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TITLE:

DESIGN AND ACCESS STATEMENT IN
SUPPORT OF PLANNING APPLICATION

PROJECT:

VILLIERS COURT
1 VILLIERS ROAD
KNOWSLEY
L34 9ET

CLIENT:

ATLAS COPCO LTD

DATE:

OCTOBER 2025

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1.0 INTRODUCTION AND BACKGROUND INFORMATION

1.1 - This report outlines the design and access considerations related to the planning application for the proposed new-build bio-fuel storage structure in connection to an existing industrial building situated at 1 Villiers Road, Knowsley, L34 9ET.

1.2 - The development proposals are as fully set out in the submitted plans and drawings prepared by *Unit3 Design Studio Ltd.*

1.3 - The scheme has been designed with safety as the predominant factor, taking into account existing structures and movement patterns within and surrounding the site to ensure that all existing activities can continue unimpeded by the new bio-fuel storage location.

1.4 - The proposals have been designed for compliance with key planning policies and appraises the impact of the proposed development in terms of amenity of adjacent occupiers and the technical impacts.

1.5 - The design has also considered the impact of the proposal in relation to the impact on amenity of neighbouring properties, with those occupying the rest of the site.

1.6 - The Knowsley Local Plan remains valid as the statutory development plan for the area and other material planning policy advice is found in the National Planning Policy Framework.

2.0 SITE CONTEXT AND PROPOSAL

2.1 - The application site comprises of a single industrial building situated on Villiers Road. Proposed developments focus on the rear of the site, with the addition of 1 no. shipping container style structure (to contain a bio-fuel storage tank) to the rear of the existing building.

2.2 - The detached building has a simple external layout, with parking located to the front and side of the property, and a medium sized service yard to the rear of the building which currently provides lorry access and bin storage. The site is accessed from the main entrance off Villiers Road, and the rear service entrance off Penrhyn Road.

2.3 - The internal layout of the building contains general open service and storage areas, with offices and staff amenity spaces. The internal layout of the building is not to be altered or impacted as part of the proposed developments.

2.4 - The existing building features a curved roof construction with overhanging eaves to the front and side elevations. The ground to eaves height is approx. 7m.

2.5 - To the rear of the site lies a shared service yard measuring approximately 24m x 30m. The yard is accessed via the vehicle service entrance from Penrhyn Road, or via the internal of the building.

2.6 - Boundary treatments at the front and southern side of the site are open palisade fencing, with the service road forming the rear boundary. There is no boundary treatment to the Northern side boundary of the site.

2.7 - The existing property is operated by Atlas Copco Ltd T/A Atlas Copco Compressors. The property is in good condition.

2.8 - The site is within a predominantly industrial area. Liverpool City Centre and City Region can be accessed by private vehicle or local public transport routes.

PLANNING HISTORY

2.9 - In relation to the application site, there have been a number of nearby planning applications that have been granted:

- 25/00100/FUL (Alfred H Knight International Ltd, Villiers Court, Villiers Road, Knowsley Business Park) – Installation of one steel container unit, with associated plant and relocation of the existing fencing within the site including access gates to the rear of the service yard. Granted 16/05/2025
- 15/00558/FUL (Avanti Environmental, Kitling Road, Knowsley Business Park) – Erection of power distribution building and erection of a sub-station. Granted 27/10/2015
- 15/00395/FUL (Villiers Court, Overbrook Lane, Knowsley Business Park) – Erection of single storey extension to existing industrial unit together with alterations to parking and service yard. Granted 16/08/2015

- 02/00874/FUL (Unit A, Villiers Road, Knowsley Business Park) – Retention of windows, door and roller shutters to front, side and rear elevations, and retention of mezzanine floor. Granted 23/05/2003
- 02/00157/FUL (Unit B, Villiers Road, Knowsley Business Park) – Construction of mezzanine floor to ground and first floor for erection of additional offices. Granted 10/05/2002
- 01/00320/FUL (Land Bounded By Kitling Road, Penrhyn Road And Villiers Road, Knowsley Business Park) – Erection of 3 no. Industrial units with ancillary office accommodation, together with car parking and new accesses off villiers road and penrhyn road. Granted 11/07/2001

THE DEVELOPMENT PROPOSALS

2.10 - The proposed development is detailed in the submitted planning application plans.

2.11 - The new proposal is for the addition of a bio-fuel storage tank, to be stored in a custom-built shipping container style structure. This will be installed in the existing rear service yard, a minimum of 10m from all existing buildings, roads and pedestrian routes.

2.12 - The operation of the service yard will not be impacted by the addition of the bio-fuel storage structure. The new structure is small in size (please see architectural drawings for specific dimensions) and does not interfere with existing vehicle parking or vehicle movement within the site.

2.15 - Materiality, finish and colours of the new structure is to be consistent with materials already present on site. The structure will be painted in a neutral colour, with appropriate warning notices as required under bio-fuel storage guidelines.

2.16 - The existing building structure is to be retained as existing.

2.17 - The existing boundary treatment within the site will remain unaffected by the proposal.

PRINCIPAL OF DEVELOPMENT

2.18 - At present, the business is regularly transports vehicles off site to refuel individually. Provision of an on-site secure fuel storage location, with facility to refuel on site will increase business efficiency, and reduce overall fuel use transporting between the proposal site, and the current refuel site. This will reduce emissions, increasing the overall sustainability of the business.

3.0 DESIGN AND ACCESS CONSIDERATIONS

3.1 - No modifications are proposed to the existing unit.

3.2 - The proposed shipping container will be located in the rear service yard, a minimum of 10m from all existing buildings and road ways / pedestrian routes. No further modifications are required to the external layout of the building.

3.3 - Access to the existing units is unaltered by the proposals.

3.4 - Access arrangements around the site will remain largely unchanged. The addition of a bio-fuel storage tank will not impede vehicle movement around the site and will not impact parking capacity within the service yard.

SCALE, DESIGN AND LANDSCAPE CONSIDERATIONS

3.5 - The existing building is unaltered by the proposal. The new bio-fuel storage structure will be subservient to the existing structure and will not detrimentally impact the site visuals.

3.6 - The design and materiality of the site and the new units will remain consistent with the existing site materiality and layout.

3.7 - No alterations to existing landscaping are proposed as part of this development.

RESEDENTIAL AMENITY CONSIDERATIONS

3.8 - The proposal site is in an entirely industrial area, with no residential amenity to be impacted by the proposal.

SUSTAINABILITY AND CLIMATE CHANGE

3.9 - It is noted that the proposal relates to an existing property that is in an area which is reasonably well connected by public transport, giving tenants the opportunity to travel without the need for a private car.

3.10 - The proposed development requires minimal construction work, with the proposed shipping container being manufactured off site. This results in minimal construction debris, and minimal transportation emissions associated with the installation of the structure.

TREES AND DEVELOPMENT CONSIDERATIONS

3.11 - The proposed development will not have any impact on any trees / landscaping on or adjacent to the site with it being sited on an area of existing hardstanding.

3.12 - There are no trees / landscaping on the site that could be disturbed as a direct result of the proposed developments.

3.13 - The impact of the proposed development in respect of trees is therefore considered to be acceptable and takes into account the need to consider trees and the development having regard to the duty under section 197 of the Planning Act 1990 and the Knowsley Local Plan.

4.0 CONCLUSION AND APPLYING THE PLANNING BALANCE

4.1 - In conclusion, the proposal will increase the overall sustainability of the business and will not have any negative impact on the business, or neighbouring properties.

4.2 - The aforementioned points and associated drawings explain the rationale behind the proposed design decisions and why they are appropriate.

4.3 - Considering this and applying the legislation and planning principles referenced both above and in the accompanying planning documents, planning permission should be granted.