWA	Land Adjacent To Millbrook Manor Knowsley Lane Knowsley L34 0JN	Remedial pruning to 3 no trees	Approved 25/05/2017
16/00808/FUL	Land Fronting 1-33 Sedburn Road Southdene Kirkby Knowsley L32 7PB	Erection of 15 no. Affordable dwellings together with vehicular/pedestrian access and associated works	Approved 24/03/2017
16/00787/FUL	Highfields Cottage School Lane Knowsley Business Park Knowsley L34 9ER	Replacement of all existing windows with new upvc wood effect, georgian style casement windows and replacement of all external wooden doors with upvc wood effect cottage style doors.	Withdrawn 06/03/2017
16/00782/CLD	M J Quinn Logistics 14 Randles Road Knowsley Business Park Knowsley L34 9HX	Construction of area of hardstanding for car parking provision.	Approved 16/01/2017
16/00610/FUL	Virgin Media Ltd School Lane Knowsley Business Park Knowsley L34 9HD	Installation of 1no air handling unit	Approved 04/11/2016