



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 22/00157/REM

Name and address of applicant

Commercial Development Projects Ltd
Marshall House
Huddersfield Road
Elland
HX5 9BW

Name and address of agent

Date of Receipt: 9 March 2022

Date Valid: 9 March 2022

Address/Location Of Development

Earlsfield (Land Off Knowsley Lane)
Knowsley Lane
Huyton
Knowsley
L34 4AH

Description of Development

**APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO
OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING
PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS
B1 / B8)) - APPROVAL SOUGHT FOR LAYOUT OF A SITE ROAD (ACCESS
APPROVED AT OUTLINE STAGE)**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Reserved Matters Approval 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. This reserved matter approval relates only to the layout of the internal access road and for no other development.

Reason: For the avoidance of doubt.

3. No part of the development shall be brought into use until appropriate visibility splays for the highlighted site access in accordance with the speed limit of the access road have been submitted to and approved in writing by the Council as Local Planning Authority (access highlighted on drawing 'Spine Road Tracking & Visibility' Rev P01 - Received 17/05/2022). The splays highlighted should be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times

Reason: To ensure adequate visibility at the junction or site access is made and maintained, and to comply with Policy CS19 of the Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/03/2022	079708-CUR-ZZ-XX-D-C-95104	Rev P01	Phase 02 Spine Road Highway Construction Details
09/03/2022	079708-CUR-ZZ-XX-D-C-95103	Rev P01	Phase 02 Surfacing and Kerbing Plan
09/03/2022	079708-CUR-ZZ-XX-D-C-95102	Rev P01	Phase 02 Spine Road Setting Out Plan
09/03/2022	079708-CUR-ZZ-XX-D-C-95101	Rev P01	Phase 02 Spine Road General Arrangement
09/03/2022	079708-CUR-ZZ-XX-D-C-92104	Rev P01	Phase 02 Manhole Schedule
09/03/2022	079708-CUR-ZZ-XX-D-C-92103	Rev P01	Phase 02 Drainage Details
09/03/2022	079708-CUR-ZZ-XX-D-C-92103	Rev P01	Phase 02 Drainage Details
09/03/2022	079708-CUR-ZZ-XX-D-C-92101	Rev P02	Phase 02 Detailed Drainage Layout
21/06/2022	079708-CUR-ZZ-XX-D-C-92003	Rev P03	Unit 6-8 Drainage Plan
21/06/2022	079708-CUR-ZZ-XX-D-C-92002	Rev P02	Catchment Area Plan
21/06/2022	079708-CUR-ZZ-XX-D-C-92001	Rev P03	Outline Drainage Strategy
09/03/2022	M3167-RE	-	Access Road Extension
09/03/2022	M3167-L01		Location Plan
09/03/2022	079708-CUR-ZZ-XX-SP-C-00001_Drainage Specifications	Rev P01	Drainage Specifications
09/03/2022	079708-CUR-ZZ-XX-GN-C-00001-P01	Rev P01	Technical Note – Unit 6-8 Drainage Specification

09/03/2022	079708-CUR-ZZ- XX-D-C-95105	Rev P01	Spine Road Longitudinal Sections
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REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters 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: -

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

EC2 - Sites Allocated for Employment Development
T5 - Location of Major Traffic Generating New Development
T7 - New Development and Walking & Cycling Routes
DQ3 - Gateway Sites and Corridors

KNOWSLEY LOCAL PLAN: CORE STRATEGY

SD1 - Sustainable Development
CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
SUE1 - Sustainable Urban Extensions and Safeguarded Land
SUE2 - Sustainable Urban Extensions - Development Principles
SUE2a - Sustainable Urban Extensions - Knowsley Lane

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

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.

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 See letter from Merseyside Fire & Rescue Service.
- 3 See letter from United Utilities.
- 4 See email dated 06/04/2022 and relevant attachments from Cadent Gas.

Executive Director - Regeneration and Economic Development

Date: 1 July 2022

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. 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.**

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.
- 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.