

Regeneration and Economic Development Department

APPLICATION NO: 17/00626/NMA3

APPLICANT: Flintrock Limited

WARD AFFECTED: Northwood

DEVELOPMENT: AMENDMENT TO CONDITION 7 TO ALLOW INTERNAL WORKS TO BE UNDERTAKEN AT ANY TIME

LOCATION OF SITE: Venus 210, Moorgate Road, Southdene, Kirkby, Knowsley, L33 7XW,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Industrial Area - Primarily Industrial Area

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

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

ENV2 - Noise and Vibration

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Non required

NEIGHBOUR NOTIFICATION:

Not required

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

APP. NO: 95/00032/APP

PROPOSAL: ERECTION OF 16,500 SQM BUILDING FOR THE PRODUCTION AND ASSEMBLY OF ELECTRICAL COMPONENTS FOR THE AUTOMOTIVE INDUSTRY.

DECISION: GRANTED

DECISION DATE: 20 February 1995

APP. NO: 96/00010/APP

PROPOSAL: CONSTRUCTION OF CANOPY OVER EXISTING LOADING BAY, RETENTION OF GAS METER HOUSE, NITROGEN TANK, 2 NO. WATER TANKS, SPRINKLER PUMPHOUSE, CHILLED WATER PUMPHOUSE AND CHILLERS

DECISION: GRANTED

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

DECISION DATE: 11 March 1996

APP. NO: 14/00510/FUL

PROPOSAL: DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW INDUSTRIAL/ WAREHOUSE BUILDING (USE CLASSES B2/B8) INCLUDING ANCILLARY OFFICE SPACE AND CONSTRUCTION OF CAR PARKING SPACES.

DECISION: PER

DECISION DATE: 4 November 2014

APP. NO: 16/00400/FUL

PROPOSAL: VARIATION OF CONDITION NO. 2 ATTACHED TO PLANNING PERMISSION 14/00510/FUL - DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW INDUSTRIAL/ WAREHOUSE BUILDING (USE CLASSES B2/B8) INCLUDING ANCILLARY OFFICE SPACE AND CONSTRUCTION OF CAR PARKING SPACES - TO ALLOW FOR AMENDMENTS TO: INCREASE OF FLOOR SPACE BY 640SQ.M; ALTERATIONS TO ELEVATIONS; RELOCATION OF SPRINKLER TANK AND PUMP HOUSE; AND AMENDMENTS TO CAR PARKING LAYOUT INCLUDING INCREASE IN NUMBER OF HGV SPACES AND AREA FOR FUTURE CAR PARK EXPANSION

DECISION: GRANTED

DECISION DATE: 6 February 2017

APP. NO: 17/00626/FUL

PROPOSAL: APPLICATION TO VARY CONDITION NO.1 AS APPLIED TO PLANNING PERMISSION 16/00400/FUL - DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW INDUSTRIAL/ WAREHOUSE BUILDING (USE CLASSES B2/B8) INCLUDING ANCILLARY OFFICE SPACE AND CONSTRUCTION OF CAR PARKING SPACES - VARIATION SOUGHT TO APPROVED PLANS AS LISTED IN SCHEDULE 1 TO ALLOW FOR ALTERATION TO ELEVATIONS AND CAR PARK LAYOUT

DECISION: GRANTED

DECISION DATE: 4 January 2018

APP. NO: 17/00626/NMA

PROPOSAL: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 17/00626/FUL - APPLICATION TO VARY CONDITION NO.1 AS APPLIED TO PLANNING PERMISSION 16/00400/FUL - DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW INDUSTRIAL/ WAREHOUSE BUILDING (USE CLASSES B2/B8) INCLUDING ANCILLARY OFFICE SPACE AND CONSTRUCTION OF CAR PARKING SPACES - VARIATION SOUGHT TO APPROVED PLANS AS LISTED IN SCHEDULE 1 TO ALLOW FOR ALTERATION TO ELEVATIONS AND CAR PARK LAYOUT (APPROVAL SOUGHT FOR RESITING OF 1 NO. LEVEL ACCESS ROLLER SHUTTER DOOR AND 1 NO. PERSONNEL DOOR; REMOVAL OF SECOND FLOOR LOUVRES TO WESTERN ELEVATION; RESITING OF 4 NO. LOUVRES TO OFFICE ACCOMMODATION ON WESTERN ELEVATION; REMOVAL OF TRAFFIC ISLAND AT SITE ENTRANCE; INSTALLATION OF 2 NO. PEDESTRIAN REFUGES TO SITE ENTRANCE ROAD; ERECTION OF SUBSTATION;AMENDMENTS TO KERB LINE WITHIN CAR PARKING AREA/SERVICE YARD AND INCREASE IN VEHICLE TURNING CIRCLE TO NORTH EAST CORNER OF SITE AND INSTALLATION OF GRASSCRETE)

DECISION: GRANTED

DECISION DATE: 23 October 2018

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

17/00626/NMA2 - APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 17/00626/FUL - (APPLICATION TO VARY CONDITION NO.1 AS APPLIED TO PLANNING PERMISSION 16/00400/FUL - DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW INDUSTRIAL/ WAREHOUSE BUILDING (USE CLASSES B2/B8) INCLUDING ANCILLARY OFFICE SPACE AND CONSTRUCTION OF CAR PARKING SPACES) - VARIATION SOUGHT TO APPROVED PLANS AS LISTED IN SCHEDULE 1 TO ALLOW FOR THE ADDITION OF 2NO LEVELLED ACCESS DOOR ON THE SOUTHERN ELEVATION OF THE EXISTING WAREHOUSE, INSTALLATION OF A MEZZANINE TO PROVIDE ANCILLARY OFFICE ACCOMODATION, ADDITIONAL WINDOWS ON THE WESTERN ELEVATION, INSTALLATION OF WELFARE BLOCK, ERECTION OF 1NO EXTERNAL RAMP ON THE SOUTHERN ELEVATION, ERECTION OF A WASTE PLATFORM AND CANOPY ON THE SOUTHERN ELEVATION, ERECTION OF SECURITY HUT AND 2NO SMOKING SHELTERS, RECONFIGURTION OF THE CAR PARKING AND REAR YARD AREA INCLUDING A CAR PARK EXTENSION ON THE SOUTHERN BOUNDARY AND INSTALLATION OF EXTERNAL PLANT COMPRISING OF 9NO NEW VENTILATION LOUVERS ON THE NORTHERN ELEVATION AND 1NO WALL MOUNTED CONDENSER AND 3NO VRF UNITS .

GRANTED – 17th March 2021

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to a large commercial building (B2/B8 uses) on the Delphi Trading Estate, off Moorgate Road, Knowsley Industrial Park. Planning permission was originally granted in 2014 and 2017 and the building works originally commenced in 2017. This application proposes that a minor change is made to condition 7 attached to 17/00626/FUL.

Condition 7 currently reads “Construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Bank Holidays without the prior written approval of the Local Planning Authority.”

The applicant is requesting that internal works are able to be undertaken at any time to be able to catch up with the internal fit out due to slippage in timescales because of the pandemic.

It is therefore proposed that condition 7 be amended to “*Construction works (with the exception of internal building works) shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Bank Holidays without the prior written approval of the Local Planning Authority*”

POLICY CONSIDERATIONS

The proposal would be in compliance with saved UDP policy ENV2 – Noise and Vibration.

RESIDENTIAL AMENITY

The carrying out of works within the building would be unlikely to cause any disturbance to neighbouring occupiers. The closest residential dwellings are located approximately 115m away from the building, therefore any noise from works within the building are likely to be minimal and would not cause any significant disturbance to local residents. Similarly given the end use of the building is for industrial purposes and is not restricted it is not considered that the noise from internal works would have a materially different effect.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

CONCLUSION AND REASON FOR DECISION.

Allowing internal works to be undertaken at any time is considered to be acceptable and would not have a significant adverse impact on surrounding occupiers or nearby residents.

The proposed minor change would be in accordance with saved UDP policy ENV2 and guidance in NPPF.

RECOMMENDATION:

That the proposed amendment is non-material and that condition 7 be amended to *Construction works (with the exception of internal building works) shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Bank Holidays without the prior written approval of the Local Planning Authority.*

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/04/2021	P01	REV E	LOCATION PLAN

Informatives

None required

Mark Quinn

23 April 2021

Alan Kilroe

23 April 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02