

Regeneration and Economic Development Department

APPLICATION NO: 19/00521/NMA1

APPLICANT: Redrow Homes

WARD AFFECTED: Halewood South

DEVELOPMENT: NON MATERIAL AMENDMENT TO PLANNING PERMISSION 19/00521/HYB TO INCLUDE AN ELECTRICITY SUBSTATION IN THE PUBLIC OPEN SPACE ON THE NORTHERN DEVELOPMENT (PLOT 1)

LOCATION OF SITE: Plot 1 - Land To North Of Railway Line Bounded By Lower Road, Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood

KNOWSLEY LOCAL PLAN ALLOCATION:

Airfield Safeguarding Zone - Multiple

Knowsley 220s - Section 220 Notice - Greensbridge Lane, Halewood

RELEVANT POLICIES

See application 19/00521/HYB.

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application is for a non material amendment and therefore, no publicity has been undertaken.

ARTICLE 35

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:

PROPOSAL

This application seeks approval of a non material amendment to planning approval under 19/00521/HYB for the erection of an electricity substation.

The NMA has been amended during the course of its consideration and the siting of the substation has been changed at the request of the Local Planning Authority. The proposed substation was originally proposed in a central position within the public open space of the site which was a very prominent and dominant position at the head of a junction.

The applicant was asked to respond to a series of questions regarding the NMA which are included below:

1. Why was the sub station not planned for under the original approval? – *MU provider upon securing POC were informed the requirement of the substation due to insufficient capacity.*
2. Have communications taken place with Bellway to determine? I realise you want to make provision independent of any other house builder, however, this option should have been explored. – *Until*

the substation on Bellway development is live and adopted we can't apply for capacity from the network.

3. Why is the sub station proposed to be sited on the open space and not somewhere less imposing?
– *Please see attached site layout, with improved location.*
4. What other sites were considered for the sub station? Please provide a plan of alternative sites considered and why these were discounted. For example, somewhere in the vicinity of the stub road serving ploy 836. – *The current low voltage network has the capacity for 91 dwellings, which ties in with the POS area and infrastructure plan. We did look at various other areas, however with the sewer easement north of the site and existing water main to the west running adjacent Greensbridge Lane; the options are limited. Please see attached Section 104 and Constraints Plan for details.*

ASSESSMENT

The siting of the substation is now relocated to a position adjacent to Plot 96, to the south of the open space, which is a much less dominant position. The sub station would be 5.39m wide; 3.92m deep and 2.7m high. A 1.8m high close boarded fence is proposed to help buffer the view from the adjacent dwelling. An amended landscape drawing has been submitted to address the new proposal.

The proposal to provide a substation is necessary for the residential development. The siting and appearance of the substation would not have a material effect on the site given the scale of the development as a whole.

POLICY CONSIDERATIONS

The application complies with polices of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF. There have been no material changes on policy that would affect the proposal.

RECOMMENDATION:

The non material amendment application be granted subject to two new approved plan conditions:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent form the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.
2. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the substation have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials [and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority]. The development shall be carried out only in accordance with the agreed schedule of materials.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/04/2022	246915-XTYPE-	-	Substation elevations and floor

	IDNO-01		plan
26/04/2022	4150-DSL-001 REV J	-	Detailed Site Layout
26/04/2022	6412.17 Rev D	-	Landscape Proposal (North Site) Sheet 3 of 8

Jo Sheridan

29 April 2022

Alan Kilroe
3 May 2022