

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/00850/FUL

CASE OFFICER: Andrew Hunt

WARD: Page Moss

PARISH: N/A

LOCATION: Park View Primary School, Park View, Roby, Knowsley, L36 2LL

PROPOSAL: INSTALLATION OF PHOTOVOLTAIC PANELS TO SOUTH FACING PLANE OF MAIN SCHOOL BUILDING ROOFS AND REPLACEMENT OF HEAT ENERGY GENERATION PLANT WITH AIR SOURCE HEAT PUMPS TO BE SITED TO THE NORTH EAST OF THE MAIN SCHOOL BUILDING (PART RETROSPECTIVE)

Site Description

The application site is a primary school consisting of a main building, ancillary buildings, hardstanding, there is also a grassed area within the site. The site is bounded by residential properties to the north, east and west. There is also a family services building to the west and a children's nursery to the east. To the south there is a busy road (Park View) leading to a greenspace area with car park, recreational area and playing fields.

Proposal

The proposal is for the installation of photovoltaic panels to south facing plane of main school building roofs and replacement of heat energy generation plant with air source heat pumps to be sited to the northeast of the main school building. The heat pump has been built, however the solar panels have yet to be installed.

Consultations

Environmental Health - No objection subject to conditions in relation to Fixed Plant Noise, contamination and construction hours.

Representations

This application has been publicised by letters sent to 27 neighbours. No comments have been received.

Planning History

Numerous applications have been approved at the site, however these are not directly relevant to the current proposal.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS23 - Renewable and Low Carbon Infrastructure

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

OS7 - Educational Uses and Sites

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 involve rooftop solar panels and an air source heat pump. The proposal would involve minor changes to the existing building which would remain in its existing educational use. Therefore, the application is considered acceptable in

principle.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

The solar panels are located at rooftop level and away from the site boundary. Therefore, they will not affect the amenity of neighbours.

The heat pump is located closer to residents at the north east of the site. However, an acoustic enclosure is proposed to minimise noise impacts on residents. This has been reviewed by the council's Environmental Health team who have no objection subject to conditions. A condition will be attached to restrict noise levels at the installation. However, it is considered that a condition to restrict construction hours is unnecessary as only the solar panels need to be constructed and these are in the centre of the site and away from residents. For the same reason the contamination condition is unnecessary as all ground works have been completed and only the rooftop solar panels need to be constructed.

Overall there would be no harm to amenity.

Streetscene

The rooftop solar panels and heat pump would be minor changes in proportion to the large school building. Therefore, there would be no impact on the streetscene.

Other Considerations

The proposal would also provide benefits in terms of providing self-sufficient renewable energy generation in accordance with Core Strategy Policy CS23.

Conclusion

The proposal would be acceptable in principle and in relation to Neighbour amenity and the streetscene. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-
 - a. Acoustic Louvres Info email (received 21/11/2023).
 - b. Heat Pump product info sheet (received 21/11/2023).

- c. Acoustic Screen Elevations (received 21/11/2023).
- d. Acoustic Louvre Specification (received 21/11/2023).
- e. Proposed PV Layout (received 20/07/2023).
- f. Proposed Solar PV Plans - (received 20/07/2023).
- g. External Plant Room Layout - (received 20/07/2023).
- h. Proposed Air Source Heat Pump Layout (received 15/05/2023).
- i. Location Title Plan - (received 15/05/2023).

Reason: For the avoidance of doubt.

2) **Fixed Plant Noise**

Fixed plant and equipment 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 excessive noise.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising
Officer²: **K Foster**

Date: **14 December 2023**

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

N/A