

APPLICATION NO: 22/00500/NMA **CASE OFFICER:** Mark Quinn

WARD: Northwood **PARISH:**

LOCATION: Stericycle, Bradman Road, Knowsley Industrial Park

PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00500/FUL (ALTERATION AND REFURBISHMENT WORKS COMPRISING OF EXTENSION TO NORTH ELEVATION INCLUDING THE INSTALLATION OF LOADING BAY CANOPY, PART INCREASE IN ROOF HEIGHT TO EXISTING WAREHOUSE, AMENDMENTS TO WESTERN ELEVATION , INSTALLATION OF ROOF STACKS, ERECTION OF SUB STATION/TRANSFORMER/SWITCH ROOM BUILDINGS ,RECONFIGURATION OF CAR PARKING TOGETHER WITH THE CHANGE OF USE OF EXISTING BUILDING (OFFICE USE) TO FORM WASTE MANAGEMENT USE AND OTHER ASSOCIATED WORKS.) - AMENDMENT SOUGHT TO ALLOW CHANGES OF DESIGN OF SUBSTATION

Site Description

This application relates to an existing waste management facility located on the corner of Bradman Road and Acornfield Road within Knowsley Industrial Park, Kirkby.

The site comprises various single storey buildings with a two-storey building location to the western site boundary.

The application site is bounded by existing industrial premises (the land to the north of the site is currently vacant).

Proposal

This application is a non material amendment to the existing planning permission (22/00500/FUL). The amendment comprises :-

- The removal of the high voltage switch room
- Reduction in the size of the “Scottish Power” element of the sub station building.

Consultations

None Required

Representations

Not Applicable.

Planning History

13/00384/FUL - CHANGE OF USE OF VACANT UNIT (USE CLASS B8) TO FORM A HEALTHCARE WASTE TREATMENT AND TRANSFER OPERATION (USE

CLASS SUI GENERIS) FACILITATING THE TREATMENT AND TEMPORARY STORAGE OF WASTE PRIOR TO BEING TRANSFERRED OFF-SITE FOR RECYCLING TOGETHER WITH EXTERNAL ALTERATION TO PARTS OF EXTERNAL BUILDING & ASSOCIATED WORKS. GRANTED DECEMBER 2013

22/00500/FUL - ALTERATION AND REFURBISHMENT WORKS COMPRISING OF EXTENSION TO NORTH ELEVATION INCLUDING THE INSTALLATION OF LOADING BAY CANOPY, PART INCREASE IN ROOF HEIGHT TO EXISTING WAREHOUSE, AMENDMENTS TO WESTERN ELEVATION , INSTALLATION OF ROOF STACKS, ERECTION OF SUB STATION/TRANSFORMER/SWITCH ROOM BUILDINGS ,RECONFIGURATION OF CAR PARKING TOGETHER WITH THE CHANGE OF USE OF EXISTING BUILDING (OFFICE USE) TO FORM WASTE MANAGEMENT USE AND OTHER ASSOCIATED WORKS. GRANTED APRIL 2023

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.

CS19 - Design Quality and Accessibility in New Development
National Planning Policy Framework

Article 35 Statement

Not Applicable

Assessment

The sub station buildings are located to the eastern site boundary, adjacent to Acornfield Road. As approved the buildings comprise transformers, high voltage switch room, low voltage switch room and Scottish Power sub station.

It is proposed to remove the high voltage switch room, reduce the size of the transformer compound and the Scottish Power sub station element. The transformer compound would be enclosed by 2.4m palisade fencing would be powder coated blue to match the existing fence.

As these elements of the scheme are located in a fairly prominent position their reduction in

scale would reduce any impact on the street scene and overall are considered to be acceptable.

The amendments would still ensure the proposal would be in accordance with Local Plan policy CS19 - Design Quality and Accessibility in New Development.

Conclusion

The proposed amendment is considered to be non material and is considered to be acceptable in terms of siting, design and appearance.

Recommendation

That the non material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/08/2023	(00) 01 REV A	-	LOCATION PLAN
21/08/2023	(20) 06 REV C	-	SUB STATION LAYOUT

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

17/10/23

Informatives

None Required.

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

