

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00891/FUL

APPLICANT: Mr Mike McCormack

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: INSTALLATION OF SEWAGE TREATMENT PLANT AND DECOMMISSION OF EXISTING SEPTIC TANK

LOCATION OF SITE: 1 Cross Hillocks Lane, Tarbock Green, WA8 4PN

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS5 - Green Belt

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS24 - Managing Flood Risk

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

N/A

ARTICLE 35

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.

PLANNING HISTORY

Previous applications have been approved at the property including for erection of utility room (74/09780/HIST - approved 4/12/96), erection of first floor side extension (05/00937/FUL – approved 22/12/2005), and demolition of existing garage and erection of replacement garage, (20/00118/FUL – approved 4/5/2020).

TECHNICAL CONSULTATIONS:

Environment Agency - We have no objections to this application subject to an informative.

Environmental Health – No objection subject to a condition to ensure that any equipment is operated and maintained in accordance with the manufacturer's recommendations.

United Utilities – The Environment Agency should be consulted. The site should be drained on separate systems. Request an informative in relation to infrastructure.

NEIGHBOUR NOTIFICATION:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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This application has been publicised by Neighbour letters sent to 5 properties. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the installation of sewage treatment plant and decommission of existing septic tank.

PRINCIPLE OF DEVELOPMENT

The application site is situated within the Green Belt. NPPF para 149 states that new buildings are generally inappropriate in the Green Belt.

The proposal would involve the removal of an existing above ground septic tank and replacement with an underground sewage treatment plant. NPPF Para 150 also states that other forms of development are also not inappropriate provided they preserve openness and do not conflict with the purposes of including land within it.

“150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;*
- b) engineering operations”;*

It is considered that the proposal would constitute an engineering operation and would not adversely impact openness or the purposes of the Green Belt. Due to the treatment plant's location underground, it would have less impact on openness and the purposes of the Green Belt than the existing septic tank.

Therefore, the development is considered acceptable in principle and consistent with Core Strategy Policy CS5 and NPPF para 150.

RESIDENTIAL AMENITY

The proposal would not impact on the amenity of neighbours due to its location underground and away from the boundary with neighbours. This is supported by the view of the council's Environmental Health team who have no objections to the proposal subject to a condition to secure any equipment is maintained to manufacturer standards. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

FLOOD RISK

The proposal would not have a material impact on flood risk. This view is supported by the Environment Agency and United Utilities who have no objection to the application. Also, there would be no changes to access. The application therefore complies with Core Strategy Policy C24.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to living conditions or flood risk. The application complies with local planning policies and is recommended for approval.

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RECOMMENDATION:

That Planning Permission be granted subject to 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) 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) Manufacturer's recommendations

The plant and equipment associated with the development shall be operated and maintained in accordance with the manufacturer's recommendations.

Reason: For the avoidance of doubt.

Informatives

- 1) Environmental Permit

In addition to planning permission, you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules (<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>) provided that no public foul sewer is available to serve the development and that the site is not within a Groundwater Source Protection Zone 1.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply, spring or borehole.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

<https://www.gov.uk/permits-you-need-for-septic-tanks/new-discharges>

- 2) United Utilities

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It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

3) Private Water Supply

It is the applicant's responsibility to check the location of any private water supply and to avoid detrimental impacts to this.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/12/2021	1011769	Rev 15	Tricel Wastewater Treatment Plants Brochure
09/12/2021	-	-	Technical Details Sheet
09/12/2021	-	-	Drainage Plan
22/11/2021	MMCK_SPL_BA _XX_DR_A_0020	-	Location Plan
22/11/2021	MMCK_SPL_BA _XX_DR_A_0010	-	Existing and Proposed Floor Plans

Andrew Hunt

23 February 2022

Alan Kilroe
7 March 2022

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PS/DC/OP04/05	003	23/9/02

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