

<u>APPLICATION NO:</u>	22/00626/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	2 Element, Alchemy Way, Knowsley Industrial Park		
<u>PROPOSAL:</u>	ERECTION OF 1 NO. SUBSTATION AND ASSOCIATED FENCING AND ACCESS GATE		

Site Description

The application site is a new unit and associated curtilage occupied by Amazon at the end of Element, a no-through road off Alchemy Way.

Proposal

The application is to erect a substation on a grassed strip to the front of the unit and car park strip. It is also proposed to install paladin access gates and fencing to the car park area.

The substation would have a width of 5.4m and a depth of 3.9m with a height of approximately 2.7m. The substation would be brick built and the roof would have a slight camber falling to eaves. There would be double access doors for maintenance access.

It is proposed to erect 1.8m high paladin black coloured fencing and access gates to parts of the car park boundary and across the access at the south end of the site off the access at the end of the carriageway.

Consultations

Cadent Gas Limited – No objections in principle.

Representations

This application has been publicised by letters sent to 34 neighbours. No representations have been received.

Relevant Planning History

16/00567/HYB - Erection of 3 no. units B1(b), (c)/ B2/ B8 use (up to 9,707sqm), re-profiling of existing bunds and landscaping works, access, parking & ancillary works. Outline application for B1(b), (c), B2/ B8 uses with ancillary B1(a) office space (up to 16,351sqm), landscaping, parking & ancillary works. Granted: 26/03/2018.

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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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)

EC3 - Primarily Industrial Areas

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

The proposals are of the type found within industrial areas for operational purposes and as such the proposal is acceptable in principle subject to amenity considerations.

Visual Amenity Issues

The proposed substation would be brick built with the roof having a slight camber down to eaves. The substation would be on a grassed strip adjacent a row of parking and in front of the unit. The site is at the end of a short no-through road off Alchemy Way. The substation would be utilitarian in design as such structures are, but would be brick built which would mitigate with regard the appearance. The structure at the end of the no-through road would not be detrimental to the visual amenities of the area to a significant degree. Whilst the fencing appears to be permitted development nonetheless the paladin style and the black colour would be acceptable with regard to visual amenity regardless.

The proposals therefore comply with Policies CS2 and CS19 of the Core Strategy

and Saved Policy EC3 of the UDP.

Highway Considerations

The proposals would not impact on the highway or impact on parking and therefore comply with Policy CS2 of the Core Strategy.

General Amenity Considerations

The site is within the Industrial Park and there are no dwellings in proximity. The proposed substation would not affect the amenity of the occupiers of nearby units, other such substations being sited within industrial estates within the Borough and nationally. The fencing/gates would have little impact on the amenities of the area.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3.

Need

The proposed substation is required to provide an upgrade and investment to the existing warehouse unit which necessitates a higher demand on the electricity units. The substation would therefore facilitate this investment. The fencing is proposed to clearly delineate and secure the car park with the gates providing additional security at the south end of the site.

Conclusion

The proposed works are of a type found within industrial areas and would not impact detrimentally on the amenities of the locality and would not impact on the highway or car park area. The application complies with planning policies and the application 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.

- 3) Notwithstanding any description of materials in the application, no above ground construction works of the substation shall take place until specification/details of the facing brick for the external walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed brick detail.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/10/2022	ULI2-SMR-21-ZZ-DR-A-2300-A3	P6	SITE LOCATION PLAN
07/10/2022	ULI2-SMR-21-ZZ-DR-A-2302-A3	P6	PROPOSED SITE PLAN
07/10/2022	ULI2-SMR-21-ZZ-DR-A-2306-A3	P2	PROPOSED ELEVATIONS SOUTH AND WEST ELEVATIONS
07/10/2022	ULI2-SMR-21-ZZ-DR-A-2307-A3	P7	PROPOSED YARD PARKING FENCE AND PEDESTRIAN ACCESS GATE
10/11/2022	ULI2-SMR-21-ZZ-DR-A-2305-A3	P3	PROPOSED ELEVATIONS NORTH AND EAST ELEVATIONS
10/11/2022	C0740_SBS01_SPEN X-TYPE	-	SUBSTATION 1 OF 2
10/11/2022	C0740_SBS02_SPEN X-TYPE	-	SUBSTATION 2 OF 2

Signed Case Officer: Lee Osborne

Signed Authorising Officer: Alan Kilroe

Date: 25/1/23

Informatives

1. NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:-

No part of the development shall encroach onto, under or over the adopted highway.

2. Cadent

Appendix 1 – Site Photographs