

<u>APPLICATION NO:</u>	25/00285/NMA	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Northwood	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Coopers Lane, Knowsley Industrial Park, Kirkby, Knowsley, L33 7TT		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 25/00285/FUL (VARIATION OF CONDITIONS 2 (APPROVED PLANS), 3 (DRAINAGE ASSESSMENT), 4 (FIRE STATEMENT), 7 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN), 8 (BUILD OVER AGREEMENT), AND 13 (BATTERY SAFETY MANAGEMENT PLAN) OF PLANNING PERMISSION 23/02008/FUL (PROPOSED DEVELOPMENT OF A BATTERY STORAGE FACILITY AND ASSOCIATED INFRASTRUCTURE) AMENDMENT SOUGHT FOR CHANGES TO LAYOUT, PLANS AND ELEVATIONS		

Site Description

The application site is located to the east of Coopers Lane and is former farm land now allocated as part of a Sustainable Urban Extension for employment development. The application site covers approximately 0.49ha and is largely grass land with some scrub and self sown trees.

To the north of the application site is hardstanding and mature trees associated with the National Grid Substation located to the north beyond which is mature woodland. To the south, west and east boundaries are mature trees forming natural defensible boundaries to the application site.

The site is to be accessed off Coopers Lane located to the west via the existing Access, which is to be improved, beyond which is the existing industrial estate which comprises a mix of commercial and industrial uses.

The nearest residential properties are located off Hewitts Lane (280m to the east) Permitter Road (300m to the north) and the managers accommodation associated with the Copper Pot to the south. The application site is generally flat in terms of topography.

Proposal

The proposal is for a non material amendment following the grant of planning permission (25/00285/FUL) variation of conditions (2 approved plans), 3 Drainage Assessment), 4 (Fire Statement), 7 (Construction Environmental Management Plan), 8 (Build over agreement) and 13 (battery safety management plan) of planning permission 23/02008/FUL (Proposed Development of a battery storage facility and associate infrastructure), amendment sought for changes to layout, plans and elevations.

The main changes are the following:

- Reduction in BESS units from 36 to 24, height increasing from 2.9m to 4.2m to accommodate new air cooling technology (essentially a block which sits on top of the BESS units);
- Reduction in Inverter-Transformer stations from 9 to 8, and reduction in length to half the length;
- Reduction in Auxiliary Transformers from 2 to 1 and a small compound fence added around the structure;
- Repositioning the underground attenuation tank from southern boundary to eastern boundary;
- Slight amendment to the compound internal road; and
- Slight amendments to positioning of other infrastructure within the site.

Consultations

N/A

Representations

N/A

Planning History

The following related planning applications were approved:

25/00285/FUL - VARIATION OF CONDITIONS 2 (APPROVED PLANS), 3 (DRAINAGE ASSESSMENT), 4 (FIRE STATEMENT), 7 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN), 8 (BUILD OVER AGREEMENT), AND 13 (BATTERY SAFETY MANAGEMENT PLAN) OF PLANNING PERMISSION 23/02008/FUL (PROPOSED DEVELOPMENT OF A BATTERY STORAGE FACILITY AND ASSOCIATED INFRASTRUCTURE) – GRANTED - 01/07/26

23/02008/FUL - PROPOSED DEVELOPMENT OF A BATTERY STORAGE FACILITY AND ASSOCIATED INFRASTRUCTURE – GRANTED - 30/04/2004

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the NPPF states that

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be

approved without delay.

Policy S4: Principle of development within settlements states that:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

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

N/A

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.

ISSUES AND ASSESSMENT:

PRINCIPLE OF DEVELOPMENT

The application site is situated within a sustainable urban extension and adjacent to Major Development in the Green Belt. The principle of development has been established through previous applications. In terms of the changes, there would be a slight increase in height of the battery storage units from 2.9 to 4.2m to accommodate new air cooling technology, however, there would be a reduction in built development by around one third through the reduction in the number of buildings and equipment on site. This consists of a reduction from 36 containers to 24. There would also be a reduction of inverter transformer stations from 9 to 8 and auxiliary transformer stations from 2 to 1. The other internal layout changes would also not have any material impacts.

Overall, there would be an increase in height by 1.3m and a reduction in build footprint (by around one third). This is considered to result in a slightly lower amount of built development and is considered to be a non-material change.

DESIGN AND LAYOUT

Policy CS19 in the Core Strategy requires new development within Knowsley will be expected to Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The proposal would involve minor changes to the elevations including increasing the height of the battery storage units from 2.9 to 4.2 metres, reducing the number of buildings and structures on site and amending the internal road and other minor layout changes.

The changes to the design and layout are minor and are therefore not considered material.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The proposals would be minor and cosmetic in nature and would not impact on the amenity of neighbouring properties through loss of light or outlook. In terms of noise impacts, these would be no different from the recently approved application (25/00285/FUL) and the same decibel noise limits would apply. These limits would be -3db at night compared to the existing background noise in a worst case scenario and -10db in typical operation. Therefore, there would be no materially different noise impacts from the current proposal.

Overall, there would be no harm to amenity from the proposal and the change would not be material.

Conclusion

The proposal would be acceptable in relation to the principle of development, design and layout and neighbour amenity and would be a non-material change. The application is recommended for approval.

Signed Case Officer¹: **Andrew Hunt** _____

**Signed Authorising
Officer²:** **Alan Kilroe** _____

Date: **24 August 2026** _____

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

1) The following plans are approved;

- a. Proposed Elevations (Underground Tank) 2569-02-015 – Rev A (received 20/07/2026).

- b. Proposed Elevations (Storage Room) 2569-02-014 – Rev A (received 20/07/2026).
- c. Proposed Elevations (Fencing and Security) 2569-02-009 – Rev E (received 20/07/2026).
- d. Proposed Elevations (Inverter-Transformer Stations) 2569-02-006 – Rev C (received 20/07/2026).
- e. Proposed Elevations (Battery Storage Containers) 2569-02-005 – Rev C (received 20/07/2026).
- f. Proposed Elevations (Battery Storage Containers) 2569-02-003 – Rev J (received 20/07/2026).