METROPOLITAN BOROUGH OF KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPLICATION NO: 00/00659/OUT

DEVELOPMENT:

OUTLINE APPLICATION FOR PROPOSED FACTORY UNIT

LOCATION OF SITE AND APPLICANT:

Land At Prestige Complex Ashcroft Road Knowsley Industrial Park Kirkby Knowsley, Graham Dickman

WARD AFFECTED: Northwood

KNOWSLEY UNITARY DEVELOPMENT PLAN (Adopted June 1998) – Existing Industrial and Commercial Area within Industrial Improvement Area.

CONSULTATIONS:

TECHNICAL CONSULTATIONS:

Transportation and Engineering Services Division - No objections in principle.
Chief Environmental Health Officer - No objections in principle.
Environment Agency - No objections in principle.

NEIGHBOUR CONSULTATIONS

The application was advertised by way of a site notice and the Manager of the Prestige Complex also notified of the proposal by letter. No comments have been received as a result.

REPORT:

The application is an outline application for a factory unit within the Prestige Complex located on the northern side of Ashcroft Road, Knowsley Industrial Park. At present the site of the proposed unit is used as a vehicle breakers/compound. The site slopes considerably from the rear down to the front of the Prestige Complex.

The proposed factory unit would be located in the north eastern corner of the Prestige Complex site. Details of the design and external appearance of the unit will be submitted as reserved matters, should outline planning permission be forthcoming. The unit would have dimensions of 25 metres wide by 24 metres deep and would be set back 33 metres from the front boundary of the Prestige Complex site. The access, to be determined at this stage, is shown on the submitted site plan as 7.5 metres, although the written dimension is "not less than 4 metres".

The principle of an industrial unit of the proposed dimensions on the site is satisfactory. The Prestige Complex could (and does) have a number of communal car parking areas serving the whole of the complex. All those spaces nearest to the proposed unit would serve that unit.

Parking space No's 55 and 56 indicated on the site plan (and outside of the application site area) indicate parking for 2 no. HGV's which would impact on the manoeuvring space for HGV's visiting the premises. However, if those spaces were used solely for overnight parking, this would not be an issue.

The proposed unit would go some way to tidying up the existing site which would comply with Policy Ec5 of the Knowsley UDP and would be beneficial to the area in terms of the visual amenity and general appearance.

On the site plan it is indicated that 2.4 metre high fencing would be erected to the site boundaries. This would require a separate planning application for the fencing to the Prestige Complex boundaries and palisade fencing would not be appropriate in this location.

RECOMMENDATION:

That planning permission be granted, subject to the following conditions:

1. 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

2(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).

3. The detailed plans required by condition No 2(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.

4. 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).

5. 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).

6. 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.

7. 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.

[redacted]

8/7/00

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Agreed Date

Director Of Planning And Development

In consultation with:

[redacted] .....

Chairman/Vice-Chairman, Planning Committee