



LAND TO THE REAR OF UNIT 4 MOORFIELD CENTRE,
MOORFIELD, KIRKBY, L33 1DF

PLANNING STATEMENT

on behalf of
Mr F Mohammed

JANUARY 2025

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Version	Date	Reason for revision
01	24/01/2025	First issue
02	27/01/2025	Minor amendments

1. Introduction

- 1.1 This Planning Statement is submitted in connection with a full planning application for the *'Installation of a storage container for storage in association with the retail unit'*.
- 1.2 The Statement considers the key local planning policies relevant to the site and the development. It provides an assessment of the development against the policy requirements and puts forward any material considerations that are also relevant to the application. The application property is located within the Primarily Residential Area of Kirkby on the Local Plan policies map. It is not located within a Conservation Area and no other similar statutory designations apply to the application site. Page | 3
- 1.3 The planning application package includes the following material:
- Completed householder planning application form and Certificate of Ownership,
 - Drawings including:
 - U4MC001 – Location Plan,
 - U4MC002 – Existing Site Plan,
 - U4MC003 – Proposed Site Plan,
 - Planning Statement, and
 - Statutory fee for a full planning application.

2. The Proposal

- 2.1 The proposal seeks to install a storage container which measures 20 feet (6.096m) in length, 8 feet (2.4384m) in width and 8.5 feet (2.5908m) in height to the rear of Unit 4 within the service and delivery area to the Moorfield Centre. The container will be green in colour. Appendix A provides details of the proposed container.

3. The Site and its Surroundings

- 3.1 Unit 4 Moorfield Centre is one of 8 units within a small shopping parade. The parade includes the post office and sweet shop (the property related to this application), a veterinary practice, two hairdressers, small convenience store (occupying two units), bookmakers and a take-away. The Centre is accessed off Moorfield which in turn is accessed off Shevington's Lane.
- 3.2 To the front of the Centre is visitor/customer parking. To the rear is a service/delivery area and staff parking. The application site is located within this area to the rear of Unit 4 and adjacent the southern boundary of the Centre. The site is located on an area of existing hardstanding.
- 3.3 Saints Peter and Paul Catholic Primary School is located to the south of the Centre. Car parking for the school is located adjacent to the application site. There is also a green palisade fence and a number of trees within the school site adjacent to the application site.
- 3.4 There are no residential properties close to the application site.

4. Planning History

4.1 There is no planning history for the application site.

4.2 The following recent applications relate to the Moorfield Centre:

Unit 2

- 13/00200/COU: CHANGE OF USE FROM TAXI BOOKING OFFICE (USE CLASS SUI GENERIS) TO RETAIL (USE CLASS A1) – granted 17 June 2013
- 16/00798/FUL: APPLICATION TO VARY CONDITION NO.1 ATTACHED TO PLANNING PERMISSION 13/00200/COU TO ALLOW FOR AN EXTENSION TO OPENING HOURS – granted 21 February 2017.

Unit 1-1A

- 12/00082/COU: CHANGE OF USE OF COUNCIL HOUSING OFFICE (USE CLASS B1) TO VETERINARY SURGERY (USE CLASS D1) – granted 2 May 2012

5. Relevant Planning Policy

5.1 In making decisions on a planning application the local planning authority must have regard to the provisions of the development plan, where material to the application, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town & Country Planning Act 1990). The National Planning Policy Framework (NPPF) (December 2024) represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. This is supplemented by the Planning Practice Guidance (PPG).

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5.2 The development plan for Kirkby consists of the Knowsley Local Plan Core Strategy (2016) and the saved policies within the Knowsley Replacement Unitary Development Plan (2006). The site is located on land designated as Primarily Residential Area (PRA) on the Local Plan policies map. The following policies are relevant to the site and proposed development:

Knowsley Local Plan Core Strategy (2016)

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006)

- Saved policy H5 - Development within Primarily Residential Areas

5.3 The following guidance is also relevant:

- Design Quality in New Development Supplementary Planning Document January 2016

5.4 There is no neighbourhood plan in force for the area.

6. Policy Assessment

- 6.1 This section will assess the proposal against the relevant policies within the adopted Development Plan.

Design and visual amenity

- 6.2 The proposed storage container is a single storey structure with a height of c. 2.6m, width of c. 2.4m and a length of c.6.1m. The container is green in colour with doors on the front elevation facing the rear of unit 4. It will be used for storage in connection with the existing retail unit at unit 4.
- 6.3 The storage container is located to the rear of Moorfield Centre, within the service/delivery area and staff car park, behind the retail units and next to the Centre's southern boundary with the adjacent school's car park. Given the proposed location and the boundary features to the site along Moorfield and the adjacent school, it is not visible from the adjacent highways (Moorfield and Shevington's Lane).
- 6.4 The service/delivery area already contains biffa bins and external storage relating to the units within the Centre. The storage container will be located on an area of existing hardstanding and therefore no existing habitat and planting is impacted by the proposal.
- 6.5 Due to the scale, location and finish of the storage container it has a limited impact on the visual amenity of the surrounding area and is considered acceptable. The green finish will help it blend in with the adjacent landscape features and green palisade fence.

Residential amenity

- 6.6 The storage container is to be located to the rear of Moorfield Centre next to the adjacent school's car park. The nearest houses are approx. 70m away to the southeast on Fairhurst Road. In between the site and these houses is Moorfield (the road) and school buildings. The storage container will not have an unacceptable impact on the amenity of these residents by way of noise or visual intrusion.

Highways

- 6.7 The storage container is located on an existing area of hardstanding within the service/delivery and staff car parking area. The storage container takes up a small area of an existing turning head. However, the retained area within the turning head along with the wider service/delivery and staff car parking area provides adequate provision for refuse and delivery vehicles to be able to manoeuvre within this area and to be able to leave it in forward gear.

Biodiversity Net Gain

- 6.8 The storage container will be located on an area of existing hardstanding and therefore no existing habitat is impacted by the proposal. It is therefore a de-minimis exemption from the requirement to provide 10% biodiversity net gain.

Crime and security

- 6.9 An existing CCTV camera on the rear of unit 4 will have a view of the storage container. This along with the security features on the storage container will assist in deterring incidents of theft and crime.

Other considerations

- 6.10 The storage container is required to provide a facility to allow the occupiers of unit 4 to store stock. There is no space within the unit to store sufficient stock. Locating the container closer to the building would, due to the layout of the Centre potentially conflict with the occupiers of other units and would displace car parking, bin storage and delivery areas for unit 4 and adjacent occupiers. Having additional storage is important for the ongoing operation and viability of the unit and will also reduce the number of deliveries thereby reducing carbon emissions. This has some environmental and sustainability benefits.

7 Conclusion

- 7.1 It is considered that the proposal does not have an unacceptable impact on the visual amenity of the area and would accord with the relevant aspects of policies **CS2** and **CS19** of the Core Strategy. It would also accord with the relevant elements of saved UDP policy **H5** in that it does not have an unacceptable impact on the amenity of neighbouring occupiers and does not adversely affect the character or street scene of the area.
- 7.2 In line with paragraph 11 of NPPF, as the proposal accords with the relevant policies of the Development Plan the presumption in favour of sustainable development should be applied and planning permission should be granted without delay.

Appendix A: Storage container details






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Is a 20ft shipping container right for me?

Our range of watertight **20ft shipping containers** is designed specifically with overseas shipping in mind.

Thanks to their standardised dimensions, they meet all necessary regulations, allow for easy loading and unloading right from your local depots, and can be easily stacked onto the back of a train or ship.

They also benefit from a generous internal capacity, so if you're looking to transport large quantities of cargo worldwide, they could be the perfect option.

Likewise, a 20ft shipping container can be used across a wide range of industries, including everything from construction and agriculture to retail and hospitality. They're a great choice for general storage or more specific protection for building sites or sports clubs – thanks to their ample internal space and an excellent level of security.

In addition, if you would like to extend the footprint of your home or business, they can be easily converted and transformed into an office, mess room, changing facility, and more.

Features of 20ft containers

All used or new containers from Gap Containers come with:

- A standardised height of **8ft 6 inches** – or 9ft 6 inches for 20ft high cube containers
- A capacity of **33 cubic metres (cubic)** – offering 25-28cbm of usable space
- Heavy-duty marine ply wooden flooring
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- Double doors
- A valid CSC (Container Safety Convention) plate
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Used 20ft shipping containers

We also offer the option to buy or hire **used 20ft shipping containers**. Typically, these are aged 5-14 years old, with an approximate life expectancy of 25 years. They may have a few small dents or rust patches, but they all have a CSC plate or ACP (Approved Continuous Examination Programme) sticker (maximum validity of 12 months) and are guaranteed to be suitable for shipment.

Sold on a 'first from the stock' basis, our **second-hand 20ft shipping containers** come in their original livery. It isn't possible to choose a specific colour, but if you wish, they can be painted externally.

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Containers

Shipping Containers For Sale

Looking for great value **shipping containers for sale**?

Look no further - Gap Containers is a leading UK supplier of both **new and used shipping containers for sale**.

So, whether you wish to store your goods in a secure space or need to organise an international delivery, we have the ideal size and type to meet your needs.



Standard shipping containers for sale and hire

We have a range of standard shipping containers for sale and hire, including:

New ISO containers

These do exactly what they say on the tin. They're brand-new containers that have been manufactured to the highest possible standard and fitted with a Container Safety Convention (CSC) plate.

You can choose from a diverse range of RAL colours and a variety of accessories can be added depending on your needs.

Used ISO containers

We also stock a range of second-hand shipping containers that are sold on a 'as is' basis in their original livery and have typically been used for 9-14 years in the shipping industry.

However, sea containers have an estimated life expectancy of 25 years, so are still of excellent quality for transporting goods and come fitted with a valid CSC plate.

One-way shipping

Just as the name suggests, these shipping containers have been used once only since their manufacture, to ship goods into the UK.

They are CSC plated and will be fit for purpose for many years, so are a great way to snap-up a bargain. These containers can also be customised to meet your specific requirements - just let us know what you need, and we can issue a bespoke quote.

End-of-life containers

As old shipping containers that have an extensive history in the freight forwarding and shipping industry, these standard storage containers can no longer be used for transportation.

They're 'sold as seen', can be customised, and they're a great option if you require static or on-site storage.

Refrigerated containers

Gap Containers currently offers two types of refrigerated containers, including inline machinery high-performance and low-noise temperature-controlled containers.

These provide food-grade secure storage for both domestic and commercial use, ensuring goods (i.e., fresh groceries and frozen foods) arrive at their destination in perfect condition.

Flat pack containers

An ideal alternative for small spaces or areas with restricted access, flat-pack containers arrive flat, with everything you need to assemble the structure by hand.

They can be either galvanized or powder-coated and, if more storage space is required for your goods, multiple containers can be quickly and easily linked together.

Standard cube shipping containers for sale and hire

Gap Containers can also supply high cube containers, open-top containers with a removable tarpaulin roof, and flat rack containers – which are ideal for oversized cargo.

These new shipping containers are all wind and watertight and come in two standard sizes, including:

20ft shipping containers – our most popular containers are perfect for various types of transportation and are also widely used for domestic and commercial storage.

40ft shipping containers – one of the largest shipping containers available, 40ft containers are ideal for those who wish to transport or store a significant volume, or particularly heavy goods.

Bespoke shipping containers



It's also possible to find containers for sale that have been fabricated to your exact requirements if you are looking to transport custom goods.

We offer a bespoke service, creating a structure in a wide range of shipping container sizes (i.e., either 6ft, 8ft, 10ft, 12ft, 14ft, 16ft, 20ft, 30ft, or 40ft) and painted in a colour of your choice.

3 tips to help you buy shipping containers

1. Establish the ideal container for you

First things first, think about how you wish to use your new shipping container. Ask yourself, what features are necessary to meet your needs? This should make the selection process a lot easier.

Grade – shipping containers vary in terms of their condition and are graded depending upon their previous use. Ultimately, the right grade for you will depend on how you wish to use the container. Whilst 'new' and 'one-way' shippers have very little damage, making them an ideal option for transportation, 'used' and 'end of life' shippers are more suitable for storage applications.

Size – most shipping containers come in a standard size, measuring **8ft in width, 6.5ft in height** and either 20ft or 40ft in length. Are these sizes suitable for your needs? If not, some suppliers (i.e. Gap Containers) can make a new container bespoke-to-order to match your exact requirements.

Livery – how would you like your shipping container to look? Some are supplied in one colour, whilst others may be adorned with a company's logo or livery. If you plan to repaint the container, this isn't an issue. But if you don't, you'll need to choose a colour and design that you're happy with.

Extras – will your shipping container need any extra features? For example, will it need to be refrigerated? Or fitted with an electricity supply? At this stage, it's also important to consider any modifications that you require, such as extra doors, windows, ventilation systems, security locks etc.

2. Find a shipping container supplier

Once you've established exactly what you're looking for, the next step is to find a reputable supplier. Search online for 'shipping containers for sale' and you'll find thousands of companies, up and down the country, who offer this service. And it's important to select the right one for your needs.

Location – due to their size and weight, shipping containers can be difficult (and expensive) to transport from one location to another. As such, it's often worth choosing a local supplier, who can provide a convenient and super-fast delivery to your premises – for a reasonable cost.

Services – whilst most suppliers are willing to sell directly to a private buyer, others prefer not to deal with 'small orders' (e.g. one or two containers). So, do your research. Browse their website carefully and, if you're unsure on the services they provide, give them a call to find out more.

Price – shipping containers can vary greatly in terms of their price. To ensure you're getting a good deal, make a list of 2-3 suppliers in your area and request a quote from each (including their delivery charges). That way, you can compare their offers and select the one that best fits your budget.

