

**22/00559/FUL – RETROSPECTIVE CHANGE OF USE TO CONTAINER
STORAGE FACILITY**

**FORMER QUARRY FARM, AINSWORTH LANE, KNOWLSEY INDUSTRIAL
ESTATE, L34 9EU**

**Response to email dated 9th June 2023 from Lee Osborne, Senior Planner,
Knowsley Council**

HIGHWAY VISIBILITY SPLAYS

We refer you to our previous comments of 1st April 2023 made in response to your email of 24th March 2023, in which this matter was first raised. Can you confirm your Highway Officer had sight of these comments as we are surprised this is unresolved.

Can you explain why your Highway's Officer is insisting on visibility splays with a Y-distance of 90m? Ainsworth Lane has a speed limit of 30 mph, therefore a visibility splay with an X-distance of 2.4m and a Y-distance of 43m is required on either side of the centre line of the access. We previously provided drawing UCD-E-LOC-BLO-004 showing the detail of the visibility splays to the Ainsworth Lane access.

We draw your attention to planning application 22/00412/FUL, approved in November 2022. This was for an HGV training facility on land on the opposite side of Ainsworth Lane situated 60m to the north-west of this development. The Site Access Plan which supported that application included visibility splays with a Y-distance of 43m and this was approved by the Council's Highway's Officer.

In our previous response, we provided the applicant's ownership titles for all the land up to the adopted highway boundary and the southern visibility splay is wholly within this land ownership – see Land Registry title MS591671. The northern visibility splay is partially within the neighbouring property (Avient's) land boundary (area = 11 sq. m.) but also includes the visibility splay to their own access, which is situated 50m to the north. Avient have a grounds maintenance contract to manage all their land fronting Ainsworth Lane and the visibility splays are well-maintained.

This demonstrates the splays can be achieved and maintained by the respective landowners. In addition to this, any future structure 1.0m or higher that could obstruct the splays (for example a wall, fence, advertising hoarding, sign, etc, would require permission from the Local Planning Authority and its impact on the visibility splays would be a material consideration.

We also emphasise that the Ainsworth Lane access is an existing access which served the former Quarry Farm. This would have been used by commercial vehicles including HGV's. Finally the container storage operation has been operating continuously and uninterrupted for well over 12 months now and we are not aware of any highway safety issues or other detrimental effects of the development on the area during this time. This period of use is therefore acting as a 'trial run' in planning terms.