

Regeneration and Economic Development Department

APPLICATION NO: 21/00447/FUL **APPLICANT:** ORBIT INVESTEMENTS
(PROPERTIES) LIMITED

WARD AFFECTED: Northwood

DEVELOPMENT: ERECTION OF ELECTRICITY SUB STATION

LOCATION OF SITE: Academy Business Park, Lees Road, Knowsley Industrial Park, Kirkby,
Knowsley, L33 7SA,

KNOWSLEY LOCAL PLAN ALLOCATION –

Land for Employment development - Land For Employment Development

Primary Industrial Area - Primarily Industrial Area

Proposed Tram Line - Proposed Merseytram Tramway - Line 1 Within 200m Buffer

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

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)

EC3 - Primarily Industrial Areas

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice. No representations have been received.

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for an electrical substation within the Academy Business park on the edge of Knowsley Industrial Park, the overall site is currently undergoing redevelopment. The sub-station would be within the centre of the Academy Business Park site. The sub-station would have grey panelled external walls, with a panelled roof with slight fall either side. The sub-station is required to serve new units to be constructed and which have recently been granted planning permission.

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POLICY CONSIDERATIONS

The application complies with the policies noted above.

DESIGN, ACCESS AND CRIME PREVENTION

The design is utilitarian and typical of a sub-station. The sub-station will not be readily visible from outside the Academy Business Park once redevelopment has occurred. The proposal will not be detrimental to the visual amenities of the Business Park either as existing or as redeveloped, or the visual amenities of the wider area. The proposal would therefore comply with Policies CS2 and CS19 of the Core Strategy and saved Policy EC3 of the UDP.

HIGHWAYS

The sub-station would be adjacent an internal Academy Business Park road to facilitate access for maintenance purposes. No highways issues are raised.

RESIDENTIAL AMENITY

Given the locality of the sub-station, the proposal will have no detrimental impact on residential amenity.

CONCLUSION

The proposed sub-station is required to allow the operations of new units, is acceptable in design and would not be detrimental to visual amenity. Given the location the sub-station raises no residential amenity or highway issues. The proposal complies with planning policies and is therefore recommended for approval.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/05/2021	1370-PL-2000	-	Location Plan
25/05/2021	1370-PL-2001	-	Proposed Site Plan
25/05/2021	1370-PL-2002	-	Proposed Site Plan (1:500)
25/05/2021	A3 M36181-1-1 GA	-	Proposed Plan and Elevations

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Lee Osborne

7 September 2021

Alan Kilroe

7 September 2021

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