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Our ref: PH/Planning

11th October 2022

Dear Sir / Madam,

RE: APPLICATION FOR THE USE OF 2 NO. UNITS FOR FLEXIBLE USE OF CLASS E(G) USE OR CLASS B2 USE OR CLASS B8 USE OR CLASS B8 USE WITH TRADE COUNTERS AT UNITS 6C AND 6D, ACADEMY BUSINESS PARK, LEES ROAD, KNOWSLEY INDUSTRIAL PARK, KIRKBY, KNOWSLEY – SUBMITTED ON BEHALF OF ORBIT INVESTMENTS (PROPERTIES) LIMITED

Please find enclosed application forms and plans for the above change of use application, which has been submitted through Planning Portal.

Units 6C and 6D were approved as part of the full planning application (LPA Ref: 20/00467/FUL) for the erection of six industrial units and five trade counter units at Academy Business Park in July 2021. Units 6C – 6G were recently constructed and whilst Units 6E, 6F 6G have been let, Units 6C and 6D remain vacant.

Units 6C and 6D were originally permitted for B8 use (storage or distribution use including trade counter use). In order to widen the permitted uses in these two units and to assist in marketing and letting this vacant floorspace, Class E(g) and B2 uses (general industry) are sought as well as the existing permitted uses of B8 (storage or distribution) and B8 (trade counters) for these two units.

All the proposed uses would provide flexibility for the owner of the buildings in marketing and letting this floorspace as Orbit have had a number of enquiries for Class E(g) and B2 uses for these type of units. The proposed uses are considered entirely appropriate for this employment location and would attract prospective new tenants and bring the units into active use, enhancing the redevelopment of Academy Business Park.

This application is identical in format to the change of use application that was recently approved by Knowsley Council for Units 1F – 1H (LPA Ref: 22/00302/FUL).

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There would be no external elevational changes, therefore a Design and Access Statement has not been submitted as part of this planning application.

This application would accord with relevant national and local planning policies and the proposed uses would support the employment aspirations for Academy Business Park and the wider Knowsley Industrial Park.

The future occupiers of the development would also support a number of new local jobs and provide a boost to the economy through their activities in accordance with the aspirations of Knowsley Council's Development Plan.

I trust that the above and enclosed information is sufficient to enable the application to be validated and progressed in due course. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Peter Hilldrup
Senior Planner

Encs. (Electronic submission - Planning Portal)

- 1 x Planning Application Form
- 1 x Site Location Plan (Drawing No. 1374-PL-2000)
- 1 x Existing Floor Plan (Drawing No. 1374-PL-2001)
- 1 x Proposed Floor Plan (Drawing No. 1374-PL-2002)

Planning application fee paid by BACS to Planning Portal