



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

**This application is subject to a Section 106 Agreement and needs to
be read in conjunction with that Agreement.**

PLANNING PERMISSION

Application No: 22/00458/FUL

Name and address of applicant

Jaguar Land Rover
North Road
Halewood
Knowsley
L24 9LE

Name and address of agent

WSP
8 First Street
Manchester
M15 4GU

Date of Receipt: 28 July 2022

Date Valid: 16 August 2022

Address/Location Of Development:

Jaguar Land Rover
North Road
Halewood
Knowsley
L24 9LE

Description of Development:

**ERECTION OF 1 NO. INDUSTRIAL BUILDING (USE CLASS B2/B8) INCLUDING
ASSOCIATED AMENITY FACILITIES AND MULTIPLE CONNECTION LINKS WITH
EXISTING MANUFACTURING UNIT TOGETHER WITH OTHER ASSOCIATED WORKS**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to 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. 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. 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.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. 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: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

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

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. As stated within the Energy Statement, within six months of the first use of the building the 2800sq.m PV's shall be installed and fully operational.

Reason: To comply with development policies CS22 and CS23 of the Knowsley Local Plan: Core Strategy (January 2016).

7. Within six months of the date of this decision notice, details of the number and location of bird nesting boxes and bat boxes to be incorporated into the scheme submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed in accordance with the approved details prior to the first occupation of the building and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

8. Any external lighting scheme implemented shall only be in accordance with the lighting scheme (reference REALTA) submitted on 2nd December 2022.

Reason: To ensure the protection of bats and their habitats from excessive light spillage to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/07/2022	70091479-EC-001	1	PRELIMINARY ECOLOGICAL APPRAISAL (JUNE 2022)
28/07/2022	700000		ENERGY STATEMENT (JUNE 2022)
28/07/2022	70091479		SUSTAINABILITY STATEMENT (JUNE 2022)
28/07/2022	70091479-TS		TRANSPORT STATEMENT
28/11/2022	JLR-RDG-00-ZZC-003	1	DRAINAGE REPORT
17/11/2022	70091479	3	SOCIAL VALUE STRATEGY
25/11/2022	---	2	CONSTRUCTION PHASE PLAN
06/09/2022	5018966-RDGXX-00-PL-A0100	REV F	PROPOSED GROUND FLOOR PLAN
02/12/2022	5018966-RDGZZ-XX-EL-A0900	REV D	PROPOSED ELEVATIONS
06/09/2022	5018966-RDGXX-01-PL-A0101	REV E	PROPOSED FIRST FLOOR PLAN
06/09/2022	5018966-RDGXX-RF-PL-A0102	REV D	PROPOSED ROOF PLAN
16/09/2022	5018966-RDGXX-ST-PL-A0001	REV E	LOCATION PLAN
25/10/2022	HSA-RDG-XX-ST-DR-A-0002	REV P03	PROPOSED SITE BLOCK PLAN
16/09/2022	5018966-RDGXX-ST-PL-A0005	REV D	PROPOSED SITE PLAN

25/10/2022	HSA-RDG-ZZ-ST-DR-A-0003	REV P03	EXISTING SITE PLAN
25/10/2022	5018966-RDG-ZZ-ST-A-0004	REV G	EXISTING SITE SECTIONS
25/10/2022	5018966-RDG-ZZ-ST-A-0006	REV G	PROPOSED SITE SECTIONS
30/11/2022	HSA-RDG-XX-XX-DR-C-0300	Rev P03	PROPOSED EXTERNAL WORKS
02/12/2022	REALTA		LIGHTING SPECIFICATION

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance: -

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Jo Sheridan on)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

- 2 Please see correspondence from Cadent Gas
- 3 Please see correspondence from United Utilities
- 4 Please see correspondence from Merseyside Fire and Rescue Service

Executive Director - Regeneration and Economic Development

Date: 10 January 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.