

Date: 21.07.2021
Your Ref: PP-10023384
Our Ref: 15213a



Mr Mark Quinn
Planning Services
Knowsley Metropolitan Borough Council
Municipal Buildings
Huyton
L36 9UX

Dear Mark,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPLICATION FOR THE ERECTION OF PROPOSED TIMBER FENCING ON THE SOUTHERN AND WESTERN BOUNDARY OF THE SITE.

We hereby submit an application for full planning permission for the proposed development outlined below at the above site:

'Erection of a 4m high timber fence'.

This application is supported by the following documents that should be read in conjunction with this Cover Letter:

- Application Form including Certificate of Ownership.

In addition, the following drawings have been submitted with the application to illustrate the proposed scheme.

Plan Title	Plan Reference
Site Location Plan	P101 Rev B
Existing Site Plan	P102 Rev B
Proposed Site Plan	P103 Rev B
Typical Fencing Details	P16 Rev A

PLANNING HISTORY

The existing warehouse (Use Class B8) with ancillary office space and car parking was originally granted under planning permission ref. 14/00510/FUL in November 2014. Since then, there has been a number of amendments made to the original application which have been outlined in the table below.

APPLICATION REFERENCE	DESCRIPTION	DECISION	DECISION DATE
17/00626/NMA4	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	Granted	5 July 2021



	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		
17/00626/NMA3	Amendment to condition 7 (construction works)	Granted	23 April 2021
17/00626/NMA2	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 accommodation, additional Windows on the western elevation, installation 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 security hut and 2no smoking Shelters, reconfiguration 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	Granted	17 March 2021
17/00626/NMA	Application for a non-material amendment following grant of planning permission 17/00626/NMA- 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 alteration to elevations and car park layout (approval sought for resiting of 1 no. Level access roller shutter door and 1 no. Personnel door; removal of second floor louvres to western elevation; resiting of 4 no. Louvres to office accommodation on western elevation; removal of	Granted	23 October 2018

	traffic island at site entrance; installation of 2 no. Pedestrian refuges to site entrance road; erection of sub-station; amendments to kerb line within car parking area/service yard and increase in vehicle turning circle to north east corner of site and installation of grasscrete).		
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 alteration to elevations and car park layout.	Granted	04 January 2018
16/00400/FUL	Variation of condition no. 2 attached to planning permission 14/00510/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 - to allow for amendments to: increase of floor space by 640sq.m; alterations to elevations; relocation of sprinkler tank and pump house; and amendments to car parking layout including increase in number of HGV spaces and area for future car park expansion.	Granted	06 February 2017
14/00510/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.	Granted	04 November 2014

Proposed Development

The application seeks to install a 4m high timber fence along the southern and western boundary of the site. The proposed fencing will be placed along the southwest corner of the Site and will provide increased security at the Site.

Timber fencing is used typically used as a boundary treatment in areas such as the Site and its addition will not impact negatively on the character or appearance of the surrounding area.

For further details of the fencing proposed and exact location, see the Proposed Site Plan (P03) and Typical Fence Detail Plan (P16) submitted with this application.

Relevant Planning Policy

The National Planning Policy Framework (NPPF, 2019) sets out the Government's commitment to creating the conditions in which businesses can invest, expand and adapt. It advises that Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (paragraph 80).

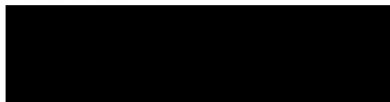
The proposed development is required to meet the identified occupier's operational requirements, which should be afforded significant weight in accordance with national planning policy. The proposed fencing is a minor addition that would increase the security of the Site. Furthermore, the site lies within an industrial location, and the addition of the boundary fence would not have a negative impact on the amenity of the local area. In summary, the proposals will secure improvements to an existing industrial Site and are considered compliant with Development Plan policies.

We trust we have provided sufficient information for you to be able to register and consider the application, and we look forward to receiving confirmation of this in due course. However, should you require any additional information, please do not hesitate to contact me.

Yours faithfully,

A solid black rectangular box used to redact the signature of Harriet Swale.

Harriet Swale MPlan MRTPI
Associate
DWD LLP

A solid black rectangular box used to redact contact information, likely an email address.