

**30 Lees Road
Liverpool
L33 7SE**

**Class E office building
Planning Statement
0556**

Contents

3	Introduction
3	Background
4	Legal and Policy Framework
5	Planning Assessment
8	Planning Balance

Copyright Notice

© 2025 Work By Here Ltd, all rights reserved.

Material published by Work By Here Ltd is copyright of Work By Here Ltd and may not be reproduced without permission.

1. Introduction

- 1.1 This statement supports an application to erect a Class E office building ancillary to the existing B8: Storage or Distribution builder's yard (*the Proposal*). The building will be located in the southern corner of the Site at Quinn Developments, 30 Lees Road, Liverpool, L33 7SE (*the Site*). The applicant is Quinn Developments (*the Applicant*). Knowsley Metropolitan Borough Council is the local planning authority and freeholder of the Site (*the Council*). The Site lies within the Knowsley Industrial Park. Access is provided off Lees Road.
- 1.2 The application seeks to increase the office floorspace at the Site to accommodate the expansion of the Applicant's business. The Site forms part of a wider industrial park with a diverse community of companies where these various uses continue to prove significant contributors to the local economy. The commercial use within this locale is a land use classification supported by local planning policy.
- 1.3 Proposals such as this one, where economic considerations are at the forefront, are key to the success of the planning system. The planning system aims to achieve sustainable development, and commercial development is a key part of supporting the economic objective informing the sustainable development aspirations of the planning system. Locally, the Council recognises the need to promote economic growth given the unique economic challenges of the Borough.
- 1.4 The Applicant's position is that the Proposal accords with sustainable development aims by contributing to the economic objective of national and local policy. The building will be a replica of the existing building on Site; therefore, there is no departure from policy regarding what is considered acceptable in this location. The Site has sufficient space to accommodate the additional building and required parking spaces.

2. Background

- 2.1 The Site is a circa 0.26 hectares, irregular-shaped plot that Quinn Developments uses as a builders' yard. It is accessed off Lees Road within the Knowsley Industrial Park (designated employment land in local land use policy). The Site comprises one building (storage/office building) to the northeast of the Site, a bitmac driveway, and a car parking yard. It is bound on all sides by other commercial uses. The Site is in Flood

Zone 1 and is at very low risk of flooding. No other planning policy land designations relevant to the Proposal are identified.

2.2 The Site is subject to an extensive planning history, although only two recent planning decisions are material to the Proposal. Planning permission ref. 18/00227/COU was secured for the *“Change of use existing yard for the storage of vehicles (Use Class B8)”* via notice dated 6 June 2018. More recently, planning permission ref.23/01022/FUL, for the *“retention of a first floor extension to an existing office storage building including the re-cladding of the whole building”* was given via notice dated 7 August 2023 (*‘2023 Permission’*).

2.3 The assessing officer for the 2023 Permission in their officer report (*‘the OR’*) supported the principle of the proposal given the Site’s location within an industrial area:

“Saved UDP policy EC3 states “primarily industrial areas are identified on the proposals map and are appropriate locations for Business (Class B1) General Industry (Class B2) and Storage & Distribution (Class B8) uses” The site is allocated as a primarily industrial area on the Local Plan Policies Map. An extension to an existing commercial building would in principle be acceptable on this site.”

3. Legal and Policy Framework

3.1 Section 70(2) of the Act requires the decision maker to take account of (a) the provisions of the development plan, (b) local finance considerations, and (c) any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act requires the determination of applications to be by the plan unless material considerations indicate otherwise.

3.2 National policy is contained in the National Planning Policy Framework (*‘the Framework’*), updated in December 2024. Existing planning policies are set out within the saved Knowsley Unitary Development Plan (2009), the Knowsley Local Plan Core Strategy (2016) (*‘both the LP’*), the Choice of Travel Supplementary Planning Document (2010) (*‘the Transport SPD’*), and the Design Quality Supplementary Planning Document (2016) (*‘the Design SPD’*).

- 3.3 Legal judgements have established that since development plans frequently contain policies that pull in different directions, what must be considered is whether a Proposal complies with the development plan as a whole. In Islington LBC v Secretary of State for Communities and Local Government [2012] EWHC 1716 (Admin), the court stated:

“These policies need to be seen as a whole rather than individually since the statutory question in s.38(6) requires a judgment as to whether proposed development accords with the Development Plan, not whether it accords with individual policies, a number of which may pull in a variety of differing directions when applied to a particular proposal.”

- 3.4 In other words, policies should not be applied in an overly rigidly technical or overly formulaic manner. Instead, applications should be looked at holistically, with the positive merits of any Proposal balanced against any restrictions or limitations that may apply. It is also well-established that local planning authorities must consistently make decisions and apply local policies.

4. Planning Assessment

- 4.1 The planning system aims to contribute to achieving sustainable development, which is set out in paragraph 7 of the Framework. Paragraph 8 elucidates the three objectives required to work towards achieving sustainable development. Limb a) of the policy refers to the economic objective:

“8 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;”

- 4.2 The Framework encourages planning decisions that create conditions for businesses to invest, expand, and adapt. Significant weight is afforded to development that

supports economic growth and productivity. Paragraph 85 of the Framework guides the weight to be afforded to proposals that promote economic growth and its broader importance to the British economy:

“85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.” [Emphasis added]

- 4.3 Local policy accords with national policy in aiming for sustainable development; policy CS2 sets out the Council’s development principles, of which Principle 1 is to promote sustainable economic development, particularly given the recognised deprivation locally:

“1) New development in Knowsley and the preparation of subsequent stages of the Local Plan will be expected to support the following development principles:

Principle 1: Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by:

a) Meeting needs for new housing, employment, retail and other service provision;

b) Improving business productivity and employment levels in Knowsley;

[...]” [Emphasis added]

- 4.4 Policy CS2 serves to inform the Council’s approach to facilitating employment provision in the Borough; this is explicitly realised in policy CS4, where the policy’s prologue outlines one of the key requirements of the CS as facilitating employment provision:

“5.2. A key requirement of the Core Strategy is to facilitate employment development of the right type and in the right location to support the Council’s employment

priorities. This is particularly important given the high levels of socio-economic deprivation which exist in the borough. These and other requirements are addressed by Policy CS4.”

- 4.5 Limbs 1. a) and d) of policy CS4 set out the way planning will be used to support economic growth and improve access to a variety of jobs:

“1a) Support sustainable economic growth and meet the development needs of established and emerging employment sectors, including the Liverpool City Region key economic sectors;

[...]

d) Improve accessibility to an appropriate range of jobs, for example by encouraging mixed use employment/residential schemes where appropriate and improving.”

- 4.6 These aims are further supported by policy saved policy EC3 and policy CS11, where explicit provisions are made for the regeneration of Knowsley Industrial and Business Parks, of which this Site is a part. A key consideration is that the business has been operating locally and seeks to continue its operations as a local employer. The Site's location is appropriate for the business operation. The business's thriving presence here is a testament to the success of local planning policy, which provides appropriate land allocations for local industries to thrive and grow. Approval to erect the proposed building would enable the business to continue operating and expand its operations by contributing to the aims of national and local policy via its demonstrable benefits to the local economy.

Other Matters

- 4.7 The proposed building would accord with the existing building on Site and is therefore considered acceptable because the permitted design for the 2023 Permission was accepted against policies that remain in force at the time of submission. Given the nature of commercial uses adjoining the Site, there are no concerns regarding amenity impacts. The intensification of use will not give rise to adverse impacts regarding amenity or otherwise. No change is proposed to the access. However, parking spaces should be increased to twenty-six to accommodate the increase in floorspace. This level of provision satisfies the requirements of the Transport SPD.

- 4.8 It is acknowledged that it is now a national requirement to provide a minimum of 10% in Biodiversity Net Gain ('BNG') above the existing condition of a Site subject to exemptions. The current Proposal, within an existing industrial area with no identified habitat areas, is de minimis as it is a development below a threshold necessitating BNG.

5. Planning Balance

- 5.1 The Proposal represents an opportunity to continue contributing to the economic objective of sustainable development, a key aim not only nationally but also within the Metropolitan Borough of Knowsley. The history of the Site and its existing use, in conjunction with the uses in the vicinity, demonstrate its suitability for new buildings to service existing businesses. When the above is considered, planning permission should be given.