
<u>APPLICATION NO:</u>	23/00305/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Getrag Ford , Speke Boulevard, Halewood		
<u>PROPOSAL:</u>	PROPOSED EXTENSIONS AND ALTERATIONS TO THE EXISTING FORD HALEWOOD BUILDING INCLUDING THE CREATION OF A CANOPY TO CREATE NEW SWARF HOUSE, THE INSTALLATION OF NEW CO2 STORAGE CONTAINERS INCLUDING HARDSTANDING, AND AN EXTENSION TO BAY 5 ON THE EASTERN ELEVATION		

Site Description

This application site is within the Getrag Ford plant in Halewood, Knowsley. This application relates to the eastern part of the site, adjacent to East Road.

Proposal

This proposal comprises the creation of a canopy to create a new swarf house , the installation of new CO2 storage containers and extension to bay 5 on the eastern elevation.

The proposed extension would measure 6m x 45.7m with a maximum height of 7.4m. The canopy for form the swarf house would measure 38.1m x 22m with a maximum height of 7.4m.

The CO2 storage area would comprise an area of 26m by 21m of hardstanding. The CO2 storage tank would have a maximum height of 11.6m and a diameter of 2.4m.

At a recent site visit the development had already commenced and was close to completion.

Consultations

Halewood Town Council - No Comments Received

Cadent Gas Limited - No objection

Environmental Health - No objections subject to conditions

Representations

This application has been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

None relevant

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS19 - Design Quality and Accessibility in New Development

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

ENV5 - Contaminated Land

National Planning Policy Framework

Article 35 Statement

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.

Assessment

Principle of Development

The proposal would be required in connection with the operation of the Ford's plant. In principle this would be consistent with the land use allocation on the Local Plan policies map as primarily industrial area.

Design and Appearance

The extension and canopy would be finished in profiled metal sheeting . These materials would be in keeping with the existing materials used over the wider site.

The scale of the proposed canopy and extension would be in keeping with the adjacent building

heights.

The proposal would appear visually acceptable when viewed from the adjacent highway.

The proposal would be in compliance with policies CS2 and CS19 in the Knowsley Local Plan.

Contaminated Land

Contamination is not expected on this site however should contamination be encountered remediation and verification schemes need to be submitted for approval.

Any soil to be imported to the site should be tested for contamination in accordance with a suitable methodology.

Both of the above can be secured by planning conditions.

Conclusion

The proposal is acceptable in terms of siting , design and appearance and would not have any adverse impacts on highway safety or the street scene.

The proposal would be in compliance with the relevant local plan and saved UDP policies listed above.

Recommendation

That Planning Permission be Granted subject to the following conditions.

- 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) If 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.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 4) No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/06/2023	-	-	LAYOUT OF CO2 STORAGE TANK
11/05/2023	PRO222005BB/003 REV A	-	LOCATION PLAN
18/07/2023	22407/02 REV P2	-	Roof structure: Plan, sections and details.- CANOPY
18/07/2023	22407/00 REV P1	-	Building plan and elevations - CANOPY
18/07/2023	22407/01 REV P1	-	Foundations: Plan, sections and details - CANOPY
18/07/2023	22407/03 REV P2	-	Roof structure: Elevations and sections - CANOPY
18/07/2023	23448/02 REV P	-	Roof structure: Plan, sections and details - EXTENSION - EASTERN PROJECTION
18/07/2023	PRO222005BB/001 REV A	-	PROPOSED LAYOUT

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

13/11/23

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

Informatives

1. Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

