
<u>APPLICATION NO:</u>	25/00135/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	Huyton Waste Transfer Station, Ellis Ashton Street, Huyton		
<u>PROPOSAL:</u>	DEMOLITION OF MAINTENANCE HUT & ERECTION OF A FOOD WASTE TRANSFER BUILDING		

Site Description

The application site comprises the south-east corner of an existing waste transfer station on Ellis Ashton Street, Huyton Business Park. The waste transfer station has operated at the site since the mid 1980's and includes a weighbridge, staff welfare and administrative buildings all of which would be utilised in the operation of the food waste facility.

The site is bounded to the north by Ellis Ashton Street and industrial units directly opposite the site entrance. Logwood Mill brook runs along the eastern boundary of the site, beyond the brook is the M57 , to the south of the site are industrial units and to the west is link road and industrial units.

Proposal

It is proposed to demolish an existing maintenance hut and erect a food waste transfer building. This would provide a building for the collection of segregated food waste for bulking prior to onward transfer to other facilities for further processing and recycling. All waste reception and bulking operations will be undertaken within a completely enclosed building fitted with fast acting roller shutter doors. The building would have a footprint of 25m by 20m with a maximum height of 9.6m

The Environment Act 2021 requires all local authorities in England to offer the food waste collection service to all households, including flats. The aim is to reduce the amount of food waste going to landfills, which contributes to greenhouse gas emissions. Collected food waste can be used for composting or to generate energy through anaerobic digestion.

There would be a maximum of 2 vehicles tipping at a time and it is anticipated that there would be a maximum of 30 loads per day with an input of around 2.3 tonnes per load.

Consultations

Mining Remediation Authority - No objections to the Phase 2 Site Investigation.

Environmental Health - No objections subject to planning conditions restricting the maximum number of HGV movements shall not exceed 100 per day, to ensure doors to the building

would remain closed except for access/egress, that no food waste shall remain in the building overnight, control of dust during construction and dealing with unexpected contamination.

Environment Agency – No objections subject to planning conditions relating to unexpected contamination, piling and a verification report.

Environmental Sustainability (Arboriculture) - No objections providing there is no encroachment beyond the existing hardstanding.

United Utilities Water Ltd - No objections in principle.

Highway Authority - No objections.

Merseyside Environmental Advisory Service - No objections subject to planning conditions to secure protection to the existing trees, to protect the brook from run off and to protect bats from any obtrusive lighting.

Representations

This application has been publicised by letters sent to 15 neighbours. It has also been advertised by Site Notice

There has been 1 letter of objection. The representation is summarised as follows:-

- Increase in Pests and Vermin – Businesses on Wilson Road already suffer from a significant influx of seagulls due to nearby waste sites.
- Odour Issues in Summer Months – during warmer periods the area is already subject to persistent and unpleasant odours. Doors to waste facilities are often left open for extended periods. The cumulative impact of existing waste facilities should be considered.

Planning History

APP. NO: 10/00153/FUL
PROPOSAL: FORMATION OF A HOUSEHOLD WASTE RECYCLING CENTRE COMPRISING OF 1NO. OFFICE BUILDING, COVERED COLLECTION AREA & 1NO. STORAGE BUILDING, TOGETHER WITH CONSTRUCTION OF CAR PARKING & NEW VEHICULAR ACCESS LANDSCAPING, BOUNDARY TREATMENTS & ASSOCIATED WORKS.

DECISION: PER
DECISION DATE: 15 June 2010

APP. NO: 12/00551/COU
PROPOSAL: CHANGE OF USE TO THE CURRENT HOUSEHOLDER RECYCLING CENTRE TO PERMIT TRADE WASTE TO BE ACCEPTED IN ADDITION TO HOUSEHOLDER WASTE UP TO A COMBINED MAXIMUM OF 20,000 TONNAGE PER YEAR AS PREVIOUSLY APPROVED UNDER APPLICATION 10/00153/FUL

DECISION: PER
DECISION DATE: 18 December 2012

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.

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

EC3 - Primarily Industrial Areas
DQ4 - Trees and Development
ENV5 – Contaminated Land

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development

The Joint Merseyside and Halton Waste Local Plan 2013

WM0 - Presumption in Favour of Sustainable Development
WM7 - Protecting Existing Waste Management Capacity for Built Facilities and Landfill
WM8 - Waste Prevention and Resource Management
WM10 - High Quality Design and Operation of Waste Management Facilities
WM11 - Sustainable Waste Transport
WM12 - Criteria for Waste Management Development
WM13 - Planning Applications for New Waste Management Facilities on Unallocated Sites

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

The site is allocated as primarily industrial development in the Knowsley Local Plan, Core Strategy. A new building for a food waste transfer building would be acceptable in principle on this site which is already in operation as a waste transfer station.

Policy WM7 aims to keep existing waste management capacity in use. The new building will facilitate this and aims to increase recycling rates and compliance with new legislation. The site is already covered by an Environmental Permit and there is no change in the types of waste being handled at the site. Therefore, it's considered that the proposal complies with this policy.

Policy WM10 relates to high quality design and operation of the site. The proposal is for a modular industrial building which can be re-used elsewhere if needed. It has been designed to blend with existing buildings on site in and nearby. The Planning Statement considers that the BREEAM element of the policy is not appropriate for this building, officers concur with this assessment as the building is unheated.

Saved UDP policy EC3 states "Primarily industrial areas are identified on the Proposals Map and are appropriate locations for Business (Class B1); General Industry (Class B2); and Storage and Distribution (Class B8) uses. The waste transfer station would fall within use class B2 and therefore the proposed food waste building would be in accordance with policy EC3.

Odour Assessment

An odour assessment has been submitted with the application. This has been reviewed by Environmental Health and is considered to be acceptable subject to the number of HGV movements per day being limited to 100 per day.

Food waste is currently brought into the site with the general household waste collections. There are no fast closing roller shutter doors on the existing building where the waste is separated, however on the proposed building there will be fast closing roller shutter doors which would assist in minimising any odours.

Planning conditions are also required to ensure the doors to the waste building remain closed at all times except for access and egress and no food waste shall remain in the building overnight and the food waste area shall be washed down and disinfected daily.

Highways

Highways have no objection to the proposed development. The site is already operating as a household waste recycling centre and as such receives large heavy goods vehicle traffic both from refuse collection vehicles and the large roll off skip lorries and other HGVs. The site access and location are considered appropriate for this purpose, and although the proposals may result in an intensification of use, this is not considered to be detrimental to the operation or safety of the local highway network.

The proposal would therefore be in compliance with Local Plan policy CS7.

Design/ Appearance

The building would comprise steel wall cladding, (finished in a light grey colour), three roller shutter doors (colour- yellow) and the roof would be PVC coated fabric finished in white.

Given the siting of the building towards the rear of the site the proposed materials and design are considered to be acceptable for the site's location well within an industrial area. The design is therefore considered appropriate for its setting and use.

The proposal would be in compliance with Local Plan policy CS19.

Contaminated Land/ Coal Mining

A phase 1 and phase 2 site investigation and coal mining report has been submitted with the application.

The Coal Authority have subsequently removed the requirement for any further site investigations

The Phase 2: Ground Investigation Report (24 March 2025, prepared by Arc Environmental Limited) in support of their application. This report indicates that intrusive investigations have been carried out at the site, including the drilling of three rotary open-hole boreholes within and immediately adjacent to the proposed building footprint in order to establish whether shallow coal mine workings are present beneath the site.

The report indicates that two bands of coal were encountered in each of the boreholes. It advises that no evidence of mine workings, such as broken ground, voids or loss of drilling flush, was recorded during drilling. The report concludes “it is felt that the proposed development can be constructed without the need for incorporating any remedial measures to mitigate against future shallow mining related ground movement. Consequently, it is considered that the risk of surface instability associated with shallow coal workings is negligible and no further assessment and / or remedial works are deemed necessary.’

Merseyside Environmental Advisory Service (MEAS) has reviewed the contaminated land reports submitted. They are satisfied with the reports and agree that no specific mitigation measures are required. They request a watching brief is to be carried out during the works. This can be secured by planning condition.

The Environment Agency have reviewed the submission to assess possible risks to Controlled Water from the current and future condition of the land. They have concluded that the proposed development would be acceptable subject to planning conditions covering unexpected contamination, piling and the submission of a verification report.

Subject to the imposition of the above planning conditions the proposal would be in compliance with saved UDP policy EN5.

Construction Management.

The main issue during the construction phase is likely to be dust; therefore, the control of dust during the construction phase is recommended which can be secured by planning condition.

A condition controlling construction hours is also recommended , as in the event that noisy works are undertaken during the evening this could be a disturbance at the nearest residential properties in Huyton Quarry.

Ecology/Trees

On-line imagery shows the site to comprise hardstanding, being used for skip storage with no habitat present. On this occasion, further ecological information is not required.

Provided sufficient measures are in place to protect the trees along the eastern boundary and the Brook beyond, it is considered highly unlikely any protected species would be harmed by the proposals. Ecological protection measures should include standard pollution prevention measures to minimise the risk of run-off into the Brook and a sufficient stand-off from, and protection to, the trees. This can be secured by planning condition.

Habitats on site or adjacent to the site may provide roosting, foraging, commuting habitat for bats. Lighting for the development may affect the use of these areas. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the habitats in line with NPPF (paragraph 198c). This can be secured by a planning condition.

Drainage

The existing surface water drainage system would be utilised, proposed new surface water drainage would be installed to link into the existing system and a cellular storage system would be installed. The proposed foul water would be collected by an ACO drainage channel within the building and would drain to a new foul water man hole.

United Utilities have assessed the proposals and have no objections in principle.

Conclusion

The proposal would be in accordance with the relevant policies in the Merseyside & Halton waste Local Plan, Knowsley Local Plan Core Strategy & Knowsley Replacement Unitary Development Plan.

There would be no significant impact on highway safety, odour, ecology, drainage, coal mining, contaminated land or trees subject to the necessary planning conditions, as discussed above.

Recommendation

That planning permission is 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) The maximum number of HGV movements associated with this development shall not exceed 100 per day.

Reason : To avoid the necessity to undertake an air quality assessment which would be required if the number of vehicle movements exceeded 100 per day and to ensure compliance with Policy CS2 in Knowsley Local Plan, Core Strategy (2016).

- 4) No part of the development hereby permitted including any works of demolition shall be commenced until a Construction Environmental Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following :
- a) measures to protect the existing trees along the eastern site boundary.
 - b) pollution prevention measures to minimise the risk of run-off into Logwood Mill Brook
 - c) water suppression techniques shall be employed throughout the construction phase to prevent dust travelling off-site.
 - d) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason : To ensure the satisfactory development of the site and in the interests of amenity and protecting the existing trees and any protected species using them, to minimise the risk of pollution to Logwood Mill Brook and to prevent dust travelling off site and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved policy DQ4 of the Knowsley replacement Unitary Development Plan, adopted June 2006.

- 5) Prior to the installation of any new lighting on the site a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority and fully implemented in accordance with the approved scheme.

For the avoidance of doubt, the scheme shall include drawings of the lighting and lighting columns, a site layout indicating positions of the lighting, isolux and luminosity details and manufactures specifications.

The lighting scheme shall be designed so that it protects ecology and does not result in excessive light spill onto the habitats in line with NPPF.

Reason: In the interests of amenity and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 6) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority. If these methods are to be used a Foundation Design Groundwater Risk assessment demonstrating that there is no resultant unacceptable risk to groundwater shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved assessment.

Reason : To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 187 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection' and in accordance with Policy CS2 in the Knowsley Local Plan Core Strategy and saved policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8) Prior to any part of the development hereby permitted being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason : To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete and in accordance with Policy CS2 in the Knowsley Local Plan Core Strategy and saved policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 9) All doors serving the food waste building shall remain closed at all times, except when access or egress is required.

Reason : To safeguard the amenities of neighbouring occupiers, in respect of odour and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy, adopted January 2016 .

- 10) No food waste shall remain in the building overnight, and the food waste reception area shall be washed down and disinfected daily.

Reason : To safeguard the amenities of neighbouring occupiers, in respect of odour and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy, adopted January 2016 .

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/03/2025	VES_TD_HUYTF W_200_002	-	SITE LOCATION PLAN

03/03/2025	VES_TD_HUYTF W_200_001 REV B	SHEET 1 OF 3	SITE LAYOUT PLAN
03/03/2025	VES_TD_HUYTF W_200_001 REV B	SHEET 2 OF 3	FLOOR LAYOUTS
03/03/2025	VES_TD_HUYTF W_200_001 REV B	SHEET 3 OF 3	ELEVATIONS
02/05/2025	24-787	-	PHASE 2 - GROUND INVESTIGATION REPORT
03/03/2025	9008	R1	ODOUR ASSESSMENT

Signed Case Officer¹: **Mark Quinn**

**Signed Authorising
Officer²:** **Jo Sheridan**

Date: **03/06/2025**

Informatives

- 1 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.
- 2 See attached consultation response from United Utilities received 07.04.2025
- 3 See attached letter from Environment Agency received 01.05.2025
- 4 See attached consultation response from The Coal Authority received 12.05.2025

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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