Planning Application 24f / 2752-GB Europe-Dakota Drive

We are writing on behalf of concerned local residents to formally object to the proposed opening on Banks Road/Blackburne Street, as detailed in the plans for planning application 24f/2752 GB Europe, all variations. We believe this aspect of the application presents significant and unacceptable risks to public safety, local infrastructure, and the well-being of our community.

Our objections are based on the following critical concerns:

Road Safety and Existing Traffic Congestion

The proposed access point on Banks Road/Blackburne Street is dangerously close to a junction that experienced a **serious Road Traffic Accident in January 2024**. Banks Road is already an overused thoroughfare, with sections in a very poor physical state. Local residents consistently find crossing this road, particularly near the Logfield Drive junction, extremely difficult due to the existing volume of traffic. The proximity of the DVLA's busy test centre further exacerbates this issue. Introducing a new access point will undoubtedly heighten the risk of further accidents.

Impact of Undeveloped Expansions and Future Traffic Levels

We must stress that the full traffic impact of the Veolia plant expansions (applications 21f/1737 and 23f/0408) has not yet materialized. Approving this new opening now, before the complete effects of previous permissions are known, is premature and irresponsible. The cumulative increase in traffic from this proposed development, combined with the future Veolia traffic, will severely impact our local schools, the nursery on Banks Road, and all residents living nearby.

Pollution and Public Health Concerns

Increased traffic directly correlates with elevated pollution levels. This area already contains numerous emission points, and a further surge in vehicle movements will have detrimental short and long-term effects on the physical and mental health of residents and the wider community. We urge you to consider the environmental and health implications of significantly more vehicles traversing Banks Road.

Proposed Cycle Lane and Pedestrian Safety

We understand a 'cycle lane' is part of the application, operating on the right-hand side of Banks Road/Blackburne Street, from Speke Road near the Banks Lane Bus Stop. If correct, we strongly object to this proposal due to grave safety concerns for pedestrians and homeowners. Residents already struggle to cross the road, and this new lane would endanger those using the pavement. Furthermore, for homeowners opposite the site, where there is currently no pavement but a green grass verge, this development would compromise safety.

Loss of Green Space and Integrity of the Industrial Estate

The proposed cycle lane would also result in the regrettable loss of a valuable green grass verge, currently used by residents to safely walk their dogs 'under the bridge'. This represents a further erosion of the small amount of green space remaining in our area.

Crucially, creating an opening on Banks Road/Blackburne Street fundamentally alters the designated purpose and integrity of the Industrial Estate. This would effectively make Blackburne Street the primary entrance and exit for GB Europe's directors, management, and staff. Industrial areas are designated to contain all entrances and exits within their specific boundaries. Allowing external access points to be introduced without proper strategic planning sets a dangerous precedent and would, in our view, breach existing planning policies and regulations designed to protect the public and maintain the integrity of such designated areas. Our community's safety and well-being must be protected from such arbitrary alterations.

Cumulative Traffic and Community Overburden

Our community is already at breaking point concerning traffic levels and pollution, particularly on the A561, Garston, and Speke. The sheer scale of potential vehicle movements associated with this application—with space for 600 cars and 238 HGVs—is alarming. This could translate to over 600 goods vehicles and over 1200 cars entering the site daily, resulting in an additional 3600 total vehicle movements over a 24-hour period.

In contrast, B&M, located adjacent to this proposed site, operates successfully with all their movements contained within the boundary of Estuary Business Park, utilizing Dakota Drive. This demonstrates that a contained access strategy is viable and preferable. We question why GB Europe is so intent on creating an opening on Banks Road/Blackburne Street with such apparent disregard for the profound impacts on the local community.

For all the reasons stated above, we urge you to reject this aspect of the planning application and ensure that any access to the site remains contained within the designated industrial area.

We would further suggest that Liverpool City Council Planners engage with the local community, fully on this matter, and be open, honest and transparent, in what is being planned for our community. A full 'mock up' of the site, a model, plus accurate traffic rates and flows.

Furthermore, we would like to know what type of jobs are being offered to people who will be working at this site ? Zero hours contracts, minimum wage, little hope, is not the type of employment opportunities that are welcome, and in fact the Metro Mayor , and Liam Robinson are striving to create better paid and higher calibre jobs, and this site is a prime location to be a start on that mission.

Regards

L19 Action Group