

APPLICATION NO: 25/00494/FUL **CASE OFFICER:** Andrew Hunt

WARD: St Gabriels **PARISH:** N/A

LOCATION: Hardwood Sales, Ellis Ashton Street, Huyton, Knowsley, L36 6BN

PROPOSAL: ERECTION OF 2NO. WAREHOUSE UNITS (USE CLASS B8) TO FACILITATE ADDITIONAL STORAGE SPACE TOGETHER WITH ALTERATIONS TO THE GOODS VEHICLE AND PEDESTRIAN ACCESS POINTS INCLUDING PROVISION OF NEW SECURITY GATES.

Site Description

The application site is a large square site to the north of Ellis Ashton Street. It consists of a large building on the western part of the site with a medium sized building to the north west with a series of smaller buildings on the remaining part of the site. There are trees along the edges of the site, with hardstanding areas and a parking area at the front. There are other industrial buildings to the south, west and east with Stadt Moers Park to the north.

Proposal

The proposal is for the erection of two warehouse units (Class B8) to facilitate additional storage space together with alterations to the goods vehicle and pedestrian access points including provision of new security gates.

The proposals are for two units,

- Unit 1 is positioned in a portrait orientation and is 8.71 metres high, 36.8 metres wide and 20.6 metres deep (694sqm).
- Unit 2 is positioned in a landscape orientation and is 8.71 metres high, 30.65 metres wide and 20.75 metres deep (580sqm).

The proposal has a total floorspace of 1274sqm.

The access gates would be replaced with new gates and widened to allow for a larger entrance to the site and to allow a separate pedestrian access. The access gate would be 2.4 metres high.

Consultations

Cadent Gas - No objection, informative note required.

Coal Authority - the site falls partly within the defined Development High Risk Area (DHRA) however, this is in a different part of the site. No objection subject to an informative.

Environmental Health – No objection subject to conditions in relation to contamination, a Construction management plan, and construction hours.

Health and Safety Executive - Does Not Cross Any Consultation Zones

Highways – No objection subject to informatives.

Lead Local Flood Authority – No objection provided the works are carried out in accordance with measures in the Drainage Design drawing and the Surface Water Drainage Strategy & Drainage Design Report.

Merseyside Fire and Rescue Service – No Objection subject to informatives.

Merseyside Environmental Advisory Service – No objection subject to conditions in relation to breeding birds, hedgehogs, lighting scheme, Pollution and dust measures. This can be done separately or in a CEMP.

United Utilities – No objection subject to informatives.

Fusion 21 – A sum of £1,593 is required for a social value strategy.

Representations

This application has been publicised by letters sent to 10 neighbours and by site and press notices. No representations have been received.

Planning History

None relevant.

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
CS4 - Economy and Employment
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

EC3 - Primarily Industrial Area
DQ4 - Trees and Development
ENV5 - Contaminated Land

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

Core Strategy Policy CS4 (Economy and Employment) states that:

Land for employment development will be made available to ensure that at all times there is a sufficient range of available and deliverable sites and premises by size, location, type and suitability to meet the needs for employment development over the following five year period.

The sequential approach, however, will not be required to be undertaken where the office use is ancillary to other employment uses

UDP Policy EC3 (Primarily industrial areas) states that:

“Primarily industrial areas are identified on the Proposals Map and are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses”.

The application site is situated within a Primarily Industrial Area. The proposed buildings would be 694 and 580sqm in size with a total floorspace of 1274sqm. The building would be used for B8 (Storage or distribution).

The proposal is for a B8 use which is referred to in UDP policy EC3 as a suitable use. Therefore, the application complies with UDP Policy EC3 and Core Strategy Policy CS4.

DESIGN

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The proposal would consist of two medium sized storage and distribution buildings located on the eastern part of the site along with new entrance gates into the site.

The buildings will be constructed from powder coated, metal insulated composite panels to the walls and roof. The walls and roof of the building will be dark grey.

The new access gate would be 2.4 metres high and would match the existing boundary treatments (which are light grey fencing).

Both the proposed building and fencing are considered to be appropriate in terms of materials and colour. The two buildings would not be visually prominent in the streetscene as they are set behind an existing building. The entrance changes are also minor and would not harm the character of the area.

Overall, the proposal would not result in harm to the streetscene and the development is consistent with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

Due to the sites location within an Industrial Park, there are no residential properties nearby that would be affected by the proposal. In relation to business occupiers, the building would not cause harm in relation to loss of light outlook or privacy.

Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19.

HIGHWAYS

NPPF para 116 states that a development should only be refused on highways grounds if *“there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.

The maximum parking spaces in the SPD (for B8 Storage) are 1 space per 100 sqm, resulting in maximum of 13 spaces based on the floorspace of 1274sqm. The total requirement for the site is for a maximum of 73 spaces.

The proposed development will utilise the existing vehicular accesses from Ellis Ashton Street, although the main access will be widened. The site currently has 7 lorry parking spaces which

would be lost as a result of the proposal, however, alternative spaces would be created to the west of the proposed buildings, which would provide sufficient parking. There are sufficient parking spaces and turning within the site to accommodate the proposed buildings. There is 36 formal parking spaces to the west of the site and a further 12 informal spaces in front of the hardwood sales building implemented. This is more than the maximum expected parking demand which is 25 from the development. This means that the anticipated parking demand is lower than the number of spaces already at the site. The parking levels also comply with the SPD as the proposed spaces are below 73.

No change in parking spaces is proposed as part of the current application. This complies with the council's maximum parking standards. 8 Cycle parking spaces are proposed, which is considered sufficient, however detailed elevations are required to be submitted which can be secured via condition. This view is supported by the council's highways department who have no objection.

Overall, there would not be significant harm to highway safety and the application complies with Core Strategy Policy CS7 and NPPF para 116.

ECOLOGY

Policy CS8 (Green Infrastructure) in the Core Strategy states that new developments should sustain and promote biodiversity in accordance with its importance and contribution to ecological networks.

A number of Ecological Surveys have been submitted in support of the application. They identify that the proposed development would not have a significant impact on protected species or their habitats. This is supported by Merseyside Environmental Advisory Service who have no objection to the proposal subject to conditions in relation to breeding birds, hedgehogs, lighting scheme, pollution and dust measures. These will be secured via separate planning conditions.

The development is exempt from Biodiversity Net Gain as there would be no loss of habitat as the existing area is hardstanding only.

Overall, the proposal will not result in harm to ecology and would provide biodiversity net gain through off site works. This is supported by the views of MEAS and the council's ecologist who have no objection subject to conditions.

Overall, the proposal complies with Core Strategy Policy CS8.

FLOOD RISK

Part 1 of Policy CS24 (Managing Flood Risk) states that new development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted.

The site is within flood zone 1 (lowest risk) for flood risk from rivers and the sea, and has a low risk of surface water flooding.

The application has been supported by a flood risk assessment and drainage strategy which demonstrates that the proposed building would not lead to unacceptable levels of flood risk. This has been reviewed by the Lead Local Flood Authority and who have no objection. United Utilities also have no objection.

Overall, it is considered that the proposal will not lead to unacceptable flood risk impacts, this is reinforced by the absence of objections from the LLFA, or United Utilities. Therefore, the proposal complies with Core Strategy Policy CS24.

OTHER CONSIDERATIONS

A social value strategy will be secured via a section 106 agreement for the sum of £1,593.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to highway safety, design, flood risk or the amenity of neighbouring properties. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2021).

RECOMMENDATION:

That planning permission be granted subject to a section 106 agreement to secure the following:

- i. The applicant entering into a Section 106 legal agreement to secure measures set out in a social value strategy.

and the following condition(s):-

- 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) Plans

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.

- 3) Contaminated Land

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

- (i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and
- service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable

methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To prevent harm to human health from contamination.

4) Construction Environmental Management Plan

Prior to commencement of development, a Construction Environmental Management to include a scheme for the control of noise and dust from site operations and to prevent the transfer of mud and dust out of the site onto neighbours or the wildlife areas to the north must be submitted to and approved by, the local planning authority. All works which form part of the scheme shall be implemented while construction works are ongoing.

Reason: To prevent noise and dust impacting residential amenity and ecology.

5) Materials

Prior to any works above slab level, precise details of proposed materials shall have been submitted to and been approved by, the local planning authority. Works shall be carried out in accordance with the approved plans and retained hereafter.

Reason: In order to ensure appropriate materials are used.

6) Cycle Parking

Prior to occupation of the building, precise detailed elevations and specifications of cycle parking shall have been submitted to and been approved by, the local planning authority. Works shall be carried out in accordance with the approved plans and retained hereafter.

Reason: In order to provide sufficient and suitable cycle parking.

7) Tactile Paving

Prior to occupation of the building, precise details of tactile paving at the junction with Ellis Ashton Street shall have been submitted to and been approved by, the local planning authority. Works shall be carried out in accordance with the approved plans prior to occupation and retained hereafter.

Reason: In order to provide suitable tactile paving.

8) Lighting Scheme

Prior to erection of any lighting on site, a lighting scheme which includes the steps necessary to ensure the lighting scheme does not result in excessive light spill that negatively affects the foraging and commuting of bats and that protects habitats shall be submitted for the written approval of the local planning authority. The agreed details shall be installed in full prior to the occupation of any building hereby permitted and maintained thereafter.

Reason: In order to avoid harmful lighting impacts upon bats.

9) Hedgehog Protection Measures

Due to the proximity to suitable habitat, hedgehog (a Priority Species) may commute through the site. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:

- A pre-commencement check for badger and/or hedgehog mammals;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: In order to avoid harm to Hedgehogs.

10) Breeding Birds

No ground clearance or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, ground and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: In order to avoid disturbance to breeding bird habitat.

No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

11) Construction Hours

No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.

Reason: In order to protect neighbouring occupiers from late night noise.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

15/04/2026

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

2 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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/08/2025	A(10)-11	-	Site Plan Proposed
28/08/2025	A(10)-10	-	Proposed Site Location and Block Plan
28/08/2025	A(10)-12	-	Building 1 Plans and Elevations
28/08/2025	A(10)-14	-	Building 2 Plans and Elevations
28/09/2025	A(90)-10	-	Site Access Gate Existing and Proposed
29/09/2025	25-6488	-	Surface Water Drainage Strategy and Drainage Design
28/09/2025	-	-	Flood Risk Assessment
24/10/2025	25-6488 DR01	P4	Proposed Surface Water Drainage Layout

INFORMATIVES

- 1) United Utilities - See Letter
- 2) Merseyside Fire and Rescue – See Letter
- 3) Cadent Gas – See Letter
- 4) Coal Mining Authority

The application site lies in an area defined by the Mining Remediation Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place. If any suspected coal mining feature is encountered on site, this should be reported

immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available at: www.gov.uk/government/organisations/the-coal-authority.

5) Highways

- a. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact Mark McCartney, t: 0151 443 2305, email: Mark.McCartney@knowsley.gov.uk to discuss the matter further.
- b. The applicant is advised to ensure tactile crossings are in accordance with the Department for Transport Guidance.