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| <b><u>APPLICATION NO:</u></b> | 25/00495/FUL                             | <b><u>CASE OFFICER:</u></b> | Maxine Wishart          |
| <b><u>WARD:</u></b>           | Stockbridge                              | <b><u>PARISH:</u></b>       | Knowsley Parish Council |
| <b><u>LOCATION:</u></b>       | Unit 2, Earlsfield Park, Arley Drive     |                             |                         |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF 1 NO. ELECTRICITY SUBSTATION |                             |                         |

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### **Knowsley Local Plan Policies Map Allocation**

Sustainable Urban Extension

### **Site Description**

The application relates to the area fronting Unit 2 on Arley Drive which is a recently constructed industrial / commercial unit on the Earlsfield Park development, which is located off Knowsley Lane, Prescott. Unit 2 occupies a site at the furthest eastern end of Arley Drive.

The wider site is located on part of the Knowsley Lane Sustainable Urban Extension Site located to the North of Knowsley Lane and to the South of the M57 Motorway. This wider site is bounded by the M57 to the north, the southern parcel of the Sustainable Urban extension to the south, new residential development (Bellway) to the west and an existing Petrol Filling Station and drive-thru coffee shop to the east.

The boundary of the nearest existing dwellings on the Bellway residential development are located approx. 100m from the proposed development and approx. 107m from the closest dwellings on Knowsley Lane.

### **Proposal**

The application proposes the erection of an electricity substation to serve the consented industrial unit on the Earlsfield. The substation would be sited to the front of Unit 2.

The building would measure 3.1m (w) x 2.6m (d) x 2.5m (h). It would be set on a flat level concrete plinth / base. Double leaf access doors to the front of the unit. The substation would have a dark green Glass Reinforce Plastic (GRP) housing. A 1m wide gravel chippings on sand fill would surround the substation.

### **Consultations**

Knowsley Parish Council - No Comments Received

Environmental Health - No objection in principle subject to condition relating to noise control of fixed plant condition.

## **Representations**

This application has been publicised by Site Notice. No representations have been received.

## **Relevant Planning History**

**APP. NO:** 18/00062/HYB  
**PROPOSAL:** DETAILED APPLICATION FOR 4,180 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1), 3,275 SQ.M ANCILLARY FLOOR SPACE (USE CLASSES A1/A4/C1/SUI GENERIS), 154 RESIDENTIAL DWELLINGS, IMPROVEMENTS TO LORD DERBY PLAYING FIELDS/OAK PLANTATION AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE INCLUDING A DEDICATED 500kVA SUBSTATION FOR THE RESIDENTIAL NEIGHBOURHOOD AND A 1000kVA SUBSTATION FOR THE EASTERN EMPLOYMENT AREA AND THE DEMOLITION OF KNOWSLEY LANE FARM. OUTLINE APPLICATION FOR UP TO 26,350 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASSES B1) AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE

**DECISION:** Granted  
**DECISION DATE:** 17 July 2018

**APP. NO:** 18/00062/NMA  
**PROPOSAL:** APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00062/HYB - AMENDMENT SOUGHT TO APPROVED BRICK TYPE (CONDITION 8)

**DECISION:** Granted  
**DECISION DATE:** 29 August 2018

**APP. NO:** 18/00062/NMA2  
**PROPOSAL:** APPLICATION FOR A NON MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00062/HYB - AMENDMENT SOUGHT TO ALLOW FOR ALTERATIONS TO THE INTERNAL ROADS AND ROUNDABOUT.

**DECISION:** Granted  
**DECISION DATE:** 17 August 2020

**APP. NO:** 20/00376/OUT  
**PROPOSAL:** OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED)

**DECISION:** Granted  
**DECISION DATE:** 3 February 2021

**APP. NO:** 22/00157/REM  
**PROPOSAL:** APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - APPROVAL SOUGHT FOR LAYOUT OF A SITE ROAD (ACCESS APPROVED AT OUTLINE STAGE)

**DECISION:** Granted  
**DECISION DATE:** 1 July 2022

**APP. NO:** 23/01429/REM  
**PROPOSAL:** APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE

**DECISION:** Granted  
**DECISION DATE:** 8 December 2023

**APP. NO:** 23/01429/NMA  
**PROPOSAL:** NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF RESERVED MATTERS 23/01429/REM - AMENDMENTS SOUGHT TO APPROVED PLANS FOR , ANCILLARY OFFICE FLOOSPACE REDUCED ON UNITS 3 & 4. FLOORSFACE AND CAR PARKING SPACES REDUCED AND MOTOR CYCLE PARKING REVISED TO UNIT 4, REVISIONS TO CAR PARK LAYOUT TO UNIT 5, INCLUDING ELECTRIC VEHICLE SPACES MOVED TO MAIN CAR PARK, FOOTPATHS ADDED TO SITE ENTRANCE ON ALL UNITS, SITE RADIUS ALTERED TO 15M ON BOTH SIDES OF ENTRANCE TO ALL UNITS & SUBSEQUENT CHANGES TO LANSCAPING PLANS FOR ALL UNITS

**DECISION:** Granted  
**DECISION DATE:** 13 February 2024

### **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.

## **NATIONAL PLANNING POLICY FRAMEWORK**

### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SUE1 - Sustainable Urban Extensions and Safeguarded Land

SUE2 - Sustainable Urban Extensions - Development Principles

SUE2a - Sustainable Urban Extensions - Knowsley Lane

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

ENV2 - Noise and Vibration

### **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**

#### **Design and Layout**

The substation would comprise a green GRP building measuring 3.1m (w) x 2.6m (d) x 2.5m (h) on a concrete plinth / base surrounded by a 1 m wide gravel strip.

The unit is typical of what is commonly seen in industrial settings as this site. There are several other substations across the site.

The substation would occupy an area of land that is landscaped as part of the permission granted under reference 23/01429/REM and subsequently 23/001429/NMA. Approved landscaped drawings indicate that this area is laid to grass with a native hedge border and planting set in front and immediately behind 2.4m high V guard Green fencing. The fencing has been installed and landscaping implemented. A timber and metal knee-rail fence has been erected along the site boundary adjacent to the highway, although this does not extend along the current application site frontage.

The proposed development would necessitate the repositioning of the existing boundary fence surrounding the substation and would result in the modification and partial loss of a previously approved landscaped area. Notwithstanding this, the substation is an infrastructure component required to facilitate the occupation of Unit 2. On balance, it is considered that the operational benefits associated with the provision of the substation outweigh the limited adverse impact on the landscaping and boundary treatment layout.

The design and layout is considered to be acceptable and would not conflict with the NPPF or Policies CS2, CS19, SUE1 and SUE2 of the Local Plan.

## **Highways**

The proposed development would have double leaf access doors which would face the highway to the south of the unit. The submission indicates that the siting of the substation would be such that the doors would open outward and entirely within the application site. There would be no encroachment of the doors onto the adjacent footpath.

The proposal does not therefore give rise to any highway or pedestrian safety issues.

## **Amenity**

The boundary of the nearest existing dwellings on the Bellway residential development to the east of the site are located approx. 100m from the proposed development and approx. 107m from the boundary with the closest dwellings on Knowsley Lane.

Given the scale of the substation and the intervening distance, it is not considered that the development would result in adverse impacts on the amenity of local residents or the surrounding business uses.

Furthermore, the Council's Environmental Health Officers have no objection in principle to the proposal subject control the fixed plant noise limits to ensure that the amenity of local residents and businesses are protected. This can be secured through the imposition of a suitably worded condition should planning permission be granted.

The proposed development does not conflict with the NPPF, Policies CS2 and CS19 of the Local Plan and Saved Policy ENV2 of the Replacement UDP.

## **Other Issues**

### *Bio-diversity Net Gain*

The proposal would comprise a development that does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat. The development is below the threshold for the need to provide mandatory BNG.

### *Coal Mining Legacy*

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. Any planning permission, if granted would include an informative to advise the developer that if any coal mining feature is encountered this must be reported to the Mining Remediation Authority.

## **Conclusion**

The design, siting and layout of the proposed substation are considered acceptable. While the alterations to the fence line and the associated loss of planting are regrettable, it is considered that, on balance, the benefits of the development outweigh these impacts.

The proposal is in accordance with both national and local planning policies as outlined above and is therefore recommended for approval, subject to appropriate

conditions.

### **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  $L_{A90}$  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 and businesses from noise and disturbance, and to comply with the National Planning Policy Framework (2024), Policies CS2, CS19 SUE1, SUE2, SUE2b of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 4) Any trees or planting lost as a result of the siting and construction works associated with the development hereby permitted shall be replaced within the first available planting season following the completion of the development in accordance with details which have first been submitted to and agreed in writing with the Local Planning Authority.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with the National Planning Policy Framework (2024), Policies CS19 and SUE2 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 5) The fencing to be re-located to facilitate the development hereby permitted shall be re-instated with fencing to match the adjoining fencing in terms of design, height and colour and shall be retained as such thereafter.

Reason: To ensure a satisfactory standard of development in the interests of visual amenity and to maintain consistency with the existing site enclosure and to comply with the National Planning Policy Framework (2024), Policies CS19 and SUE2 of the Knowsley Local Plan Core Strategy, adopted January 2016.

## SCHEDULE 1

| Date Received | Ref. No         | Version | Drawing/Document Title                   |
|---------------|-----------------|---------|------------------------------------------|
| 08/09/2025    | M3167-119       | Rev B   | SITE LOCATION PLAN                       |
| 08/09/2025    | M3167-118       | Rev B   | UNIT 2 - PROPOSED ADDITIONAL SUB-STATION |
| 28/08/2025    | AU-1256-02-E009 | Rev P1  | UNIT 2 GRP SUBSTATION PROPOSAL           |

**Signed Case Officer<sup>1</sup>:** M Wishart

**Signed Authorising Officer<sup>2</sup>:** Mark Quinn

**Date:** 29.10.2025

## Informatives

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

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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<sup>1</sup> 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

<sup>2</sup> 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