

APPLICATION NO: 25/00408/NMA **CASE OFFICER:** Andrew Hunt

WARD: Halewood South **PARISH:** N/A

LOCATION: Jaguar Plant, North Road, Halewood, Knowsley, L24 9BJ

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 25/00408/FUL (ERECTION AND REPLACEMENT OF 1NO. REGENERATIVE THERMAL OXIDIZER (RTO), AND 1NO. INCINERATOR, TOGETHER WITH OTHER ASSOCIATED WORKS) AMENDMENT SOUGHT FOR CHANGES TO THE HEIGHT OF THE INCINERATOR STACK FROM 13.54M TO 15.5M

Site Description

The application site is a small rectangular site to the south west of the Jaguar Land Rover complex of buildings. It is the edge of the roof of the main Jaguar Land Rover building. The Jaguar Land Rover site is separated from residential dwellings to the north by a railway and residential dwellings to the south by the A561.

Proposal

The proposal is for a non material amendment following the grant of planning permission 25/00408/FUL). Erection and replacement of 1no regenerative thermal oxidizer (RTO) and 1no incinerator, together with other associated works. Amendment sought for changes to the height of the incinerator stack from 13.54m to 15.5 metres.

The main changes are the following:

- An increase in height of the incinerator stack by 1.96 metres from 13.54 to 15.5 metres.

Consultations

N/A

Representations

n/a

Planning History

The following related planning application was approved:

25/00408/FUL (ERECTION AND REPLACEMENT OF 1NO. REGENERATIVE THERMAL

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS4 - Economy and Employment
CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas

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:

DESIGN

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 the following new elements.

- An increase in height of the incinerator stack by 1.96 metres from 13.54 to 15.5 metres.

The increase in height would be minor (less than 2 metres) with an increase in height of 14% over the original. Overall, the elevations changes would result in a slight change compared to the previous application, however, the changes would not be 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. There would be no changes to emissions and the only change is a slight increase in height.

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 appearance and amenity and would be a non material change. The application is recommended for approval.

Signed Case Officer¹: Jo Sheridan

**Signed Authorising
Officer²:** Alan Kilroe

Date: 27 May 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

N/A