

<u>APPLICATION NO:</u>	25/00532/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Precision Pneumatics, Unit B, Villiers Court, Villiers Road, Knowsley Business Park, Knowsley, L34 9ET		
<u>PROPOSAL:</u>	INSTALLATION OF A 3,500-LITRE HVO FUEL TANK INSIDE A 10FT SHIPPING CONTAINER AT THE REAR EXISTING INDUSTRIAL BUILDING.		

Site Description

The application site comprises of a single detached industrial building situated on a corner plot of Villiers Road, Knowsley Business Park.

The building has a simple external layout, with parking located to the front and side of the property and a medium sized service yard (measuring approximately 24m x 30m) to the rear of the building which currently provides lorry access and bin storage. The site is accessed from the main entrance off Villiers Road, and the rear service entrance off Penrhyn Road.

The boundary treatments to the front and southern side of the site are open palisade fencing, with the service road forming the rear boundary. There is no boundary treatment to the northern side boundary of the site.

The existing property is operated by Atlas Copco Ltd T/A Atlas Copco Compressors.

Proposal

Planning permission is sought to install a 3,500-litre HVO fuel tank within a 10ft shipping container at the rear of the existing industrial building.

The bio-fuel storage tank would be stored in a custom-built shipping container style structure which would be installed in the existing rear service yard and would be a minimum of 10m away from all existing buildings, roads and pedestrian routes. The tank would contain HVO which is a biofuel and will be used for the company's commercial vehicles as it reduces co2 emissions by 90%. The tank would be double skinned and made of plastic.

The operation of the service yard will not be impacted by the addition of the biofuel storage structure. The external dimensions of the shipping container would be 10ft (3m) in length, 8ft (2.4m) in width, 8ft 6ins (2.6m) in height and would weight 1250kg. The container would also have a 0.3m x 0.3m vent installed to prevent any built of fume, however none is anticipated.

The materiality, finish and colours of the new structure is to be consistent with materials already present on site. The structure would be painted in a neutral colour, with appropriate warning notices and required under biofuel storage guidelines.

Communication with the agent as of 15 December 2025 outlined that a shipping container has been chosen to add an extra layer of security and to particularly prevent against arson.

Consultations

Environmental Health – No objections.

Highways – No objections., provided comments regarding site access and visibility, and legal/procedural requirements. They have also recommended an informative.

Health and Safety Executive (HSE) - HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Environment Agency – No objections in principle, provided comments regarding advice to the LPA surrounding installations and amenity, and advice to the applicant surrounding the storage of materials / chemicals / oil likely to cause pollution which will be included as an informative.

Merseyside Fire and Rescue – No objections, provided information regarding access for fire fighting and water provision to be included as an informative.

Representations

This application has been publicised by letters sent to 8 neighbours and 3 site notices displayed near to the site (as of 10 December 2025). No representations were received as a result of the publicity given to the application.

Planning History

02/00157/FUL	CONSTRUCTION OF MEZZANINE FLOOR TO GROUND AND FIRST FLOOR FOR ERECTION OF ADDITIONAL OFFICES (AS PER APPLICATION 01/00320/FUL – CONDITION NO.3)
	Approved (10.05.2002)
01/00320/FUL	ERECTION OF 3 NO. INDUSTRIAL UNITS WITH ANCILLARY OFFICE ACCOMMODATION, TOGETHER WITH CAR PARKING AND NEW ACCESSES OFF VILLIERS ROAD AND PENRHYN ROAD
	Approved (11.07.2001)
00/00511/FUL	ERECTION OF SINGLE STOREY UNIT TOGETHER WITH CONSTRUCTION OF NEW VEHICULAR ACCESS, CAR PARKING AREA AND SERVICE AREA.
	Withdrawn (28.11.2000)

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date

planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

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

Policy EC3 Primarily Industrial Areas

Article 35 Statement

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.

Assessment

Principle of Development

The application site is identified as a Primarily Industrial Area in the Knowsley Local Plan: Core Strategy. As such, the proposal is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

Amenity and Design

Paragraph 200 of the NPPF states that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them.

The proposed shipping container would be situated approximately 10m away from the single detached industrial building found on site. As such, the container would have little impact on the amenity of the host building.

Considering any impact on the neighbouring industrial building on Villiers Road, the container would be situated somewhat 48m away and would have no impact on the amenity of this building.

Considering any impact on the neighbouring industrial building on Penrhyn Road which faces onto the application site, whilst it is acknowledged that there are windows which look onto the wider street scene, the container would be situated 37.9m away from the building and would have no impact on the amenity.

The proposed container would be slightly visible from the wider street scene of Penrhyn Road; however, the existing boundary treatment and vegetation would help to shield the container and mitigate some of the 'attraction' of the unit. Additionally, the shipping container is considered to be not out of character as they can be widely found across the wider Business Park.

The submitted Design and Access Statement outlines that the materiality, finish and colours of the new structure is to be consistent with materials already present on site. The structure would be painted in a neutral colour, with appropriate warning notices and required under biofuel storage guidelines. A condition will be included to ensure that the container is finished in the stated 'neutral colour'.

Therefore, the 3,500-litre HVO fuel tank within a 10ft shipping container at the rear of the existing industrial building is considered to be acceptable in terms of any impacts on the amenity and design of the host site and the surrounding area and complies with Policy CS19 of the Core Strategy and Policy EC3 of the Knowsley Replacement UDP.

Environment Agency

The Environment Agency (EA) has provided comments stating that the proposed development is within 500m of one or more industrial or waste management site that is regulated by the Environment Agency through the Environmental Permitting (England and Wales) Regulations 2016. Additionally, the EA issues Environmental Permits, the LPA must be satisfied that in land use terms the proposed development is suitable for this location given the proximity to a regulated site/s and the score of the permit as granted.

Highways

Highways have reviewed the submitted information and have stated that they have no objections in principle, as the proposal would not have any detrimental impact to the highway network.

Site access and visibility

Access to the proposal will be via Penrhyn Road. During construction, the HVO Fuel Tank is proposed to be positioned within the site development and would not obstruct the visibility does not create unacceptable risks or have any detrimental impact to the highway network.

The HVO Fuel tank would be positioned away from the footway / carriageway and does not have any impact to the visibility for vehicles existing the site access onto Penrhyn Road once installed.

Conclusion

The proposal would be acceptable in terms of any impacts on the amenity and design and highway safety. The proposal also complies with the Knowsley Local Plan: Core Strategy, Replacement UDP Policies and guidance provided in the NPPF, and is therefore recommended for approval, subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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) The materials to be used on the external surfaces of the shipping container hereby permitted shall be consistent with materials already present on site and be painted in a neutral colour with appropriate warning notices as required under bio-fuel storage guidelines, as per Paragraph 2.15 of the submitted Design and Access Statement (document reference: RPT_251002_C2_001 REV P1)

Reason: In the interests of visual amenity and to comply with Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18.09.2025	-	-	HVO Spec Sheet
18.09.2025	-	-	HVO Tank - Spec
18.09.2025	-	-	Shipping Container Dimensions
17.11.2025	251002-U3L-XX-GF-DR-A-00001	REV 01	Location Plan
17.11.2025	251002-U3L-XX-GF-DR-A-00003	REV 01	Proposed Site Plan
17.11.2025	251002-U3L-XX-ZZ-DR-A-3101	REV 01	Proposed Elevations Sheet 1

17.11.2025	251002-U3L-XX-ZZ-DR-A-3102	REV 01	Proposed Elevations Sheet 2
17.11.2025	RPT_251002_C2_001	REV P1	Design and Access Statement
15.12.2025	Email 15.12.2025	-	Email correspondence with the agent as of 15 Dec 2025 stating the reasons for the shipping container (i.e. safety)

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Jo Sheridan

Date: 12/01/2026

Informatives

1. The applicant is reminded that it is an offence to allow materials carried from the site to be deposited on, or cause damage to, the highway as a result of dirty wheels, plant, or poorly loaded vehicles. The Council may recover costs or take enforcement action under Sections 131, 148 and 149 of the Highways Act 1980.
2. The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached)
- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for firefighting', produced by the Local Government Association and Water UK, available for free download via:

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

3. The Environment Agency have provided the following comments:

Advice to the LPA

Installations and Amenity

The proposed development is within 500m of one or more industrial or waste management site that is regulated by the Environment Agency through the Environmental Permitting (England and Wales) Regulations 2016. The location of this site(s) can be found on Defra's Data Services Platform, available at -

<https://www.gov.uk/guidance/access-the-public-register-for-environmental-information#environmental>

The Environment Agency issues Environmental Permits for installations or waste management operations. A permit will require that operators demonstrate they have taken all reasonable measures to prevent pollution of the environment and harm to human health. Pollution can include air quality impacts, odours, noise, pests water quality and ground water impacts. If prevention is not possible, the operator must take steps to minimise the impact from pollution instead. In some cases, this is unlikely to eliminate all emissions and there could be impacts to the environment which may cause local residents some concern. When a new development is built near to an existing permitted facility this does not automatically trigger a review of the Environmental Permit, and we will regulate this in line with our [Environment Agency enforcement and sanctions policy - GOV.UK](#).

Planning authorities must satisfy themselves that in land use terms the proposed development is suitable for this location given the proximity to a regulated site/s as described above and the scope of the permit as granted.

Planning policy requirements (paragraph 200 of the NPPF) state that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them.

Please note that in accordance with national planning policy (paragraph 201 of the NPPF), planning decisions should assume that permitting regimes will operate effectively. Applicants should be advised to consider our 'Environmental Permitting Guidance' which can be found at: [Check if you need an environmental permit - GOV.UK](#).

Advice to Applicant

Storage of materials / chemicals / oil likely to cause pollution

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to guidance for the storage of drums and intermediate bulk containers.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the

bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be designed to discharge downwards into the bund.

Appropriate procedures, training and equipment must be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations.

We advise that polluting materials and chemicals are stored in an area with sealed drainage.

Please contact our National Customer Call Centre (Tel: 03708 506 506) for further information and guidance.

Additional information and guidance is available at:

- [Oil storage regulations for businesses - GOV.UK](#)
- [Ciria: Containment systems for the prevention of pollution](#)
- [Code of Practice for suppliers of pesticides to agriculture, horticulture and forestry](#)
- [BASIS government-recognised inspection scheme](#)

Site Photographs



Appendix A – Access and Facilities for the Fire Service as given in Section B5 of Approved Document B (in relation to Informative 2)

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.