

<u>APPLICATION NO:</u>	25/00325/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	1 Cables Retail Park, Steley Way, Prescot		
<u>PROPOSAL:</u>	REPLACEMENT OF EXISTING SIDE ENTRANCE DOORS AND INSTALLATION OF 6 NO. AIR CONDENSER UNITS, 1 NO. AIR SOURCE HEAT PUMP AND 7 LOUVRES TO THE REAR ELEVATION		

Site Description

The application site is located at Cables Retail Park, Prescot and is located within an existing retail park in the Development Plan. The proposed unit is located within an existing large double height retail unit (currently occupied by Tesco Extra).

There are several commercial units located within the retail park, to the east of the site. There are residential properties located to the north-east (Williams Street and Chester Street) and to the west (Sewell Street) of the application site. Park House Medical Centre is situated to the south-east.

Proposal

The proposal is for the replacement of existing side entrance doors and installation of 6 no. air condenser units, 1 no. air source heat pump and 7 no. louvres to the rear elevation of the building.

The proposed entrance doors would be bi-folding automatic doors to replace the existing double doors which are currently fixed shut and not in use. These would face onto Sewell Street. The replacement doors would provide dedicated access to the proposed gym (subject to a separate application 25/00424/COU). The proposed bi-fold doors would measure at a height of 2.7m with a width of 1.8m.

The 6 no. air condenser units would be externally floor mounted. Each individual unit would measure 0.37m in width, 1.05m in depth and 1.14m in height.

The 1 no. air source heat pump (ASHP) would be a singular external floor mounted unit. This would measure at a height of 1.1m and a width of 0.7m.

The 7 no. louvres would be inserted at high-level (6.1m from ground level) which would be square-shaped and measure 0.6m x 0.6m.

The proposed plant equipment would comprise air conditioning condensers to be mounted on a slotted channel frame, together with associated ventilation louvres to be inserted at high-level. These will provide heating and cooling to the gym.

The description of development was revised and amended elevation plans ('Proposed Elevations 1', 103 PE REV P02, were received 25.09.2025) to

correspond to the amended description. No revision has been made to the current 'Existing and Proposed Block Plan', 005-SLP REV P00 and therefore the annotations on this are inaccurate, however are only illustrative annotations to show the location of the proposed plant in relation to the extent of the site. The annotation states 5 no. new Mitsubishi external floor mounted condensers, which should state 6 no. and does not include reference to the 1 no. external floor ASHP in the annotation (in contrast to the revised description of development and the proposed elevations). This would not prohibit the determination of the application; no further discrepancies are noted.

Consultations

Environmental Health: – No objections, subject to condition for fixed plant noise.

Representations

Two rounds of consultation have been undertaken, to reflect the amended description. On both occasions, this application has been publicised by letters sent to 80 neighbours. It has also been advertised by way of site notice. No representations have been received.

Planning History

APP. NO: 25/00424/COU
PROPOSAL: CHANGE OF USE OF EXISTING MEZZANINE USE CLASS E (RETAIL) TO BE USED AS A 24-HOUR GYM (USE CLASS E)
DECISION: GRANTED
DECISION DATE: 23 September 2025

APP. NO: 25/00450/ADV
PROPOSAL: DISPLAY OF ADVERTISEMENT SIGNAGE COMPRISING OF - 2 NO. VINYL GRAPHIC NON ILLUMINATED SIGNS & 1 NO. INTERNALLY ILLUMINATED FASCIA SIGN TO FRONT ELEVATION TOGETHER WITH 2 NO. INTERNALLY ILLUMINATED FASCIA SIGNS & 9 NO. VINYL GRAPHIC NON ILLUMINATED SIGNS TO SIDE ELEVATION AND 2 NO. NON ILLUMINATED VINYL GRAPHICS TO EXISTING TOTEM SIGNS
DECISION: GRANTED
DECISION DATE: 23 September 2025

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.

The site is identified as a site allocated for Town and District Centre uses in the adopted Unitary Development Plan. The installation of small external air condenser units in association for the commercial and service needs of the building would be acceptable in principle, subject to compliance with local planning policy and guidance.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 – Development Principles

CS13 – Principal Regeneration Area – South Prescott

CS19 – Design Quality and Accessibility in New Development

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

Core Strategy Policy CS2 expects development proposals to promote good quality design and ensure that development respects its setting considering relevant design requirements.

DESIGN AND VISUAL AMENITY

The proposed replacement bi-fold doors would be a minor external alteration to the existing elevation. These changes would contain slightly less glazing than the doors currently situated, however, would not considerably detract from the original elevation of the unit or appear incongruous.

The proposed air condenser units are designed and purpose built and are utilitarian in design and appearance. The plant equipment would be situated in a discreet location, at the rear of the building which is adjacent to a vacant site and former carpark. The plant equipment would be approximately 40m from the nearest residential properties to the west on Sewell Street and to the north-east on William

Street, with no direct line of sight. The accompanying louvres, although sited at high-level and therefore readily visible, would be minor alterations to the existing rear elevation of the site; louvres are not an incongruous feature of a building and although readily visible would not result in any adverse impact by their appearance.

The proposed works would be considered to have a negligible impact in terms of design and residential amenities with no significantly adverse impact on the external appearance of the premises.

RESIDENTIAL AMENITIES

As outlined, the closest residential properties are located to Sewell Street and Williams Street.

Saved Policy ENV2 (noise and vibration) states that development that will either cause an unacceptable increase in noise or vibration levels or itself be subject to unacceptable noise and vibration from an existing source will not be permitted.

The Council's Environmental Health team were consulted on the proposal to ensure the proposed development would be acceptable. No objections were received by the Environmental Health Officer, however, further information, due to concerns pertaining to noise associated with the proposed condenser units and the proximity to residents on Williams Street and Chester Street, was requested. It was recommended that a noise assessment which should detail the level of noise generated and provisions to control noise created from the site.

The application was later further supported by a Plant Noise Assessment, Anderson Acoustics, September 2025. Environmental Health reviewed this document and have agreed with the report and the mitigation measures proposed, which comprise of attenuators being required on the exhaust ducts and the extract fan in addition to a solid barrier around the condenser units. This was caveated with the comments that if the plant models change of position of the plant is modified, then a further assessment may be required to ensure that the sound levels are 5dB below background levels.

It is recommended that a condition for fixed plant noise and the noise mitigation measures set out in the plant noise assessment shall be implemented prior to the use of the fixed plant equipment. It is not considered that the proposed works would result in any unacceptable impact to residential amenities by way of noise, disturbance and vibration.

HIGHWAYS

The proposed development raises no highway safety impact concerns as they would not impact on the local highway network or any parking provisions.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

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) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Prior to the use of the fixed plant the recommendations as per the plant noise assessment report, included with the application, by Anderson Acoustics, dated September 2025, report No. 8057 shall be implemented. If any fixed plant and machinery associated with the development is to alter, then the systems 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: In the interests of residential amenity and to comply with Saved Policy H5 and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, 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
18/06/2025	-	-	LOCATION PLAN
23/06/2025	005-SLP	REV P00	EXISTING AND PROPOSED BLOCK PLAN
12509/2025	103 PE	REV P02	PROPOSED ELEVATIONS 1
18/06/2025	104 PE	REV P01	PROPOSED ELEVATIONS 2
25/09/2025	0857_002R_3-0_JN_PLANT_NOISE_ASSESSMENT	3-0	PLANT NOISE ASSESSMENT (SEPTEMBER 2025)
18/06/2025	PUZ-ZM200/250YKA R32	-	AIR CONDITIONING PRODUCT INFORMATION

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **Alan Kilroe**

Date: **27 October 2025**

Informatives

Not applicable.

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

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