

<u>APPLICATION NO:</u>	25/00030/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	KMC Packaging, 16A Woodward Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	EXTENSION TO EXISTING INDUSTRIAL UNIT, 2 NO. NEW BUILD INDUSTRIAL UNITS TO REAR OF SITE, LANDSCAPING AND ADDITIONAL PARKING THROUGHOUT THE SITE.		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION

Primarily Industrial Area

Site Description

The application site is located on the southern side of Woodward Road which is located on Knowsley Industrial Park Kirkby. The site is located at the far northern end of the Knowsley Industrial Park, an established industrial site in Kirkby. The site extends over an area of approx. 0.25 ha.

The site is currently accessed from Woodward Road to the eastern and western ends of the site. The site comprises of hardstanding where no buildings exist.

The site is enclosed by palisade fencing to the front and other boundary treatments are located around the application site.

Proposal

It is proposed to erect an extension to existing industrial units to provide a new industrial space and erect 2 no. new industrial units to the rear of the site together with other associated works.

The layout would comprise of 2 no. new industrial units (Units F & G) located to the rear of the site sited on an existing external yard area. These units would each comprise 126 sqm (GEA). The overall dimensions of two units would measure 14 m by 18 m. The units would have a pitched roof with the ridge running front to back where the units join which would attain a maximum height of approx. 5.6 m.

The extension would result in a new unit (Unit E) which would comprise an “in-fill” extension to the rear of the existing building and which would provide an additional 97.7 sqm (GEA). 2 no. parking spaces associated with Unit E would be laid out to the front of Units F and G alongside a proposed enclosed bin store area.

The new units would have an individual enclosed yard area, each having 3 no. parking spaces within the enclosed area.

Parking would be formally laid out across the site to provide a further 13 no. parking spaces for the existing units on the site, which would include 6 no. disabled spaces.

There would be a revised access and egress via existing vehicular access points from Woodward Road. This would result in a new one-way-system being introduced with access taken from the eastern point and egress from the western point.

It is proposed that several small areas around the overall site, adjacent to parking spaces would be landscaped.

The application indicates that the proposed use of the units would fall within Use Classe B2 (General Industrial).

Consultations

Highway Authority - No objections in principle subject to conditions.

Environmental Health - No objections subject to conditions in relation to contaminated land; noise and mitigation during construction.

Lead Local Flood Authority - No objections subject to conditions securing the implementation of the drainage strategy and securing a management strategy.

Merseyside Fire And Rescue Authority - No objections , advise on access for firefighting and water supplies for firefighting purposes.

Health and Safety Executive - Do not advise, on safety grounds, against the granting of planning permission.

United Utilities Water Ltd - Advises that there is a public sewer that crosses the site; encourages development to include a sustainable drainage system; and that it is the applicant's responsibility to ensure any detailed drainage plans comply with UU standards; and water efficiency in new development.

Representations

This application has been publicised by letters sent to 13 neighbours. It has also been advertised by Site Notice No representations have been received.

Planning History

APP. NO: 99/00073/APP
PROPOSAL: ENCLOSURE OF YARD AREA TO PROVIDE COVERED DISPATCH AREA,
DECISION: Granted
DECISION DATE: 4 May 1999

APP. NO: 05/00868/FUL
PROPOSAL: ERECTION OF STEEL PORTAL INDUSTRIAL BUILDING TO REAR OF EXISTING FACTORY. CONSTRUCTION OF NEW VEHICULAR ACCESS AND ASSOCIATED CAR PARKING.
DECISION: Granted

DECISION DATE: 1 December 2005
APP. NO: 25/00129/CLU
PROPOSAL: CERTIFICATE OF LAWFULNESS FOR SUBDIVISION OF UNIT B TO CREATE TWO SEPARATE UNITS, UNIT B (REDUCED SIZE) & UNIT D
DECISION: Pending Consideration
DECISION DATE: -

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

CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks
CS19 - Design Quality and Accessibility in New Development
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management

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

EC3 - Primarily Industrial Areas
T7 - New Development and Walking & Cycling Routes
T10 - Access for the Less Mobile
DQ2 - Security in the Built Environment
ENV2 - Noise and Vibration
ENV3 - Light Pollution
ENV4 - Hazardous Substances

ENV5 - Contaminated Land

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM8 - Waste Prevention and Resource Management

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

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 site is allocated as Primarily Industrial on the Local Plan Policies Map.

Saved UDP policy EC3 - Primarily Industrial Areas states :- *“Primarily industrial areas are identified on the Proposals Map and are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses.”*

Policy CS4 of the Core Strategy seeks to support economic growth by ensuring sufficient employment land is available, improving the quality and efficiency of existing employment areas and enhancing accessibility to jobs.

Policy CS11 of the Local Plan: Core Strategy states that the regeneration of Knowsley Industrial and Business Parks will be supported which encourages a mix of new high quality employment development. The policy requires that there is a particular focus on the development of:

- 1)
 - a) *Class B1 ‘business’¹ uses within ‘gateway’ locations at: A580 West / Moorgate Road; A5208 County Road/South Boundary Road / Moorgate Road/Arbour Lane/Lees Road; and at A580 East / Coopers Lane;*
 - b) *Class B2 ‘General Industrial’ and B8 ‘Storage and Distribution’ uses north of South Boundary Road;*
 - c) *Class B1 and B8 uses south of South Boundary Road...*

¹ Use Class up to 31 August 2020 (B1 (a) – (c)). Use Class from 1 September 2020 E – Commercial, Business and Service.

The references to Class B1 uses in clauses 1)a) and 1)c) above shall be subject to compliance with the sequential test in Policy CS4: Economy and Employment...

This application is for the erection of industrial units within Class B2 within an established industrial park is therefore acceptable in principle and would be in accordance with Saved Policy EC3 and Policies CS4 and CS11 subject to other policy compliance.

Layout and Design

Local Plan Policy CS2 states that new development will be expected to enhance local character and promote quality of space. Policy CS19 sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness, the identity and accessibility of new developments. Saved Policy DQ2 of the UDP requires that developments should be designed to provide good levels of security. Also of relevance is the Design Quality in New Development SPD.

Access, Parking and Manoeuvring

The proposed development would be accessed from Woodward Road via one of the existing access / egress points. A new one-way system is proposed.

A total of 19 no. parking spaces are proposed to be formally laid out across the development site to serve both the existing and the proposed units. The internal on-site manoeuvring arrangements would be rationalised to provide dedicated access and egress points and a one-way system. Further detail is set out in the Highways section below.

Fencing

It is proposed to erect palisade fencing to the yards areas of the 2 no. proposed units at the rear of the site to match the existing fencing that surrounds the application site.

Landscaping

The proposal would see the introduction of small areas of landscaping around the site which would improve the appearance of the existing layout.

Waste Management

Policy WM9 (Sustainable Waste Management Design and Layout for New Development) of the Merseyside and Halton Joint Waste Local Plan (WLP) and the National Planning Policy for Waste (paragraph 8) apply.

Information relating to commercial and industrial storage and the facilitation of the collection of waste is required by Policy WM9 of the WLP. Details of a new enclosed bin storage area is provided in the layout to demonstrate that there is adequate space and access around the site to comply with policy WM9.

Design

The extension would have a flat roof with a roller shutter and a personnel door within the rear elevation. The 2 no. units would have an access door and a roller shutter openings in the 'side' elevation facing onto their respective yard area. There would be three rooflights in each roof plane.

Materials

The units would be constructed in trapezoidal profiled metal cladding coloured light Grey. Access doors would be steel coloured mid grey and roller shutters would be

dark Grey. The rooflights would be translucent polycarbonate.

Both the extension and the 2 no. units would be a typical design commonly seen in industrial settings. The new units would be located at the rear of the site behind the existing units and would not be highly visible from the street.

The layout and the design / appearance of the units are considered acceptable and would be in compliance with the NPPF and Local Plan policies CS2 and CS19 together with guidance on design in the Design Quality in New Development SPD.

Highways

The existing access points to / from the highway are to be retained and are considered suitable for the additional traffic. The proposed scheme is considered to provide sufficient parking to meet the requirements of the proposed units. The formalisation of the parking for the existing units would be secured by way of a suitable condition if planning permission is granted.

The Local Highway Authority have no objection to the proposed development and have indicated that the development represents a minor intensification of use of the wider site. The proposed layout demonstrates that the functioning of the existing units would not be compromised by the proposed layout and that sufficient parking, manoeuvring facilities and access around the site is provided which ensures that the development would not have a detrimental impact on highway safety.

The Highway Authority have requested that cycle and motorcycle parking is secured to serve the entire application site, including the existing units. It is Officer's view that any cycle / motorcycle parking provision can only be secured for the development proposed and that it would be onerous on the applicant to provide, retrospectively, provision for the existing units. As such, to impose a condition to secure this would not meet the six tests as it would not be necessary; relevant to the development to be permitted; and would not be reasonable in all other aspects.

The floor space created by new development would extend to approx. 323 sq m. As such a minimum of 2 cycle spaces and 2 no. motorcycle spaces would be required to serve the new development in line with the Ensuring a Choice of Travel SPD. This can be secured by a suitably worded condition if planning permission is granted.

The proposal would be in compliance with Local Plan Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy and the Ensuring a Choice of Travel SPD.

Environmental Considerations

Saved Policy ENV5 of the Knowsley UDP seeks to ensure that development does not occur on contaminated sites that could place future users and surrounding sites/occupiers are not at risk from contaminants and to ensure where possible that measures are put in place to ensure that any impact is mitigated against.

Environmental Health have no objection to the proposed development subject to conditions relating to contaminated land; the submission of a Construction Environmental Management Plan (CEMP); and a noise from fixed plant and machinery.

Contaminated Land

A Phase I report was submitted with the application which recommends that a Phase 2 site investigation is carried out. Environmental Health have therefore suggested that a contaminated land condition is included if planning permission is granted.

Noise

Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that where necessary, effective mitigation measures are secured. Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of adjoining or nearby properties.

It is considered that given the location of the site and the surrounding uses, noise impacts both from the proposed development and from existing surrounding uses would be unlikely to result in significant detrimental impacts to the surrounding uses or occupiers of the development.

Construction Management Plan

The application is supported by a Construction Environment Management Plan (CEMP). The Council's Environmental Health Officer considers that additional information in relation to the construction phase activities is required. This can be secured by condition if planning permission is granted in order to mitigate for the impacts of the construction process.

Subject to suitable planning conditions, if planning permission is granted, it is considered that the development would be suitably managed and risk from land contamination to future land users / occupiers, ecological systems and surrounding properties would be minimised and noise would be within acceptable limits. The development would comply with the NPPF, Saved Policies EC3, ENV2 and ENV5 of the UDP and Policies CS2 and CS19 of the Local Plan.

Health and Safety Executive

The application site lies within consultation zones of several hazardous installations. Saved Policy ENV4, criterion 2 of the UDP relates to development that is within consultation zones. Criterion 2 a) requires that the level of risk to occupiers, visitors or users of the proposed development is considered acceptable; or b) the proposal includes measures that will mitigate the likely risks to the surrounding population.

The fundamental aim of this policy is to prevent major accident hazards and limit the consequences of such hazards. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations.

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation has been considered using HSE's planning advice web app, based on the details input on behalf of Knowsley District (B). The consultation indicates that the Health and Safety Executive (HSE) does not advise, on safety grounds, against the granting of planning permission in this case.

Drainage and Flood Risk

Core Strategy Policies CS2 and CS24 combine to ensure that development will not cause any unacceptable risk of flooding and that surface water will be drained in a safe and sustainable manner.

The application site is partially located in a zone of Medium and High Flood Risk (Flood Zones 2 & 3), the high-risk zone is located towards the front of the site and the proposed development would be to the rear which is located in Flood Zone 1 (low flood risk). The application is supported by a Flood Risk Assessment (FRA) and the Lead Local Flood Authority (LLFA) has advised that in regard to utilising SuDS for the surface water management on site, it only addresses the principles of a sustainable drainage design and list of SuDS that might be utilised on site after development with no specific drainage design and details / drawings. Despite this the LLFA believes that a sustainable drainage design for the site would be achievable, and as a result, the LLFA raises no objection subject to a suitable condition.

United Utilities

United Utilities have advised that the applicant be directed to further sources of support on matters that might impact their proposal. They note that a public sewer crosses the site and that they would not permit building over it and that the developer should determine its exact location in relation to stand-off distance etc. They also encourage SuDS. This information will be forwarded to the applicant by way of an informative if planning permission is granted.

Subject to the submission of appropriate drainage scheme details, secured by condition if planning permission is granted, the proposed development would ensure that the development would be adequately drained and that surface water run-off is addressed and would not result in unacceptable risk of flooding across the development site and beyond the site boundaries in order to comply with the NPPF and Policies CS2, CS19 and CS24 of the Knowsley Local Plan: Core Strategy.

Other Matters

Biodiversity Net Gain

The Biodiversity Gain Requirements (Exemptions) Regulations 2024, allows for exemptions for certain types of development. *Regulation 4 – De Minimis exemption* prescribes that a development is exempt and biodiversity net gain does not apply if it does not impact a priority habitat and impacts less than

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

In this instance, there are no habitats within the red line boundary, the site is fully hard surfaced and classified as developed land: sealed surface which has a biodiversity value of zero score in the statutory biodiversity metric, meaning that these surfaces are exempted from the 10% net gain requirement.

Site Waste Management

The proposed construction activities are likely to generate volumes of waste. Policy WM8 of the Waste Local Plan (WLP) and National Planning Policy for Waste and Planning Practice Guidance paragraph 49 together with Policy CS22 of the Local Plan apply.

The application is supported by a Site Waste Management Plan. In accordance with Policy WM8, sufficient evidence through a waste audit or similar mechanism (e.g. a Site Waste Management Plan (SWMP) demonstrating how this would be achieved is provided.

Sustainable and Low Carbon Development

Policy CS22 in the Local Plan requires new developments to meet high standards of sustainable design and construction, and minimise carbon emissions. The application indicates that the new units would be designed with energy efficiency and power saving in mind and would be operated with energy efficient technologies. Where possible, all construction materials would be sourced from a local supplier and where reasonable, sustainable materials will be selected for installation on site in line with the Policy CS22.

Conclusion

The principle of the proposed industrial development in this industrial location would be acceptable. The proposed development would be acceptable, in relation to the layout and design; highway safety; environmental impacts; flood risk subject to suitable planning conditions. The proposed development would therefore be in compliance with the NPPF, Local Plan and UDP policies and relevant SPDs as listed above.

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 development hereby permitted identified on the approved Proposed Site Layout Dwg No. 241003-U3L-XX-GF-DR-A-00003 as Units E, F and G shall not be used for any purpose other than purposes within Class B2 (General Industrial) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to comply with Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS4 and CS11 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the National Planning Policy Framework (2024).

- 4) Notwithstanding any description of materials within the application, no development above ground level shall take place until details and

specifications and / or samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials.

The development shall be carried out only in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2024) Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

5) **Contaminated Land**

A. Risk Assessment

Notwithstanding the submitted Phase 1 Geoenvironmental Report dated March 2025 prepared by CC Geotechnical Limited referenced CCG-C-25-15318 Rev. 0, no development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include (where relevant):

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

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.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

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 the National Planning Policy Framework (2024), Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 6) Notwithstanding the submitted Flood Risk Assessment Report Rev. 0 referenced: CCG-C-25-15323 dated March 2025 prepared by CC Geotechnical Limited:
- (A) Prior to the commencement of development, a detailed SUDS based drainage scheme based on the principles of the SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA).

The applicant / developer should provide suitable drainage drawings and summary calculations using the principles as set out in Flood Risk Assessment report (dated March 2025). The works shall be implemented in accordance with the approved scheme before the development is brought into use.

For avoidance of doubt, the applicant should consider the following points in the preparation of surface water drainage strategy, detailed design drawings, calculations and supporting information shall be expected:

- i. An explanation of existing drainage system/pipes and flow paths within the site and that how the site is affected by off-site surface water runoff.
- ii. A full CCTV survey of the pipes / outfalls that may be retained within the site as part of post development drainage system.
- iii. Evidence and justification (e.g. infiltration tests and groundwater levels) shall be required to demonstrate that in choosing drainage features for post development, the surface water drainage discharge hierarchy has appropriately been followed.
- iv. A SuDS aims to minimise the impacts from a proposed development on water quantity and quality and maximise amenity and biodiversity. In designing an appropriate set of SuDS techniques for a development site, the LLFA will therefore be expecting surface water runoff to be managed close to source (Source control / property level control), only conveying downstream what cannot be managed at source. Therefore, provision of large attenuation basins/underground storage pipe (regional control) with a single discharge point will not be acceptable. The LLFA expect an interconnected drainage design to include source control/ property level control (e.g. permeable pavement and rain gardens), green and open conveying systems / green corridors (e.g. green swales and ditches) and regional controls (e.g. attenuation basins).
- v. The maximum discharge rate from the development site would be expected to be reduced to greenfield runoff rate wherever possible. As a minimum, brownfield sites should reduce the discharge by 50%, from the existing site runoff OR from the original un-surcharged pipe-full capacity of the existing system, whichever is the lowest, depending on sufficient capacity in the recipient feature(s). The maximum discharge rate is determined by the Lead Local Flood Authority in collaboration with United Utilities (UU) where the surface water discharges to the UU systems.
- vi. Where the proposals are connecting to an existing drainage system, it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.
- vii. Detailed drainage scheme plan showing the layout of the proposed drainage network, post development impermeable area, the location of storage within the proposed development and how these relate to the submitted calculations, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients diameters and dimensions will be required. The methods of flow

control must be detailed as should non-conventional elements such as pond and permeable paving.

- viii. Sufficient information on the correct number of treatment stages in the surface water management train will also be required, for further information see the CIRIA SuDS Manual (C753).
 - ix. The mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.
 - x. Evidence that exceedance flows and runoff in excess of design criteria shall be considered - calculations and plans shall be provided to show where above ground flooding might occur and where this would pool and flow.
 - xi. An assessment of groundwater levels and its fluctuations will be required.
- B) Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
- The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a management company.
 - Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
 - Details for planned maintenance and a mechanism for remedial and urgent repair works.
 - Means of access for inspection and maintenance purposes.

The approved plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure a satisfactory drainage system is provided to serve the development and to ensure the effectiveness of flood risk in accordance with the National Planning Policy Framework (2024), House of Commons Written Statement 161 for Sustainable Drainage Systems (2014), Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

7) Notwithstanding the Construction Phase Environmental Management Plan dated 4 March 2025, received 5 March 2025, no part of the development hereby permitted shall be commenced until a revised management plan is submitted which includes the following detail:

- a) Working hours, 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays / Public Holidays.
- b) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- c) Methods for dust control and suppression.
- d) Details to ensure that mains power is available at the earliest opportunity (where temporary generators need to be used overnight then hybrid generators are the preferred choice so to prevent the potential for noise complaints).
- e) Location and layout of the site compound(s) including identification of areas for the storage of plant and materials, loading / unloading and turning areas for delivery vehicles.
- f) The areas for the storage of plant and materials.
- g) Details of wheel washing facilities including location and type.
- h) Management of deliveries including prevention of waiting / layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction.
- i) Construction staff parking arrangements.
- j) Adequate provision for addressing any abnormal wear and tear to the highway (including grass verge (pre-commencement photo survey required)).

The development shall thereafter be carried out only in accordance with the measures described within the agreed construction management plan.

Reason: To ensure a satisfactory development of the site in the interests of protecting the amenity of the environment and the surrounding area and to comply with the National Planning Policy Framework (2024), Saved Policies EC3 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

8) Any fixed plant and machinery associated with the development hereby permitted shall be designed to a level that is at least 5dB(A) below the existing L_{A90} background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: To safeguard surrounding occupiers from noise and disturbance in the interests of amenity and to comply with the National Planning Policy Framework (2024), Saved Policies EC3 and ENV2 of the Knowsley

Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 9) The development hereby permitted shall not be brought into use until the areas indicated on the approved Proposed Site Plan Drawing No. 241003-U3L-XX-GF-DR-A-00003, received 5 March 2025 have been set aside for parking (across the full site), servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These approved areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply the National Planning Policy Framework (2024), Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD (2010).

- 10) No development hereby permitted shall first be occupied until a scheme for the provision of cycle and motorcycle parking in accordance with the Council's parking standards (*Ensuring a Choice of Travel SPD 2010*), has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the Council's parking standards require a minimum of 2 no. cycle parking spaces and 2 no. motorcycle spaces to serve the approved development. Long stay cycle parking must be covered and offer a means to secure the cycles.

The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with the National Planning Policy Framework (2024), Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan adopted June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Ensuring a Choice of Travel SPD (2010).

- 11) Prior to the first occupation or use of the development hereby permitted, a signage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, number, design, and location of traffic signs in accordance with Diagrams 833, 834, 835, and 836 of the Traffic Signs Regulations and General Directions (as amended).

For the avoidance of doubt this relates to the signage associated with the proposed one-way access system and relates to the 'In / Out' and No Exit / No Entry signs.

The approved signage scheme details shall be implemented in full prior to first occupation or use of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure safe and appropriate use of the access and surrounding highway network in the interests of highway safety and to comply with the National Planning Policy Framework (2024) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

- 12) Prior to any installation of external lighting, a scheme detailing the lighting shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the steps taken to minimise light pollution and shall include an Isolux plot and luminosity details and manufacturer's specifications to demonstrate that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met.

The development shall be carried out only in accordance with the agreed details and works which form part of the scheme shall be implemented prior to first occupation of the development and maintained thereafter in accordance with the agreed details.

Reason: To ensure that light pollution is minimised and that any lighting does not adversely impact on local amenity and to ensure compliance with the National Planning Policy Framework (2024), Saved Policies EC3 and ENV3 in the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS19 of the Local Plan: Core Strategy, adopted January 2016.

- 13) Prior to the erection of the proposed palisade fencing and gates precise scheme details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include elevational details together with of the materials and finished colour.

The fencing and gates shall be finished in accordance with the agreed details prior to their installation and installed prior to first occupation of the unit to which they relate. The approved scheme details shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure compliance with the National Planning Policy Framework (2024), Saved Policies DQ2, EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

- 14) Notwithstanding the approved layout plan, precise scheme details of the bin store shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall include details of the type of receptacle and the compound boundary treatment, which shall include elevational details, materials and finished colour.

Reason: In the interests of visual amenity and to ensure compliance with the National Planning Policy Framework (2024), Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

- 15) No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any

building on the site without the prior approval in writing of the Local Planning Authority (other than in those areas expressly shown for those purposes on the approved plans).

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 in the Knowsley Local Plan Core Strategy, adopted January 2016 and the Design Quality in New Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/03/2025	CCG-C-25-15323	0	FLOOD RISK ASSESSMENT REPORT (MARCH 2025)
26/03/2025	CCG-C-25-15318	0	PHASE I GEOENVIRONMENTAL REPORT
05/03/2025	241003-U3L-XX-GF-DR-A-00003	02	PROPOSED SITE PLAN
05/03/2025	241003-U3L-01-ZZ-DR-A-3101	02	PROPOSED ELEVATIONS MAIN BUILDING
05/03/2025	AL-83-001	01	REFUSE VEHICLE TRACKING
05/03/2025	AL-83-002	01	CAR TRACKING
05/03/2025	RPT_241003_C2_003	P1	PLANNING STATEMENT IN SUPPORT OF PLANNING APPLICATION
05/03/2025	-	-	SITE WASTE MANAGEMENT PLAN
05/03/2025	241003-U3L-02-ZZ-DR-A-3102	02	PROPOSED NEW BUILD ELEVATIONS
21/01/2025	241003-U3L-XX-GF-DR-A-00001	01	LOCATION PLAN
21/01/2025	241003-U3L-01-GF-DR-A-1003	01	PROPOSED GROUND FLOOR PLAN MAIN BUILDING
21/01/2025	241003-U3L-01-01-DR-A-1004	01	PROPOSED ROOF PLAN MAIN BUILDING
21/01/2025	241003-U3L-02-ZZ-DR-A-1005	01	PROPOSED GROUND FLOOR + ROOF PLAN NEW BUILD
21/01/2025	241003-U3L-XX-ZZ-DR-A-3103	01	SITE ELEVATIONS

Signed Case Officer²: **M Wishart**

Signed Authorising Officer³: **Jo Sheridan**

Date: **13/06/2025**

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 1 ***Merseyside Fire and Rescue Authority***
The comments of Merseyside Fire and Rescue Authority in their letter dated 15 May 2025 (as attached).
- 2 ***United Utilities Water Limited***
The comments of United Utilities Water Limited in their letter dated 30 April 2025 (as attached).
- 3 ***Merseyside Environmental Advisory Service (MEAS) - (Contaminated Land)***
MEAS Comments as follows:

Please find below observations and comments following a technical review of the following report submitted in support of the planning application:

Phase I Geo-Environmental Report for Land at No. 16 Woodward Road, Knowsley Industrial Park, Kirkby, Merseyside, L33 2UZ, CC Geotechnical Limited, March 2025, Ref: CCG-C-25-15318.

The Phase I report has identified the potential for land contamination to be present and recommends that a Phase II intrusive investigation is undertaken. MEAS agree with this recommendation and advise that the standard land contamination condition is attached to any planning decision should approval be granted. There is no requirement for the submission of a Phase I report, as satisfactory information has already been provided with the planning application. Further comments and observations are provided below.

Comments and Observations

1. Within Section 9.0 Aims and Proposed Scope of Phase II Intrusive Investigation of the Phase I Report it is stated that, to comply with CIRIA C665 for a "Moderate" risk

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

³ 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

site, it is proposed that gas monitoring is undertaken as a minimum on 4nr occasions, distributed over a 1-month period. However, with reference to Tables 5.5a and 5.5b of CIRIA C665, for a low sensitivity development, the typical frequency and duration of monitoring for a moderate generation potential source is six visits over a three-month period.

2. It is accepted that the duration and frequency of monitoring may be greater or less than the typical duration/frequencies given by C665 based on site-specific circumstances; the suitability of the monitoring program undertaken must be justified by demonstrable evidence.

3. It is proposed that a minimum of 5no. samples are to be subject to chemical analysis. MEAS advise that additional analysis may be required, based on the nature of the ground conditions encountered, to ensure that sufficient representative sampling and analysis is undertaken.