

Regeneration and Economic Development Department

APPLICATION NO: 21/00409/FUL

APPLICANT: Vercity

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: INSTALLATION OF MEDICAL OXYGEN DUPLEX PLANT EQUIPMENT COMPRISING OF 2NO LIQUID OXYGEN STORAGE TANKS AND 3NO AMBIENT VAPORISERS TOGETHER WITH ASSOCIATED WORKS.

LOCATION OF SITE: Whiston Hospital, Warrington Road, Whiston, Knowsley, L35 5DR,

KNOWSLEY LOCAL PLAN ALLOCATION – Land where existing use is proposed to continue.

Hazards

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Water Restricted Surface Area - Prescot/Whiston Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 – Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

Highway Authority - No objections

Environmental Health – No objections in principle

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to Whiston Hospital, Warrington Road, Whiston. The application site is currently a concrete plinth that was previously used as a medical oxygen duplex system during the build of the hospital in 2012.

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

The application site would be located 47m from the Dragon Lane site boundary.

The compound would comprise a concrete delivery apron for the tankers, the 2 liquid oxygen tanks, (main tank and back up tank) four vaporisers, vaporiser changeover assembly, alarm panel and houseline (pressure and temperature control). The compound would be enclosed by a 2m high chain link fence.

There is already a similar existing installation towards the centre of the site, this further proposal is required to cope with the imminent third wave of covid.

POLICY CONSIDERATIONS

The proposed development is considered to be ancillary to the main use of the site as a hospital. The proposal is therefore acceptable in principle subject to compliance with the Local Plan policies listed above.

DESIGN AND LAYOUT

The liquid oxygen tanks would be finished in white and the 50cm tank would be 4.1m high and the main 210cm tank would be a maximum of 8m high which is the same height as the existing installation.

The vaporisers would have maximum dimensions of 1.7m (L) x 1.7m (W) x 4.65m (H). with a galvanised finish. The control panel would have a maximum height of just over 1m.

Whilst the installation would be set back from Dragon Lane given the height of the main tank this would be visible from certain viewpoints along Dragon Lane. The existing boundary wall and landscaping would provide an element of screening to the compound.

On balance it is considered that the impacts on the street scene would be minimal and the need for the installation during the current pandemic would outweigh any minor harm caused. The proposal is considered to be in compliance with Local Plan policy CS19.

RESIDENTIAL AMENITY

The closest dwellings are located 62m and 65m from the proposed installation. Given this distance and the existing screening within the site it is not considered that the proposal would have a detrimental impact on the amenity of the closest occupiers. In this regard the proposal would be in compliance with Local Plan policy CS19.

HIGHWAY SAFETY

The position of the storage tanks will be adjacent to a private road located within the confines of Whiston Hospital. The installation of the tanks and the required service arrangements are acceptable, it is not expected to have an undue impact on the highway network.

The proposal would therefore be in compliance with Local Plan policy CS7.

OTHER ISSUES

Noise

The Environmental Health team has reviewed the information submitted. Their main concern is with regards to potential noise that may be associated with this system as no information has been provided on noise. It is therefore suggested that a fixed plant noise condition be included on any permission granted. This would ensure compliance with saved UDP policy ENV2.

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

The noise and disturbance for the construction/installation of the facility can be controlled by limiting the hours and days on which construction works can take place. This can be secured by way of a planning condition.

HAZARDOUS SUBSTANCE CONSENT

The proposal would not require any hazardous substances consent (HSC) as the weight of the liquid oxygen is well below the controlled quantity of 200 tonnes when HSC would be required.

CONCLUSION AND REASON FOR DECISION.

The proposal is required to meet the increased demand for oxygen from the imminent 3rd wave of Covid. The proposal is considered acceptable in terms of siting, appearance, impacts on residential amenity and highway safety subject to the necessary planning conditions.

The proposal would be in compliance with the relevant Local Plan policies listed above and guidance in the NPPF.

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) Fixed plant and machinery 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: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) No construction works or deliveries to the site shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

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

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) The proposed 50cm oxygen tank would shall have a maximum height of 4.1m and the proposed 210cm oxygen tank shall have a maximum height of 8m.

Reason : For the avoidance of doubt and to ensure compliance with Knowsley Local Plan Core Strategy policy CS19.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/07/2021	0807471D	SHEET 2 OF 2	SITE LAYOUT IN CONTEXT WITH SURROUNDINGS
07/07/2021	0807471D	SHEET 1 OF 2	SITE LAYOUT
25/06/2021	-	-	CRYOGENIC TANK INSTALLATION SPECIFICATION
25/06/2021	-	-	AMBIENT PRODUCT VAPORISER SPECIFICATION
25/06/2021	-	-	CUSTOMER STATION CONTROL MANIFOLD SPECIFICATION
25/06/2021	-	-	AMBIENT VAPORISER
25/06/2021	-	-	50CM INSULATED STORAGE TANK
25/06/2021	-	-	210CM INSULATED STORAGE TANK
11/05/2021	-	-	MEDICAL OXYGEN DUPLEX SYSTEM TECHNICAL SPECIFICATION
11/05/2021	2021-030-01	SHEET 1 OF 3	VECHICLE TRACKING PLAN SHEET 1 OF 3
11/05/2021	2021-030-02	SHEET 2 OF 3	VECHICLE TRACKING PLAN SHEET 2 OF 3
11/05/2021	2021-030-03	SHEET 3 OF 3	VECHICLE TRACKING PLAN SHEET 3 OF 3
11/05/2021	WH-FI-WS-22-DR-L-940001	REV 40	SITE LOCATION
11/05/2021	114413-PL-A-100-01	REV 1	LOCATION PLAN

Informatives

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\5s3v14ol\dlp2100409ful.docx

Mark Quinn

23 July 2021

Alan Kilroe
26 July 2021

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\5s3v14o\dlp2100409ful.docx