METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

Application No: 00/00659/OUT
Date of Receipt: 09.10.2000
Date Valid: 18.10.2000

Name and address of applicant
Graham Dickman
40 Whitewood Park
Aintree
Merseyside
L9 7LG

Name and address of agent
Keith Swain
12 The Spinney
Rainford
WA11 8AS

Address or location of development
Land At Prestige Complex Ashcroft Road Knowsley Industrial Park Kirkby Knowsley

Nature and particulars of application
OUTLINE APPLICATION FOR PROPOSED FACTORY UNIT

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Outline Planning Permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than whichever is the later of the following dates:-

   (a)the expiration of five years from the date of this permission; or

   (b)the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

   Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely the siting, design and external appearance of the building, and the landscaping of the site.

   Reason: The application is in outline from only

3. (a) Prior to the commencement of development and notwithstanding the car park layout detail as shown on drawing no. P12048, sheet 1, received 9 October 2000, relating to the site, and the adjoining site in the control of the applicant, nor the new fence detail indicated on drawing no. P12048, sheet 2 received 9 October 2000, indicating fencing to the site perimeter and the adjoining site perimeter in the control of the applicant, details to the following matters (in respect of which approval is expressly reserved) shall be submitted to and approved in writing by the Local Planning Authority:-

i. Walls, fences or other means of enclosure (both to the site and the adjoining site outlined blue on the location map, ref: P12048, received 18 October 2000).

ii. Car parking details for the proposed factory unit (to be located on the site and the adjoining site outlined blue as shown on the location map referenced P12048, received 18 October 2000).

iii. Details of surface water disposal.

iv. Details of site levels/floor levels.

The development shall be carried out in accordance with the details approved.

2(b) Items (ii)-(iv) shall be carried out prior to the occupation or use of the factory unit hereby permitted.

Reason: In the interest of amenity, to ensure that adequate on-site vehicle parking/manoeuvring facilities are provided in the interest of highway safety and amenity, to ensure that surface water run-off from the development will not adversely affect nearby land by reason of flooding and in accordance with Policy Ec5 of the Knowsley Unitary Development Plan (adopted June 1998).

4. The detailed plans required by condition No3(iv) shall include at least 2 sections across the site. The sections shall indicate:

i. existing and proposed ground levels together with floor levels of any buildings through which the sections run; and,

ii. proposed levels in relation to the levels of surrounding land.

Reason: To ensure the development is built to acceptable ground levels in the interests of the amenities of occupiers of the proposed and existing adjoining development and in the interests of visual amenity.

5. The factory units hereby permitted shall be used for B2 or B8 purposes only, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to assess any proposal for further change of use whether having regard to car parking levels in accordance with Policy T12 of the Knowsley Unitary Development Plan (adopted June 1998).

6. The factory unit hereby permitted shall be single storey only and there shall be no increase in floor area (including the installation of mezzanine floors) without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to assess any proposal for an increase in floor area having regard to car parking levels in accordance with Policy T12 of the Knowsley Unitary Development Plan (adopted June 1998).

7. Prior to the commencement of the development hereby permitted, a site investigation and assessment shall be carried out by an appropriately qualified person(s) and the findings submitted to and approved in writing by the Local Planning Authority. Such investigations shall commence with a desktop study and shall identify the nature and level of any contaminants present. The assessment shall indicate such remedial measures as are necessary and, if contaminants are present, shall include measures for monitoring and controlling their effects on existing or proposed buildings, persons and the environment within and beyond the site. All the measures identified under these provisions shall be implemented to the satisfaction of the Local Planning Authority in accordance with a timetable suggested by the investigator and agreed in writing by the Local Planning Authority. The investigator shall provide written confirmation that all the remedial measures identified have been carried out fully in accordance with the agreed scheme prior to the commencement of development.

Reason: In the interest of safety and to prevent pollution of the water environment.

8. The minimum carriageway width of the proposed vehicular access off Ashcroft Road shall be 6.5 metres unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure the provision of adequate facilities for the safe ingress and egress of vehicles calling at the site in the interests of highway safety.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following; The Council's Site Development Management Team and The Environment Agency.

The land, which is the subject of this planning permission is located on Knowsley Industrial Park (KIP). KIP was used as a Second World War Royal Ordnance Factory for amongst other things the manufacture and storage of armaments.

When designing a site investigation strategy, risk assessment and any remediation scheme to discharge this planning condition you should in particular (but not exclusively), take into account the risks to human health, the environment and the underlying aquifer, which may be posed by this previous use. You may be guided by the Department of the Environment Industry Profile 'Chemical works: explosives, propellants and pyrotechnics manufacturing works' document ISBN 1 85112 237 0.

The Council shall not be liable whatsoever or howsoever for any death, injury, loss, damage, penalty, or expense arising directly or indirectly from the implementation or failure to implement any scheme or strategy approved by it for the purposes of discharging planning condition No.

[redacted]

Director Of Planning And Development

Date:08.12.2000

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.