



DOCUMENT REFERENCE:

RPT_241003_C2_002

REVISION: P1

TITLE:

STATEMENT IN SUPPORT OF LAWFUL
DEVELOPMENT CERTIFICATE

PROJECT:

16 WOODWARD ROAD
KNOWSLEY INDUSTRIAL PARK
L33 7UZ

CLIENT:

HARTLEY INVESTMENTS

DATE:

JANUARY 2024

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1.0 INTRODUCTION AND DESCRIPTION OF THE USE

This report is provided in support of an application for a 'Certificate of Lawful Development for an Existing Use' at the site situated at 16 Woodward Road, Knowsley L33 7UZ.

The application seeks to make lawful the subdivision of the existing industrial unit from three to four units. The site had previously comprised of three industrial units:

- Unit A: 171.8m²
 - Unit B: 265.9m²
 - Unit C: 228.6m²
- Total Development (Use Class B2/B8): 666.3m²

Subsequent subdivision has taken place to form the following composition:

- Unit A: 171.8m²
 - Unit B: Subdivided to form smaller Unit B (171.8m²) & new Unit D
 - Unit C: 228.6m²
 - Unit D: 94.1m²
- Total Development (Use Class B2/B8): 666.3m²

The existing use for which the certificate is sought is 'Subdivision of Unit B to create two separate units, Unit B (reduced size) & Unit D.

The current building owner has been operating the site constantly as 4 independent warehouse units since 2023. These have been in consistent use 5 days a week, approx. 7am - 7pm, since 2022, under the current ownership and there is photographic evidence (google maps) which shows a history of use as early as May 2018.

2.0 EVIDENCE OF LAWFUL USE

The application is based on the assertion that the use of the property has been continuous and uninterrupted for in excess of 8 years prior to the date of this application. Google Maps historic photo data shows advertisement for 4 no. independent units in May 2018, demonstrating split use back to at least this date. A screenshot of this advertisement on Google Maps is included as an appendix to this document.

3.0 LEGAL AND PLANNING CONSIDERATIONS

The use has not been subject to any planning enforcement action during the relevant period and has not been the subject of any restrictions or conditions that would alter the lawful status of the use. The use complies with all applicable planning policies, and there are no other planning issues or restrictions that would affect the lawfulness of the existing use.

4.0 CONCLUSION

Based on the evidence provided, it is clear that the use at 16 Woodward Road has been carried out lawfully and continuously for the required period under Section 191 of the Town and Country Planning Act 1990. Therefore, it is respectfully requested that the local planning authority issue a Certificate of Lawful Development confirming the lawfulness of the existing use.

5.0 APPENDIX

Please see overleaf.



Search Google Maps



← 8 Woodward Rd

England

Google Street View

May 2018 See latest date

↻ Share

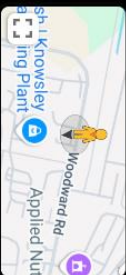


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