

APPLICATION NO: 25/00396/FUL

CASE OFFICER: Andrew Hunt

WARD: Northwood

PARISH:
N/A

LOCATION: Former Syntor Fine Chemicals, Acornfield Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7UG

PROPOSAL: ERECTION OF LARGE SCALE WAREHOUSE (USE CLASS B8), WITH ANCILLARY OFFICES AND STAFF WELFARE FACILITIES, SERVICE YARD, CAR PARK, LANDSCAPING AND ALTERATIONS TO ACCESS

Site Description

The application site is a large rectangular site on the northern part of Acornfield Road, Kirkby. It consists of a large rectangular building and hardstanding on the western part of the site with a hedge around the edges of the western part of the site. The eastern part of the site is hardstanding with some grassed areas and two small ancillary buildings (one to the north and one to the south east) which appear to be used in connection with utilities. The existing floorspace on site is 1095sqm.

Proposal

The proposal is for the erection of a large scale warehouse (Use Class B8) with ancillary offices and staff welfare facilities, service yard, car park, landscaping and alterations to access.

The building would be centrally located with a rectangular shape with small projections to the north west part of the site and the north east. The loading area would be located to the west of the site and the car park and landscaping area to the east. The office building would be 3 storeys in height. The proposed building is 7732sqm in size and the site area is 14,525sqm. It is 151 metres wide, 59 metres deep and 22 metres high.

Of the building floorspace:

- 6,763 sqm (87.5% of gross internal area) would be for a B8 warehouse.
- 969 sqm (12.5% of gross internal area) office and ancillary uses

One existing site building would be demolished to clear the site for redevelopment and two small utility buildings retained:

- 1,067 sq industrial shed demolished
- 22 sqm switch room and 6m2 utility building retained.

Consultations

Arboriculture – No objection subject to a condition to secure the no dig method is implemented.

Environment Agency – No objection subject to conditions in relation to a remediation strategy, piling and verification report.

Environmental Health – No objection subject to conditions in relation to contamination, a Demolition/ Construction management plan, and fixed plant noise.

Environment and Sustainability Services – No objection, the landscape masterplan is acceptable, off site BNG mitigation is required, conditions are required in relation to a Landscape and Ecological Management Plan Biodiversity gain plan and Habitat Management and Monitoring plan (HMMP).

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

Highways – No objection subject to condition in relation to a travel plan and a construction management plan.

Lead Local Flood Authority – No objection subject to a detailed drainage strategy.

Merseyside Fire and Rescue Service – No objection subject to informatives.

Merseyside Environmental Advisory Service – BNG information is required, conditions are required in relation to breeding birds, bird boxes, swallow method statement.

United Utilities – No objection subject to a condition to secure drainage and informatives.

West Lancashire Borough Council - West Lancashire Borough Council raises no objections to this proposal providing it complies with Knowsley Council's relevant Local Plan Policies and the relevant parts of the National Planning Policy Framework.

Representations

This application has been publicised by letters sent to 46 neighbours and by site and press notices. No representations have been received.

Planning History

09/00546/HAZ - HAZARDOUS SUBSTANCES CONSENT FOR STORAGE OF SUBSTANCES FALLING WITHIN THE FOLLOWING CATEGORIES; VERY TOXIC, TOXIC, FLAMMABLE, HIGHLY FLAMMABLE, DANGEROUS TO ENVIRONMENT AND REACTS VIOLENTLY WITH WATER – approved - 09.06.2010

14/00544/HAZ - HAZARDOUS SUBSTANCES CONSENT FOR STORAGE OF SUBSTANCES FALLING WITHIN THE FOLLOWING CATEGORIES; VERY TOXIC, TOXIC, FLAMMABLE, HIGHLY FLAMMABLE, DANGEROUS TO ENVIRONMENT. – approved - 18.02.2015

21/00480/FUL - ERECTION OF 6 NO. CONTAINERISED GAS POWERED GENERATORS TOGETHER WITH THE ERECTION OF A SINGLE STOREY PREFABRICATED SECURITY CABIN, UPGRADES TO EXISTING BOUNDARY TREATMENTS INCLUDING THE INSTALLATION OF 2.4M HIGH PALISADE FENCING AND ACCESS GATES, VEHICLE PARKING AND OTHER ASSOCIATED WORKS – approved - 21.06.2022

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
CS8 - Green Infrastructure
CS11 - Principal Regeneration Area – Knowsley Industrial and Business Parks
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk

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

EC3 - Primarily Industrial Area
DQ4 - Trees and Development
ENV5 - Contaminated Land

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

Core Strategy Policy CS4 states that:

Land for employment development will be made available to ensure that at all times there is a sufficient range of available and deliverable sites and premises by size, location, type and suitability to meet the needs for employment development over the following five year period.

The sequential approach, however, will not be required to be undertaken where the office use is ancillary to other employment uses

The application site is situated within a Primarily Industrial Area. The proposed building is 7,732sqm in size, of which 6,673sqm (87.5%) would be used for a (B8) warehouse and 12.5% for office (Class E) and ancillary uses.

The large majority of the site would be used for B8 Storage & Distribution with other non B8 uses limited to 12.5% of the building area. The B8 storage use is considered acceptable in principle. The amount of non B8 use is considered to be small scale and ancillary to the main use of the site for a warehouse. Therefore, in accordance with Core Strategy Policy CS4, a sequential assessment is not required.

A similar planning application for a mixed B2/B8/Trade warehouse units was approved with a condition that no more than 15% of the site may be used for non-employment uses (22/00633/FUL). A planning condition to restrict the non B8 uses to no more than 15% of floorspace is considered to be justified and necessary to ensure that non B8 uses are ancillary to the main B8 use of the site. This is required to avoid non policy compliant uses making up a large part of the site and to ensure that any non ancillary office use is subject to the sequential test. Overall, with the planning condition, the proposal complies with Core Strategy Policy CS and UDP Policy EC3. A planning condition is required to prevent a large mezzanine floor being erected internally without planning permission.

In summary, the site is within a Principal Regeneration Area – Knowsley Industrial and Business Parks and the use of the site for B8 use and ancillary office is consistent with Core Strategy Policy CS11.

DESIGN

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and

development process should achieve. Good design is a key aspect of sustainable development.

The building would consist of a main warehouse with an office building at the front facing Acornfield Road. The office building provides a visual contrast due to its different colours,(grey / blue), cladding and height. It will add visual interest to the building through contrasting colours, materials and building heights.

The main warehouse walls would consist of sheet cladding in horizontal colour bands of: Merlin Grey (RAL 180 40 05); Goosewing Grey (RAL 080 70 05); Grey White(RAL 9002). The office wall would be RAL 7016 Anthracite grey.

The proposal would be of an industrial design which is considered in keeping with its location and the character of the surrounding area. The building would only be readily visible from Acornfield Road to the east and there would be extensive areas of landscaping and hardstanding between the building and the road. Overall, the proposal would not result in harm to the streetscene. Overall, the development is consistent with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

Due to the sites location within Knowsley Industrial Park, there are no residential properties nearby that would be affected by the proposal. In relation to business occupiers, the building would not cause harm in relation to loss of light outlook or privacy.

Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19.

TREES

Part 10 of Policy CS21 (Greenspaces and Trees) states that the Council will encourage proposals for new development to incorporate:

- a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;
- b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and
- c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

Saved UDP policy DQ4 states proposed developments shall include appropriate planting of trees and other soft landscaping, having regard to the character of the surrounding area.

In relation to trees, the proposal has the potential to affect a mature tree at the front of the site facing Acornfield Road. However, the applicant is proposing to implement a 'tree friendly' no dig porous surfacing in parking bays 9-11. This will ensure that the roots of the tree are not impacted by the car parking bays 9 – 11 and will preserve the tree from harm. This will be secured via planning condition.

Overall subject to the condition, there would not be harm to trees from the proposal, this is supported by the council's arboricultural officer who has no objection subject to conditions. Therefore, overall the application complies with Core Strategy Policy CS21 and UDP policy DQ4.

HIGHWAYS

NPPF para 116 states that a development should only be 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"*.

The proposed development will utilise the two existing vehicular accesses from Acornfield Road. The northern access will serve cars, and the southern access will serve HGVs to the service year and eurodock bays. Internal manoeuvring spaces have been demonstrated for the use of heavy goods vehicles. Overall, the plans have demonstrated that safe and suitable access to the site can be achieved.

The Ensuring Choice of Travel SPD gives a maximum parking level of 1 space per 100 sqm for B8 Storage uses and 1 space per 30 sqm for office development. There would be a maximum level of 68 spaces for Storage use and 33 spaces for office use resulting in a maximum level of 101 spaces.

The proposal would provide 70 parking spaces on the eastern part of the site including 7 disabled spaces, 8 electric vehicle spaces and 4 car share spaces. Eight cycle parking spaces would also be provided with covered cycle parking outside at the northern end of the office building. There would also be a shower and changing facilities as part of the staff gym on site. There would also be a lorry loading bay to the west of the site.

Overall, the levels of parking on site would be sufficient to meet council standards and the level of traffic generation expected from storage and distribution use. The levels would be below the maximum parking allowed and therefore would comply with the Ensuring Choice of Travel SPD. This is supported by the council's highways department who have no objection subject to conditions to secure a travel plan and a construction management plan. A condition is also required in relation to removing permitted development rights for mezzanine floors to prevent a shortage of parking spaces.

Overall, there would not be significant harm to highway safety and the application complies with Core Strategy Policy CS7.

ECOLOGY

Policy CS8 (Green Infrastructure) in the Core Strategy states that new developments should sustain and promote biodiversity in accordance with its importance and contribution to ecological networks.

A number of Ecological Surveys have been submitted in support of the application. They identify that the proposed development would not have a significant impact on protected species or their habitats. This is supported by Merseyside Environmental Advisory Service (MEAS) who have no objection to the proposal subject to conditions in relation to breeding birds, bird boxes and a swallow method statement.

The development proposal is also required to meet the mandatory 10% Biodiversity Net

Gain (BNG) requirement. The applicant has submitted DEFRA Statutory metric and associated documents, however the current landscape proposals for the development of the site produce a 2.00 unit (- 81.93%) net loss in biodiversity for area habitats. This means that the required 10% increase in biodiversity cannot be accommodated on site and therefore off site compensation is required to be provided.

As the potential for biodiversity has been maximised onsite, an additional 2.24 units (of medium distinctiveness scrub habitat and low distinctiveness habitat) will need to be created through offsite mitigation to achieve a 10% net gain. Details of off-site units are required prior to commencement of development. This will be secured via planning condition.

Conditions are required in relation to secure a Landscape and Ecological Management Plan and a Habitat Management and Monitoring Plan prior to commencement of development.

Overall, the proposal will not result in harm to ecology and would provide biodiversity net gain through off site works. This is supported by the views of MEAS and the council's ecologist who have no objection subject to conditions.

Overall, the proposal complies with Core Strategy Policy CS8.

FLOOD RISK

Part 1 of Policy CS24 (Managing Flood Risk) states that new development that may cause an unacceptable risk of flooding on the site or elsewhere will not be permitted.

The majority of the site is within flood zone 1 (lowest risk) with the southern and eastern edges of the site within flood zone 2. A small thin part of the site (near the northern access point to Acornfield Drive) would be within flood zone 3. The large majority of the main building would be within flood zone 1 with most of the land in flood zones 2 and 3 being hardstanding and landscaping.

In terms of flood risk vulnerability, the existing development is classified as "Less Vulnerable" in the National Planning Policy Framework and Strategic Flood Risk Assessment which includes buildings used for general industry, storage and distribution (B8). This means that the exception test is not required. As the applicant requires a site in close proximity to their existing site on the opposite side of Acornfield Road, there are no sequentially preferable sites with a lower risk of flooding that are large enough to accommodate the proposed development. The site is located within Knowsley Business Park and forms part of the Council's employment land supply, so is needed for the development of employment land to meet the council's employment land needs. In addition, a proposal for gas generators on site was previously found acceptable (21/00480/FUL) the current proposal would be no more vulnerable to flood risk than the previously approved use.

The application has been supported by a flood risk assessment and drainage strategy which demonstrates that the proposed building would not lead to unacceptable levels of flood risk. This has been reviewed by the Lead Local Flood Authority (LLFA) and who have no objection subject to a condition to secure a Detailed Drainage Strategy. The Environment Agency also have no objection subject to conditions in relation to a remediation strategy, piling and verification report. United Utilities also have no objection subject to a condition to secure drainage.

Overall, it is considered that the proposal will not lead to unacceptable flood risk impacts, this is reinforced by the absence of objections from the LLFA, Environment Agency or United Utilities. Therefore, the proposal complies with Core Strategy Policy CS24.

OTHER CONSIDERATIONS

Air Quality

Part 4 J of Core Strategy Policy CS2 states that negative impact on air quality will be minimised and mitigated.

“Policy CS2 - Development Principles

Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by

j) Minimising negative impact upon flood risk, air quality, water quality, land quality, soil quality, and noise or vibration levels and ensuring any negative impacts are appropriately mitigated”.

The level of HGV and vehicle movements is considered to be below the threshold to require an Air Quality Assessment and would not materially impact air quality. This is supported by the views of Environmental Health, who have no objection.

S106

A social value strategy will be secured via a section 106 agreement for the sum of £7,732. A sum of £10,000 will also be secured via section 106 for travel plan monitoring.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to highway safety, design, flood risk, trees, or the amenity of neighbouring properties. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2021).

RECOMMENDATION:

That Planning Permission be granted subject to a section 106 agreement to secure the following:

- a. measures set out in a social value strategy and,
- b. funding for the monitoring of the travel plan.

and the following condition(s):-

- 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) Plans

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.

Pre Commencement

3) Biodiversity gain plan

Prior to the commencement of development of works on the building, a biodiversity gain plan and Habitat Management and Monitoring plan (HMMP) must be submitted to the local planning authority. The plan must include the following:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- (b) the pre-development biodiversity value of the onsite habitat,
- (c) the post-development biodiversity value of the onsite habitat,
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
- (e) any biodiversity credits purchased for the development, and
- (f) such other matters as the Secretary of State may by regulations specify.

The plan will be informed by a landscaping scheme (see condition 4).

Development cannot commence until the biodiversity net gain plan and Habitat Management and Monitoring plan have both been approved by the local planning authority.

Reason: To comply with the Environment Act 2021.

4) Landscaping Scheme and Ecological Management Plan

Prior to the occupation of the building a landscape scheme and ecological management plan to enhance biodiversity shall be submitted to and have been approved by the local planning authority.

The landscaping shall include native tree and plant species.

Any landscaping or tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: To enhance biodiversity and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

5) Contamination

No development shall take place until an assessment of the risks posed by any contamination and a remediation scheme have both been submitted to and been approved 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

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.

6) Detailed Drainage Strategy

Development shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753, New version, June 2025) 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 should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out in Drainage Strategy (Ref. S4711-BDN-XX-XX-RP-C-02) dated 08/07/25). The works shall be implemented in accordance with the approved scheme

before the development is brought into use, or as set out in the approved phasing details and retained hereafter.

For avoidance of doubt, the surface water and drainage strategy, detailed design, drawings, calculations and supporting information shall be expected to consider the following elements:

- An explanation of existing drainage system/mechanism and flow paths on the site and that how the site is currently affected by off-site surface water runoff shall be required.
- The impact of climate change for the Alt River catchment on rain intensity for 2070 should be considered as 45%.
- Given the site characteristics, it would be acceptable to discharge surface water from site to the public sewer system. The LLFA agrees with the QBAR greenfield runoff rate or 5l/s as the maximum discharge rate.
- Should the design of drainage network is based on 1 in 30 plus 45% CC event, then the area of the developed site that might be flooded during the 1 in 100 plus 45% CC event should be determined. In these areas, if the flooded water pools, the extent and depth of the flooded water should be determined; and if the flooded water flows, its direction and destination should be specified.
- Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design criteria (1 in 100 + 45% CC). The impact of exceedance flows from and on adjacent land should also be considered. Calculations and plans should be provided to show where above-ground flooding might occur, where this would pool and flow and the maximum depth of flood flows shall be established and managed so as to mitigate the flood impact to people and buildings.
- An evaluation of impact of potential failure of the drainage system should be provided. The risk assessment should include for blockage of pipes, blockage of outlet structures/soakaway and risk of impediments across planned flood routing paths. The drainage design should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been considered to limit risk of failure.
- Demonstrating that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved during all phases of the development. In this case that an industrial yard is proposed, water quality risk to surface water bodies and groundwater should be assessed (screening risk or detailed risk assessment) and mitigation measures to be adopted to ensure that risk to both surface water bodies, and groundwater are effectively managed (see Table 26.1 of the SUDS Manual).
- Compliance to conditions posed by the United Utilities and Environment Agency will be required.
- In compliance to the above points, detailed drainage plan showing the layout of the proposed drainage network, post development impermeable area, the location and specifications of the drain and storage elements within the proposed development, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients, diameters and dimensions should be updated.
- Details of management and maintenance of the sustainable drainage system.

Reason: In order to avoid harmful flood risk impacts.

7) Construction Management plan

Prior to commencement of development a Construction Management statement and plan shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:

- a. A detailed layout of the site compound, identifying designated areas for plant and material storage, delivery vehicle loading/unloading, and turning provision (to be provided for each construction phase as required).
- b. A delivery management plan, including measures to prevent waiting or layover of construction traffic on the public highway, controls for site access/egress, and any necessary temporary traffic management arrangements. Reversing on the highway is prohibited unless directed by a trained Banksman (RoSPA or equivalent).
- c. Arrangements for the parking of construction staff vehicles.
- d. Measures to prevent the transfer of mud and debris onto the highway, including the location, type, and operation of wheel washing facilities.
- e. Methods for dust control and suppression.
- f. A programme of works, including details of construction phasing where applicable.
- g. Provision for addressing any abnormal wear or damage to the highway network, where relevant.
- h. Measures to minimise noise impacts.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

8) Piling

The piling or any other ground improvement using penetrative method hereby permitted by the local planning authority may not commence until such time as a scheme has been submitted to, and approved in writing by, the LPA.

The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:

- Foundation Works Risk Assessment
- A conceptual site model
- Specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system
- A detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports
- A contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of decommissioning piling or any other foundation design works.
- Timing/phasing arrangements.
- The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the LPA.

Reason To ensure that the proposed final design activity, does not harm groundwater resources in line with paragraph 187 of the NPPF and Position Statement J of The Environment Agency's approach to groundwater protection. This is supported by

9) Swallow Method Statement

No development shall take place (including any demolition, ground works, site clearance) until a method statement for swallow has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include:

- Avoidance measures to avoid harm to swift;
- Extent and location of proposed swift nesting provision; and
- Timing for implementation of replacement swift nesting provision

Reason: In order to avoid harm to swallows during construction.

Pre Occupation

10) Travel Plan

The development shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to:

- Involvement of employees.
- Information on existing transport policies, services and facilities, travel behaviours and attitudes.
- Access for all modes of transport.
- Targets for mode share.
- Resource allocation including Travel Plan Co-ordinator and budget.
- A parking and management strategy.
- A marketing and communications strategy.
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan, including a timetable for the implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.
- The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.
- An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years.
- The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable.

11) Bird Boxes

The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing

of installation, has been provided for approval and implemented in accordance with those details. Evidence of implementation (i.e. photographs) will need to be provided to the Local Planning Authority to enable discharge of the condition.

Reason: In order to provide habitats for birds.

Ongoing Conditions

12) Non B8 Use

Any non B8 (Storage and Distribution) use shall be limited to no more than 15% of the total floor area of the building.

Reason: For the avoidance of doubt and to ensure that any office or other use retail use remains ancillary to the Use Class B8 use of the unit to which the use relates, so complying with Policies CS4 and CS11 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy EC3 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

13) Tree Protection Measures

The tree protection measures specified in the no dig measures note (received 11/11/2025) to protect the tree fronting Acornfield Road be implemented during any construction works.

Reason: In order to avoid harm to the existing mature tree.

14) Fixed Plant Noise

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 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: In order to protect residents from harmful noise levels.

15) Breeding Birds

No ground clearance or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, ground and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: In order to avoid disturbance to breeding bird habitat.

16) Mezzanine

No mezzanine flooring shall be erected on site without planning permission having been granted by the local planning authority.

Reason: In order to avoid unrestricted mezzanine floorspace causing shortage of parking.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

08/12/2025

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/09/2025	S4711-BDN-XX-XX-DR-A-(05)5007	P2	Proposed Site Fixtures
18/07/2025	S4711-BDN-XX-XX-DR-C-0100	P3	Proposed Levels Plan
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5006	P2	Proposed Boundary Treatments
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5005	P2	Proposed Finishes Plan
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5004	P06	Proposed Elevations
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5002	P5	Proposed Site Plan
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5000	P4	Location Plan

18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5003	P05	PROPOSED FLOOR PLANS
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INFORMATIVES

1) United Utilities

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

2) Merseyside Fire and Rescue – See Letter