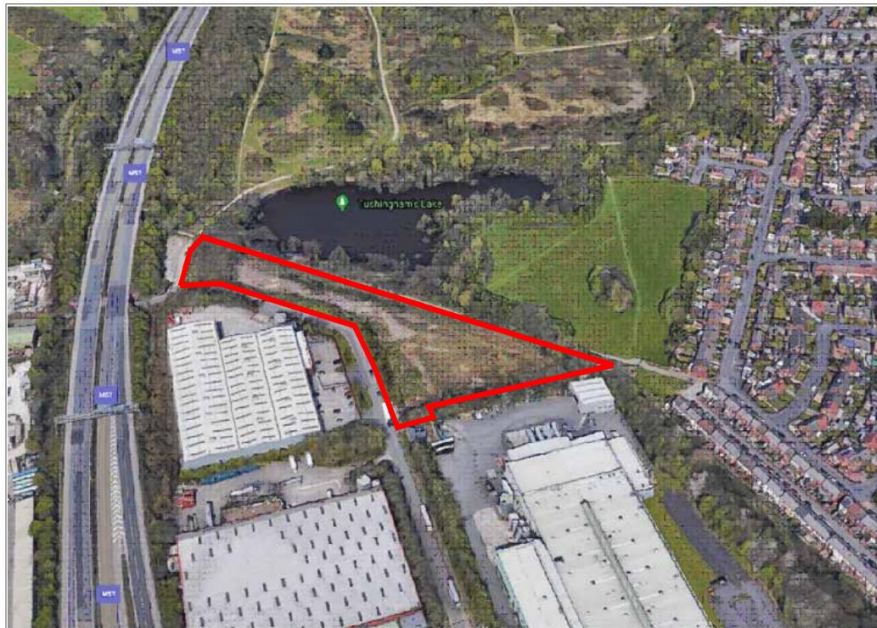




Planning Statement including SCI

Proposed Industrial development comprising 13 units (Use Class E(g), B2 & B8)
Land at Fallows Way, Whiston, Prescott, L35 1RZ

Prepared by Alistair Flatman Planning for Allied Properties Ltd

August 2022

Contents

Section	Page Number
1.0 Introduction including SCI	3
2.0 Relevant Planning Policy	7
3.0 Planning Assessment	12
4.0 Summary	15



24 West End Grove | Horsforth | Leeds LS18 5JJ
m: 07913 058 468 | e: alistairflatman@gmail.com
www.alistairflatmanplanning.co.uk
Registered in England Company Registration Number 10577299
Registered Office : Cavendish House | St Andrews Court | Leeds LS3 1YL

1.0 Introduction

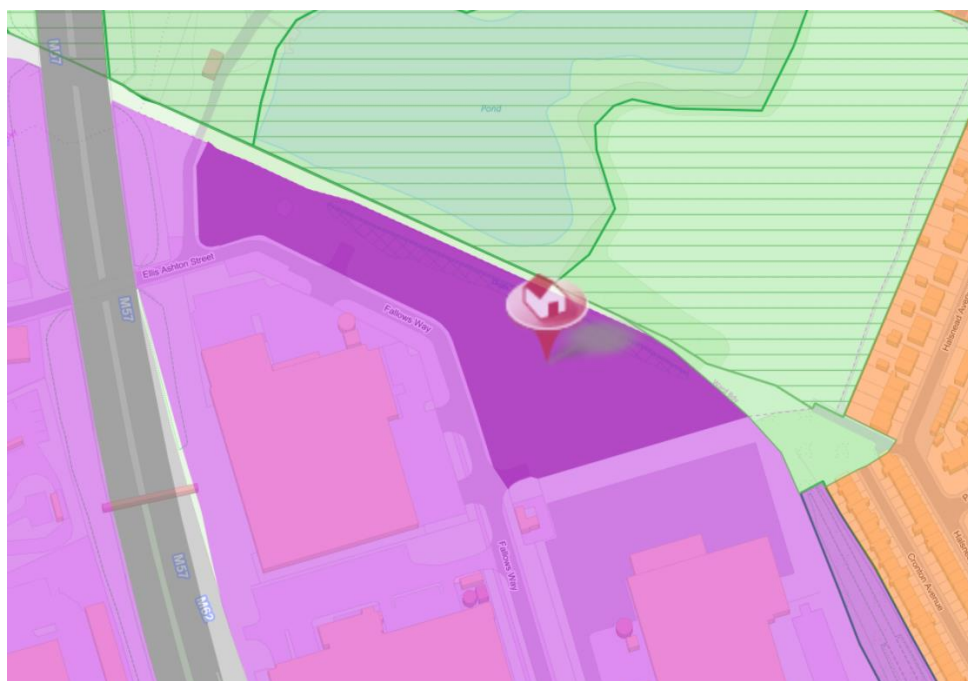
- 1.1 This Planning Policy Statement has been prepared on behalf of Allied Properties Ltd in support of their proposed employment development on land at Fallows Way, Whiston, Prescott, L35 1RZ.

Background and Planning History

- 1.2 The site comprises a vacant piece of land within an existing industrial area.
- 1.3 The site has been subject to a previous planning permission for employment development – LPA ref 17/00786/FUL (May 2018) for Coach Depot, associated parking, fencing and lighting.
- 1.4 This has not been implemented but is a material consideration given there has been no change in planning policy since granting of the permission.
- 1.5 The site is designed for employment development in the Local Plan.
- 1.6 The proposal comprises an alternative form of economic / industrial development on site comprising a mix of employment related uses and units. Flexibility is sought with regards end users of the units, in particular the smaller units. These are likely to be starter units (Use Class E(g)) but equally given the location could be used for more general employment uses (B2) or storage (B8).

The Site

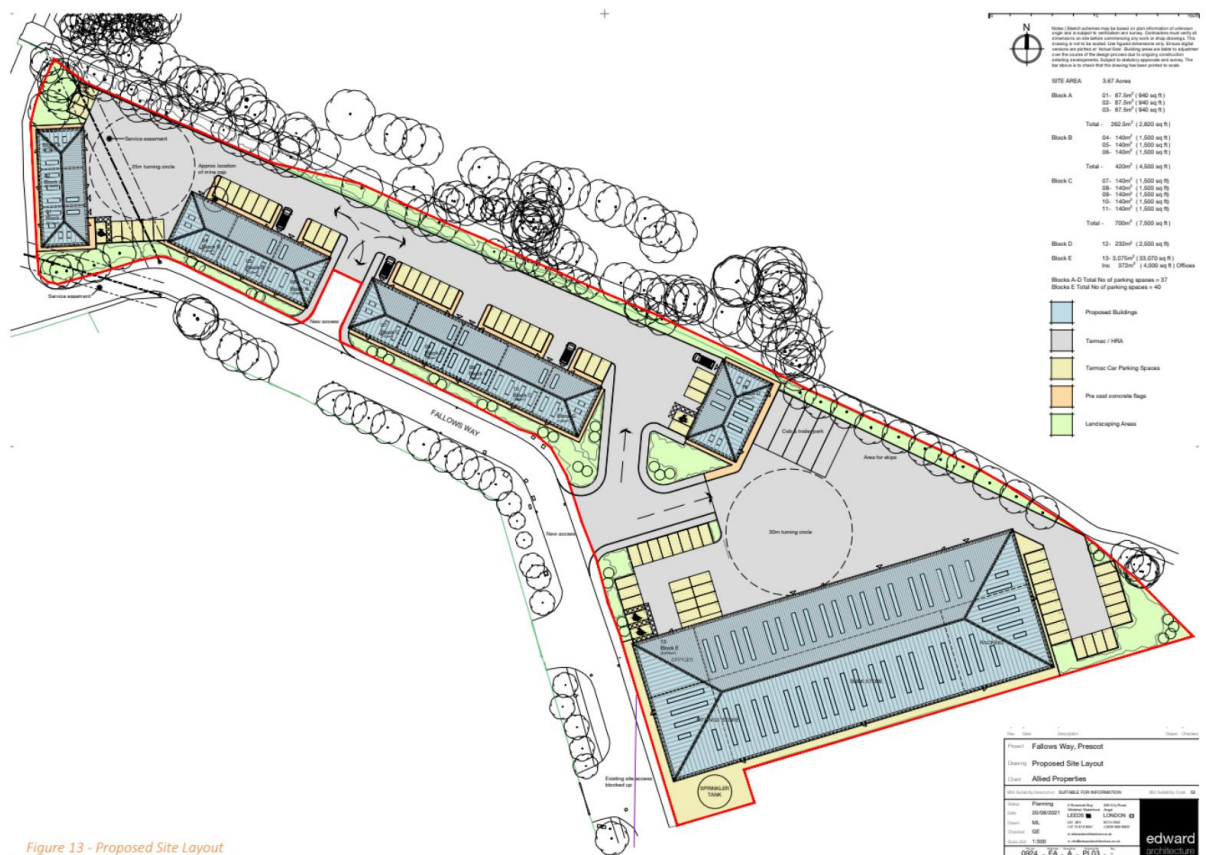
- 1.7 The application site is located at the northern end of Fallows Way and comprises vacant land within the existing Industrial Estate. The site forms part of the Whiston Enterprise Park.
- 1.8 The site is accessed from Fallows Way and designated for Employment Development in the Local Plan – please refer to extract below:



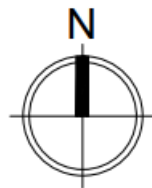
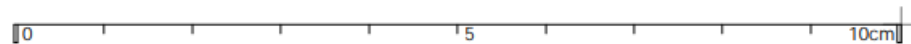
- 1.9 The site extends to 1.45ha, is not subject to any ecology, landscape or heritage designations and sits within Flood Zone 1.
- 1.10 The northern edge abuts Stadt Moers Park, the western boundary is marked by the Country Park's pedestrian entrance and beyond, the M57 motorway. Fallows Way defines the site to the south and an occupied industrial unit sits immediately to the east.
- 1.11 The site is characterized by a mix of scrub and self-setting trees. The topography of the site is varied throughout with an overall drop of 3m from East to West, there is also a drop in the land to the North of the site towards an existing drain.
- 1.12 Further details on the site and its surrounds are set out in the submitted DAS.

The Proposal

- 1.13 The proposal involves development of 13 industrial units set in 5 blocks of varying sizes served by a new estate road with associated parking (77 spaces in total) and turning areas. New boundary treatments are also proposed. The proposed units are likely to be used as starter type units (Class E[g])(especially blocks A-D), however in order to maintain a degree of flexibility, units could also be used for general industrial use (B2) or storage (B8).
- 1.14 The proposed layout is copied below:



- 1.15 The proposal comprises 13 industrial units split into 5 blocks to provide a variety of unit sizes. The unit sizes are set out below:



Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

SITE AREA 3.67 Acres

Block A 01- 87.5m² (940 sq ft)
 02- 87.5m² (940 sq ft)
 03- 87.5m² (940 sq ft)

Total - 262.5m² (2,820 sq ft)

Block B 04- 140m² (1,500 sq ft)
 05- 140m² (1,500 sq ft)
 06- 140m² (1,500 sq ft)

Total - 420m² (4,500 sq ft)

Block C 07- 140m² (1,500 sq ft)
 08- 140m² (1,500 sq ft)
 09- 140m² (1,500 sq ft)
 10- 140m² (1,500 sq ft)
 11- 140m² (1,500 sq ft)

Total - 700m² (7,500 sq ft)

Block D 12- 232m² (2,500 sq ft)

Block E 13- 3,075m² (33,070 sq ft)
 Inc 372m² (4,000 sq ft) Offices

- 1.16 In terms of heights, Units 1—12 will be 6.1m to haunch whilst the largest unit will be 8.25m to haunch
- 1.17 The units will be constructed in powder coated insulated wall and roof cladding panels.
- 1.18 Boundary treatments will be palisade fencing with planting along edge of the site and within as shown on the layout above and submitted landscape plan.
- 1.19 Access is to be taken from Fallows Way with a new estate road within the site to serve the units. Dedicated parking is provided for each unit and the layout enables vehicles to turn within the site.
- 1.20 The layout has been informed by the previous consent as well as boundary trees and the below ground infrastructure at the western end of the site.
- 1.21 Further details are set out in the submitted Design & Access Statement.

Statement of Community Involvement

- 1.22 The proposed development has not been subject to any pre-application discussions or Community Involvement.
- 1.23 The reason being that the site was not subject to any pre-application discussion or community involvement was threefold, namely the allocation of the site for employment uses, the recent planning consent for industrial development and the distance to any sensitive receptors.

The Planning Application

- 1.24 This planning application includes the following:
- Completed application forms
 - Planning Statement & SCI – Alistair Flatman Planning
 - AIA - Ascerta
 - FRA & Drainage - AMATP
 - CMRA
 - Ecology Report – HM
 - Transport Statement - EAS
 - Economic Statement - EAS
 - Energy & Sustainability - EAS
 - Social Value Statement - EAS
 - Landscape Plans - Ascerta
 - Site Location and proposed plans – Edward Architecture
 - DAS – Edward Architecture
- 1.25 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development.

2.0 Relevant Planning Policy.

National Planning Policy Framework 2 (July 2021)

- 2.1 The National Planning Policy Framework (revised July 2021) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 2.2 Set out below is a summary and assessment of the relevant sections of the NPPF.
- 2.3 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-211 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Achieving Sustainable Development

- 2.4 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Building a Strong, Competitive Economy.

- 2.6 Paragraph 81 is clear in terms of promoting economic development stating that decisions should help create the conditions in which businesses can invest, expand and adapt.
- 2.7 Furthermore, it goes on to advise that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 2.8 The site is well located in relation to strategic highway network and is identified for employment development in the Development Plan. The site's surrounds to south / west are clearly in employment use currently consistent with the Local

Plan allocation. The site was also granted consent for employment uses in 2018. The principle of such uses on the site is therefore established and accepted.

- 2.9 The economic case for the proposal is clear in that it will provide smaller starter units for smaller local businesses with flexibility within the uses to be attractive and affordable to a wide number of occupiers. The larger unit will be attractive to larger businesses wishing to locate / relocate in the district.

Promoting Sustainable Transport

- 2.10 Chapter 9 of the NPPF refers to highways matters with para 111 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.11 The proposed development will create access points from Fallows Way with internal service road and provides suitable onsite parking (77 spaces) / turning together with required visibility splays.
- 2.12 Each unit will benefit from its own parking spaces in accordance with the Council's parking requirements.
- 2.13 The location of the site is such that it is easily accessible by a variety of means with bus stops along Windy Arbor Road and the train station at Whiston within walking distance of the site.
- 2.14 Given the scale of the proposal, the site's allocation and previous consent for a larger employment development (in terms of floor area and number of car parking spaces), it is considered the proposal will not give rise to any highway safety or capacity issues. Further details are set out in the submitted TS.

Design

- 2.15 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development. The design / layout of the industrial units has been informed by industry standards to ensure suitable accessibility (roller shutter door to the front) and flexibility for future users.
- 2.16 Paragraph 130 sets out a number of design criteria to be considered in terms of design of development stating:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 2.17 As stated above, the proposed building will be constructed in cladding panels providing an industrial appearance in keeping with its use and surrounding area. The simple form is appropriate for the buildings use with easy access to the building through front door / roller shutter doors. Materials will be cladding panels as commonly found on industrial buildings of this type. Boundary trees to the north will be retained and enhanced. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design. The Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all of the objectives set out above and represents high quality design.

Meeting the challenge of climate change, flooding and coastal change

- 2.18 Paragraph 159 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site sits in FZ1. Further details are set out in the submitted FRA and Drainage Statement.

Conserving and enhancing the natural environment

- 2.19 Paragraph 174 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -
- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
 - *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
 - *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*
- 2.20 Paragraph 179 relates to ecology and biodiversity considerations when determining planning applications. The site is currently undeveloped

comprising an area of vacant land within an existing industrial estate. Previous consents / application have demonstrated the site is not of ecological importance. An updated Ecological Appraisal is lodged with the application. There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value. Further details are set out in the submitted ecology report.

- 2.21 Paragraph 185 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. The proposal is not considered to give rise to any stability issues and, whilst this is a non-sensitive end use, there are no known issues relating to contamination. As stated above, consent has already been granted on the site for employment uses and as such the principle of industrial development and suitability of the site is acceptable. Further details are set out in the submitted CMRA.

Assessment against NPPF

- 2.22 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- It is promoting economic development
 - The proposal will not give rise to any highway safety or capacity issues, such that there are no adverse impacts
 - The proposal will not give rise to any flood risk / drainage issues
 - The proposal will not harm any ecological interests and provides opportunities for enhancement on site (additional planting)
 - As illustrated by the submitted plans, the development proposal will result in a suitable scale of development on site with the proposed uses in-keeping with its commercial / industrial surroundings in terms of design / materials and layout.

- 2.23 It is therefore considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

The Development Plan

- 2.24 With respect to the proposed development, the Development Plan currently comprises the adopted Knowsley Local Plan (Core Strategy) and saved policies from the Replacement Knowsley UDP (June 2006). The site sits in an Industrial area and is allocated for Employment Development.
- 2.25 The relevant policies are listed below:

Knowsley Local Plan: Core Strategy

CS2 - Development Principles

CS4 - Economy and Employment

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS24 - Managing Flood Risk

Knowsley Replacement Unitary Development Plan (adopted June 2006) – saved policies:

DQ2 - Security in the Built Environment

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV5 - Contaminated Land

ENV6 - Landfill Gas

- 2.26 The Council's vision is clear in terms of promoting economic growth and development. The site is in an employment development zone with similar uses to the south and west.
- 2.27 In light of the above and having regard to the proposal, the following Development Plan policies are noted:
- 2.28 These policies are assessed in Section 3.

3.0 Planning Assessment

Principle

- 3.1 The site is allocated for Employment Development in the Development Plan and has benefitted from consent in 2018 for employment uses. The site has existing employment uses to the south and west.
- 3.2 As such the principle of employment development is established and accepted on the site.
- 3.3 Paragraph 81 of the NPPF is clear in terms of promoting economic development whilst Core Strategy Policy CS2 sets out development principles for the district, the first principle set out being to promote sustainable economic development. Core Strategy CS4 relates specifically to Economy and Employment and sets out the overall employment strategy and seeks to (inter alia) support economic growth, enhance the quality and efficiency of land use in existing employment areas and support start-up businesses.
- 3.4 The proposed industrial units will be of a variety of sizes providing a degree of flexibility and choice for new and existing businesses. The proposal seeks consent for the 8 units to be for a variety of employment uses, namely B2, B8 and Class E g. These employment generating uses are consistent with the site designation and will assist in improving the economic performance of the Employment designation and wider District. The site is currently vacant with employment uses to the south and west, developing the site will enhance the quality and efficiency of this land within the employment development allocation and provide units suitable for business start-ups.
- 3.5 The proposal is therefore consistent with Policy CS4.
- 3.6 In light of the above it is considered the proposed use is acceptable in principle complying with vision set out in the Development Plan, in particular policies CS2 and CS4 together with guidance set out in the NPPF encouraging economic development.

Design / Visual Amenity

- 3.7 The Proposed Development seeks to create 13 modern industrial buildings on the site. The buildings are set out in 5 blocks in a linear form reflecting the shape of the site. Access is taken from Fallows Way and an new internal estate road runs along the northern edge. Trees to the north are retained with new planting where possible within the site. Each unit benefits from dedicated parking and space is provided for turning. The units provide a variety of sizes to offer flexibility to local businesses. The units are designed for flexible use with open internal space with access from a single roller shutter door. The larger unit at the eastern end will also have ancillary office accommodation at FF level.
- 3.8 The design of the proposed buildings is set out on submitted plans. Materials will be profile cladding to create a simple, industrial aesthetic reflecting its use and surrounds. Units 1—12 will be 6.1m to haunch whilst the largest unit will be 8.25m to haunch. Units 1-12 are considerably smaller in height / scale / massing than adjacent buildings, and indeed smaller than the 2018 scheme which was a much taller building in terms of height than any proposed this time. The layout enables each unit to have its own parking whilst space is also identified for landscaping. This delivers a clear visual benefit over current situation.

- 3.9 In terms of layout, the scheme provides new dedicated access / egress, parking and turning. There are 77 spaces proposed.
- 3.10 It is considered the proposed design will sit comfortably on the site and reflects the industrial character of its surrounds.
- 3.11 Core Strategy Policy CS19 refers to Design Quality and seeks to enhance local distinctiveness with new development expected to respond to its surroundings. Complement and enhance (where possible) existing landscape and maintain a good standard of amenity.
- 3.12 The proposed development as set out in the submitted plans and further explained in the DAS, will deliver employment development in-keeping with surrounding industrial development and bring this vacant land back into active use. Existing boundary trees to the north are retained and new landscaping proposed.
- 3.13 In these terms, it is considered that the proposal is well designed, resulting in a modern industrial development that will contribute to improving the appearance of the site and its surrounds. The Proposed Development will therefore deliver a high quality of design and make a positive contribution to its surroundings consistent with NPPF and Core Strategy Policy CS19.

Amenity Considerations

- 3.14 The site is in employment use and there are no nearby dwellings. As such it is considered the proposal will not result in any residential amenity issues. The proposal is therefore consistent with Policy CS19.

Highways

- 3.15 The site will create 2 access points from Fallows Way to serve the new development. An internal estate road along the northern boundary will create access / parking / turning to units 1-12. Unit 13 will share an access point but have its own dedicated yard area with parking / turning. On site parking is provided for 77 cars.
- 3.16 The location of the site is such that it is easily accessible by a variety of means with bus stops along Windy Arbor Road and the train station at Whiston within walking distance of the site.
- 3.17 Core Strategy CS7 refers to Transport matters and seeks to ensure developments are accessible by a variety of means and in accessible locations. The site is identified for employment uses, is accessible to the strategic highways network and can also be easily accessed by foot, cycle or public transport.
- 3.18 In terms of the NPPF (para 111) it is considered the proposal will not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.
- 3.19 In light of the above, it is considered that the Proposed Development would not have an unacceptable effect on traffic flow and safety and as such will not detract from the character or appearance of the area. The proposal is therefore consistent with guidance in the NPPF and Core Strategy Policy CS7.

Flood Risk

- 3.20 Development Plan policy CS24 deal with Flood Risk and Drainage respectively.
- 3.21 The site sits within Flood Zone 1. The application is accompanied by a Drainage Strategy demonstrating the site can be adequately drained and will not give rise to any flooding issues offsite.

- 3.22 As such the requirements of Policy CS24 is met.

Ground Conditions and Pollution

- 3.23 The site has previously benefitted from planning permission for employment development. As such the ground conditions are deemed suitable for such development.
- 3.24 The application is accompanied by a CMRA.
- 3.25 No ground contamination or stability issues have been identified that prevent the redevelopment of the site and the alternative employment uses proposed are not deemed to be sensitive.
- 3.26 Saved UDP Policies ENV5 and ENV6 are relevant with regards ground conditions. Given the allocation for the site and previous consent, the proposal is consistent with these policies.
- 3.27 Saved UDP policies ENV2 and ENV3 refer to Noise and Light Pollution respectively. The proposal (in terms of layout and use) and the site location within an employment area and away from residential uses ensures there will be no harm to residential amenity or resulting noise / light pollution. Effects of lighting on protected species has been considered (see Ecology Report) and no adverse effects predicted. The proposal is therefore consistent with saved UDP policies ENV2 and ENV3 as well as guidance set out in the NPPF.

Ecology and Landscaping

- 3.28 The site comprises vacant land within an employment area. Trees to the northern boundary will be retained and additional planting proposed within the site.
- 3.29 The application is accompanied by Tree /AIA and Ecology Reports demonstrating the proposal will not harm existing trees and that the site is of low ecological value accordingly.
- 3.30 Core Strategy Policy CS8 refers to Green Infrastructure with Policy CS21 refers to Greenspaces & Trees whilst saved UDP Policy DQ4 also refers to Trees. The proposal retains trees to the north and will include further planting within the site. Vegetation on site is of low quality and the site is of low ecological value.
- 3.31 In light of the above it is considered the proposal complies with the requirements of Policies CS8, CS21 and DQ4 as well as guidance set out in the NPPF.

Summary

- 3.32 The proposed development will deliver employment generating uses on this existing employment site within the designated Employment Zone. The buildings are designed to offer flexible employment space with use of profile cladding sheets considered appropriate. The proposal can be safely accessed and provides sufficient parking / turning within the site whilst trees to the north are retained.
- 3.33 The Proposed Development complies with the relevant national and local planning policies and as such there are no grounds to refuse this planning application.

4.0 Summary

- 4.1 This Planning Policy Statement has been prepared on behalf of Allied Properties Ltd in support of their proposed employment development on land at Fallows Way, Whiston, Prescott, L35 1RZ.

Background and Planning History

- 4.2 The site comprises a vacant piece of land within an existing industrial area.
- 4.3 The site has been subject to a previous planning permission for employment development – LPA ref 17/00786/FUL (May 2018) for Coach Depot, associated parking, fencing and lighting.
- 4.4 This has not been implemented but is a material consideration given there has been no change in planning policy since granting of the permission.

The Site

- 4.5 The application site is located at the northern end of Fallows Way and comprises vacant land within the existing Industrial Estate. The site forms part of the Whiston Enterprise Park.
- 4.6 The site is accessed from Fallows Way and designated for Employment Development in the Local Plan.
- 4.7 The site extends to 1.45ha, is not subject to any ecology, landscape or heritage designations and sits within Flood Zone 1.

The Proposal

- 4.8 The proposal involves development of 13 industrial units set in 5 blocks of varying sizes served by a new estate road with associated parking (77 spaces in total) and turning areas. New boundary treatments are also proposed. The proposed units are likely to be used as starter type units (Class E[g]) (especially blocks A-D), however in order to maintain a degree of flexibility, units could also be used for general industrial use (B2) or storage (B8).
- 4.9 The proposal comprises 13 industrial units split into 5 blocks to provide a variety of unit sizes ranging from 87.5 sqm (3 number) to 140 sqm (8 number) to 232sqm (1 number) together with a larger unit of 3075sqm with ancillary office space (372sqm). In terms of heights, Units 1—12 will be 6.1m to haunch whilst the largest unit will be 8.25m to haunch.
- 4.10 The units will be constructed in powder coated insulated wall and roof cladding panels. Boundary treatments will be palisade fencing with planting along edge of the site and also new landscaped areas within the site.
- 4.11 Access is to be taken from Fallows Way with a new estate road within the site to serve the units. Dedicated parking is provided for each unit and the layout enables vehicles to turn within the site.
- 4.12 Further details are set out in the submitted Design & Access Statement.

Summary

- 4.13 In summary, this is an allocated employment site in the Local Plan that has recently benefitted from planning permission for employment development.

- 4.14 Paragraph 81 of the NPPF is clear in terms of promoting economic development whilst Core Strategy Policy CS2 sets out development principles for the district, the first principle set out being to promote sustainable economic development.
- 4.15 The proposed industrial units will be of a variety of sizes providing a degree of flexibility and choice for new and existing businesses. The proposal seeks consent for the 13 units to be for a variety of employment uses, namely B2, B8 and Class E g. These employment generating uses are consistent with the site designation and as such the principle of development is acceptable.
- 4.16 The proposed development is compatible with the site and its surrounds and is consistent with the NPPF priority to deliver sustainable development and economic growth and Core Strategy Policies CS2 and CS4.
- 4.17 In terms of design, the buildings will deliver flexible industrial spaces for smaller / start-up businesses together with a larger unit with ancillary offices suitable for established businesses to relocate. The proposed pitch roof design with use of profile sheet cladding is suitable for the building and its proposed uses / occupiers. The site can be safely accessed with adequate parking and turning provided on site.
- 4.18 The site sits within Flood Zone 1 and the proposed uses are classed as 'non vulnerable'. Drainage solutions within the site will ensure the Proposed Development is adequately drained and does not give rise to increase risk of flooding elsewhere. There are no ground or contamination issues identified and the site is of no ecological interest. Trees to the northern boundary are retained within the proposal.
- 4.19 In light of the above, and as demonstrated on the submitted plans and submitted reports, the proposal is consistent with planning policy set out in the NPPF and adopted Knowsley Development Plan and does not give rise to any significant planning issues.
- 4.20 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable and sustainable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.