

Regeneration and Economic Development Department

APPLICATION NO: 22/00347/DEMCON **APPLICANT:** Network Space

WARD AFFECTED: St Gabriels

DEVELOPMENT: PRIOR NOTIFICATION FOR THE DEMOLITION OF BUILDINGS AND STRUCTURES

LOCATION OF SITE: The Sovereign Distillery, Halewood Wines And Spirits - Factory Outlet , Wilson Road, Huyton, Knowsley, L36 6AD

KNOWSLEY LOCAL PLAN ALLOCATION –

Strategic Road Network - Strategic Road Network

Primary Industrial Area - Primarily Industrial Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

CS7 - Transport Networks

CS8 - Green Infrastructure

The Joint Merseyside and Halton Waste Local Plan 2013

WM8 - Waste Prevention and Resource Management

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

ENV2 - Noise and Vibration

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Tarbock Parish Council - No Comments Received

Highway Authority - Further information required

Environmental Health - Further information required

Merseyside Environmental Advisory Service - Bat roost assessment and emergence surveys required.

Cadent Gas Limited - No objections in principle

NEIGHBOUR NOTIFICATION:

There is no requirement for the Local Planning Authority to notify neighbours of this application.

PLANNING HISTORY

22/00109/FUL - DEMOLITION OF BUILDINGS TO CONSTRUCT TWO INDUSTRIAL UNITS AND REMODELLING, REFURBISHMENT, EXTENSION AND PARTIAL DEMOLITION OF EXISTING INDUSTRIAL BUILDING TO FORM SEVEN UNITS TO CREATE E (G)(II) (III), B2 AND B8 EMPLOYMENT SPACE, WITH ANCILLARY E(G)(I) OFFICE USE AND REMODELLING OF CAR PARKING, SERVICE, VEHICULAR CIRCULATION AREAS, LANDSCAPING AND INFRASTRUCTURE WORKS. Submitted 18th February currently still invalid.

ISSUES AND ASSESSMENT:

POLICY CONSIDERATIONS – This application has been determined having regard to the above Local Plan policies and National Planning Guidance listed above.

PROPOSAL

The application site relates to a wine and spirits distillery and associated buildings on the western side of Wilson Road, Huyton Business Park.

It is proposed to demolish a standalone warehouse building in the northwest corner of the site, a canopy (adjacent to Unit F) office/warehouse buildings, (located in between and attached to Units C and F) a tank farm and plant rooms. The proposal also includes stripping off hard and soft covers across the site, backfilling and restoring site levels required for future construction works.

LEGISLATIVE CONTEXT

This is not a planning application; it is an application to determine whether prior approval is required for the means of demolition and restoration of the site.

The application is submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The need for prior approval rests solely upon the acceptability of the proposed manner of demolition, associated safeguards and the site's restoration. The purpose of this control is to give Local Planning Authorities the opportunity to regulate the details of demolition in order to minimise the impact that activity/process on the local amenity. The merits of the demolition of the buildings are not open for consideration.

PLANNING APPRISAL

The demolition management plan states a water mist spray would be applied where the building is being demolished. Materials would be cleared away as work progresses and the site kept free of trip hazards. Resultant materials from the demolition process will be segregated as the work progresses and recycled as far as reasonably practicable wherever possible.

Materials will be moved to a location adjacent to the crushing plant and stockpiled in a manner which will allow the excavator plant to sit on the stockpile to facilitate the loading of materials into the crusher.

The duration of the demolition programme will be 16 weeks. Hours of operation are proposed to be 8.00 -18.00 Monday to Friday and 08:00 to 13:00 on Saturday.

Banksman will be attendance during the delivery of any plant/equipment. Concrete elements of the building will be broken up using a concrete pulveriser fitted to the excavator. Demolition of structures would be carried out using demolition specific excavators.

A Refurbishment and Demolition Asbestos Survey Report has been undertaken for each building to be demolished. Asbestos containing materials identified or presumed to be present have been outlined in the surveys, along with the locations of where the asbestos has been identified.

Further information relating to the Demolition Management Plan to address highway safety and environmental concerns is required in addition to a Bat Survey for the buildings to be demolished. Details of the finish of the buildings to be retained following the demolition of the building attached Units C and F would be required to ensure a satisfactory appearance of these exposed elevations.

A full planning application for the DEMOLITION OF BUILDINGS TO CONSTRUCT TWO INDUSTRIAL UNITS AND REMODELLING, REFURBISHMENT, EXTENSION AND PARTIAL DEMOLITION OF EXISTING INDUSTRIAL BUILDING TO FORM SEVEN UNITS TO CREATE E (G)(II) (III), B2 AND B8 EMPLOYMENT SPACE, WITH ANCILLARY E(G)(I) OFFICE USE AND REMODELLING OF CAR PARKING, SERVICE, VEHICULAR CIRCULATION AREAS, LANDSCAPING AND INFRASTRUCTURE WORKS. (ref 22/109/FUL) at this site is currently invalid.

HIGHWAYS CONSIDERATIONS

The inclusion of a Banksman to aid deliveries is noted and all deliveries are confirmed to take place internally within the site. However, additional information is required:

- How many deliveries / vehicles are typically to be expected per day?
- Confirmation of the anticipated route for vehicles to access the site from the motorway / strategic road network is required and the type of vehicles which would be used.
- How will the potential waiting of vehicles on the adopted highway be prevented or mitigated against?
- Which site access will be used for the demolition works? It would appear that the main site access (south of Stretton Way) is currently used.
- Which method of cleaning for the highway will be adopted in the event mud / debris are deposited from vehicles? Will a wheel clean process be in place should be it required?

ENVIRONMENTAL/AMENITY ISSUES

The Environmental Health Team have reviewed the demolition management plan and have the following comments to make.

1. The report details that the site is surrounded by commercial properties and that the properties are to be notified of the demolition works. However, the western boundary of the site is bounded by residential properties of Hastings Drive and Bridgewater Way, consideration is required in relation to these properties and how close they are to the boundary. Consultation on the proposed works should be completed for all parties. Please provide an overview of the information which will be in the letters, details of when they will be sent out and a list of the neighbour who would be notified.
2. Please provide a site plan detailing the welfare cabins, material storage areas and traffic movement on site.
3. Please provide details of the pest control measures to be put in place during the demolition works.
4. No noise mitigation measures have been documented. Due to the proximity of residential properties these should be carefully considered and submitted for review.

ECOLOGY

The applicant has submitted an extended phase one habitat survey of an area of land to the north of the site (Extended Phase 1 Habitat Survey – Sovereign Business Park, Rachel Hacking Ecology, June 2020). The report does not include a bat survey of the buildings on site.

The site's buildings have potential to support roosting bats. A Demolition Method Statement is to be submitted detailing how the buildings would be demolished. This must be informed

by a bat survey (Preliminary Roost Assessment, and where necessary emergence/re-entry surveys) and relevant recommendations to ensure that the method of demolition would not impact bats. It should also ensure that if bats were present the applicant must obtain a European Protected Species licence and include mitigation.

CONCLUSION AND REASON FOR DECISION

Under the terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 prior approval for the demolition of the buildings is required due to the necessity to submit further information in respect of Highway Safety issues, Noise and disturbance issues and the requirement for a bat survey to be undertaken for the buildings to be demolished.

RECOMMENDATION:

- i. The applicant be informed that under the terms of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 prior approval for the demolition of the buildings is required;
- ii. The applicant be informed of the additional information to be incorporated into the Demolition Management Plan and Method Statement a Bat Survey and details of the finish for the exposed elevations are required to be submitted and that demolition works cannot be carried out until the information, as detailed below, has been submitted to and Prior Approval is granted by the Local Planning Authority.

The detail required shall include but not be limited to the following:

HIGHWAYS

The following information is required

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- Confirmation of the anticipated route for vehicles to access the site from the motorway / strategic road network is required and they type of vehicles which would be used.
- How will the potential waiting of vehicles on the adopted highway be prevented or mitigated against?
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ENVIRONMENTAL

The following information is required.

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boundary of the site is bounded by residential properties of Hastings Drive and Bridgewater Way, consideration is required in relation to these properties and how close they are to the boundary. Consultation on the proposed works should be completed for all parties. Please provide an overview of the information which will be in the letters, details of when they will be sent out and a list of the neighbour who would be notified.

- Please provide a site plan detailing the welfare cabins, material storage areas and traffic movement on site.
- Please provide details of the pest control measures to be put in place during the demolition works.
- No noise mitigation measures have been documented. Due to the proximity of residential properties these should be carefully considered and provided to Environmental Health for review prior to any works commencing.

ECOLOGY

The site buildings have potential to support roosting bats. A Demolition Method Statement is to be submitted detailing how the buildings would be demolished. This must be informed by a bat survey (Preliminary Roost Assessment, and where necessary emergence/re-entry surveys) and relevant recommendations to ensure that the method of demolition would not impact on bats. It would also ensure that if bats were present the applicant must obtain a European Protected Species licence and include mitigation.

APPEARANCE

Full details are required of the finish of the exposed elevations to Unit F and Unit C following the demolition works.

Informatives

1. See consultation letter from Cadent Gas.

Mark Quinn
11 July 2022

Alan Kilroe
12/7/22