

APPLICATION NO: 25/00282/FUL **CASE OFFICER:** Lee Osborne

WARD: Northwood **PARISH:**

LOCATION: Amazon LPL2, Marl Rd, Knowsley Industrial Estate

PROPOSAL: INSTALLATION OF EXTERNAL STAIRCASE FOR ACCESS TO ROOF OF OFFICE AND WELFARE BLOCK (FOR MAINTENANCE PURPOSES) AND INSTALLATION OF METAL CAT LADDER OUTSIDE BUMP OUT WITHIN THE SERVICE YARD (FOR MAINTENANCE PURPOSES)

Site Description

This application relates to a large Amazon warehouse distribution centre sited on an area of approximately 15.1 hectares in the northwest corner of Knowsley Industrial Park. The site is bound by Moss Lane, Lees Road and Ashcroft Road on the southern boundary with Marl Road forming the eastern boundary. To the north is a bunded area and rail freight line with Public Open Space and the LFC training ground and public playing pitches to the west extending to Simonswood Lane and the wider Northwood residential area beyond. The site formerly housed the Sonae Tafibra (UK) factory building, manufacturing chipboard and MDF.

Proposals

The application is for the installation of an external staircase for access to the roof of the office and welfare block for maintenance purposes, a cat ladder is proposed at the rear of the building for access at the bump out area into the service yard. There is an access ladder currently located at the side of the office block, but this appears to be temporary.

The staircase would be within a steel frame with roof across. The framework would be L-shaped and the stairway within would rise in three parts with flat areas between. The framework would project a maximum of 4.6m from the building and have a maximum width of 5.3m, the width of the part of the framework containing the staircase would be 2.8m. The link between this part and the roof would be 2m long and 1.5m wide, with a flat access platform into the roof space via a new access door to be installed. The part attached to the building would be set back 13.2m from the front of the building, whilst the projected part containing the staircase would be 9.5m back from the front of the building. 2.4m high mesh security fencing would be installed at the bottom of the stairs enclosing the stairs and access gate to prevent unauthorised persons accessing the ladder. The stairs and associated works would be steel.

The cat ladder will rise to 5.5m, to a gate installed for safety purpose. It would be at the side of a build out area into the service yard at the rear of the building. Ladder would rise to a 2.5m wide platform and then rise to the 1.5m high gate to be installed to the flat roof of the build-out area. This would be sited in the corner where the build-out extends out from the main building. The ladder and associated works would be steel.

Consultations

N/A

Representations

This application has been publicised by letters sent to 34 neighbours. It has also been advertised by site notice. No representations have been received.

Relevant Planning History

20/00124/NMA3 - NON MATERIAL AMENDMENT FOR PLANNING APPLICATION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE) AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO APPROVED PLANS COMPRISING; RESITING OF 99 NO. CYCLE PARKING SPACES AND ASSOCIATED ACCESS CONTROL INCLUDING ERECTION OF NEW SECURE FENCING; AMENDMENTS TO INTERNAL ROAD CONFIGURATION; AND INSTALLATION OF SECURITY FENCE TO TANKS AND PUMPHOUSE. Granted: 05.04.2023

22/00330/ADV- DISPLAY OF SIGNAGE COMPRISING; 4 NO. INTERNALLY ILLUMINATED FASCIA SIGNS, 3 NO. INTERNALLY ILLUMINATED FREESTANDING SIGNS AND 30 NO. NON-ILLUMINATED POLE MOUNTED DIRECTIONAL SIGNS (AMENDMENT TO PROPOSAL PREVIOUSLY APPROVED UNDER PLANNING REF 22/00102/ADV). Granted: 19.07.2022.

22/00102/ADV - DISPLAY OF SIGNAGE COMPRISING; 4NO ALUMINIUM FACE LIT ILLUMINATED FASCIA SIGNS, 3NO ALUMINIUM FACE LIT ILLUMINATED TOTEM SIGNS AND 30 ALUMINIUM NON-ILLUMINATED POLE MOUNTED DIRECTIONAL SIGNS. Granted: 19.07.2022

20/00124/NMA2 - APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE) - AMENDMENT SOUGHT TO APPROVED PLANS TO ALLOW FOR CHANGES TO FENCING ALIGNMENT AROUND BALANCING POND ADJACENT TO CAR PARK; TYPE OF FENCING ADJACENT TO SUBSTATIONS AMENDED INCLUDING FENCE TO SEPARATE WOODLAND AND SUBSTATION; ROOF ACCESS LADDERS STYLE AND LOCATIONS AMENDED; ADDITIONAL FOOTPATH ADDED TO THE NORTHWEST OF THE SITE AND PEDESTRIAN CROSSING RELOCATED TO THE WEST OF THE SITE; GATE HOUSE AND GUARD HOUSE LOCATIONS AMENDED; WINDOW HEIGHTS WITHIN WAREHOUSE CLADDING AMENDED AT UPPER LEVELS; ADDITION OF BAILER CANOPY TO THE NORTH; AND ROOF PLANT AND WALKWAY SHOWN ON PLANS. Granted: 31.05.2022

20/00124/NMA1 – NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE, TRUCKERS FACILITIES

PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE) - AMENDMENT TO ALLOW FOR CHANGES TO APPROVED PLANS COMPRISING OF; AN INCREASE TO THE NUMBER OF HGV PARKING SPACES AVAILABLE (40 NO. ADDITIONAL SPACES) AND A REDUCTION IN THE NUMBER OF CAR PARKING SPACES AND RELOCATION OF TWO ACCESS POINTS ALONG MARL ROAD; RECONFIGURATION OF THE BUS DEPOT AND CAR PARKING AREA; REVISED LANDSCAPING SCHEME INCLUDING CHANGES TO BALANCING POND; AND AN INCREASE TO THE MEZZANINE FLOORSPACE BY APPROXIMATELY 14,000 SQFT. Granted: 03.09.2021

20/00124/NMA – NON-MATERIAL AMENDMENT FOR PLANNING APPLICATION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE) AMENDMENT SOUGHT TO ALLOW CHANGES TO APPROVED PLANS, LANDSCAPING, EXTERNAL LIGHTING SCHEME, CYCLE STORE PROVISION AND ENERGY STATEMENT. Granted: 16.10.2020

20/00124/FUL - ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE, AND WELFARE FLOORSPACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE. Granted: 15.05.2020

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

The proposals relate to an approved storage and distribution warehouse building located within Knowsley Industrial Park and is acceptable in principle.

Design and Amenity Considerations

The design as would be expected is utilitarian and designed for purpose and safety. Such development is not unexpected on such buildings and within the industrial park. The ladder facility to access the office block roof would be over 80m from Marl Road with car park and front part of the office block between, and the backdrop of the large Amazon warehouse behind and to the sides. The cat ladder would be on the rear of the warehouse and in a corner position of where the outbuild extends from the main elevation and would not be visible from outside the service yard area, and only really visible from specific parts of the yard. The ladders and associated frameworks etc would be of galvanised steel and it is considered that this is acceptable, given the grey colouring of the large backdrop warehouse. As such the proposals would not be detrimental to the visual amenities of the area.

The application complies with Policies CS2 and CS19 of the Core Strategy.

Conclusion

The proposals would be acceptable in terms of visual amenity particularly when taking into context the backdrop building and the industrial park location. The proposals do not impact on highway safety and there are no nearby residential properties to impact on.

The proposals comply with planning policies, and the application 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) 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
01/05/2025	LPL2 - SMR - 00 - ZZ - DR - A - 2001 - S3	P02	LOCATION PLAN
01/05/2025	LPL2 - SMR - 00 - ZZ - DR - A - 2003 - S3	P02	PROPOSED SITE PLAN
01/05/2025	LPL2 - SMR - 00 - ZZ - DR - A - 2004 - S3	P02	EXISTING AND PROPOSED ELEVATIONS
01/05/2025	LPL2 - SMR - 00 - ZZ - DR - A - 2005 - S3	P02	PROPOSED ROOF ACCESS STAIR OFFICE & WELFARE BLOCK - PLANS AND SECTIONS
01/05/2025	LPL2 - SMR - 00 - ZZ - DR - A - 2006 - S3	P03	PROPOSED ACCESS CAT LADDER FOR TECHNICAL AREA - ELEVATIONS AND ROOF PLAN

Signed Case Officer¹: **Lee Osborne**_____

**Signed Authorising
Officer²:** **Jo Sheridan**

Date: **31/07/2025**

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

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