

<u>APPLICATION NO:</u>	25/00222/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	Nutgrove Villa, Griffiths Road, Huyton		
<u>PROPOSAL:</u>	INSTALLATION OF 3 AIR CONDENSER UNITS TO SOUTH EAST ELEVATION		

Site Description

The application site relates to Nutgrove Villa, Huyton and is located within a Town and District Centre (Huyton) in the Local Plan Policies Map. The application property is a large, L-shaped, three-storey building providing office use and healthcare services, located on the western side of Griffith's Road.

Huyton Village Shopping Centre is located to the east / north-east of the premises. There is a carpark for staff accessed via Derby Road. The site is surrounded by predominantly commercial and retail uses.

Proposal

The proposal is for the installation of 3 no. air condenser units to the south-east facing elevation of the building.

The 3-no. wall mounted external chiller units would be enclosed within a steel cage surrounds mounted externally and would be to dimensions of 1m in width, 0.8m in height and 0.4m in depth. These would be installed to the ground floor level of the building (above the fenestration) and at their tallest be sited 4m from ground level.

Consultations

Environmental Health – No objections, subject to condition for fixed plant and machinery noise control.

Representations

This application has been publicised by letters sent to 14 neighbours. It has also been advertised by site notice. No representations have been received.

Planning History

No relevant recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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

CS6 – Town Centres and Retail Strategy

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 air condenser units are designed and purpose built, therefore are utilitarian in design and appearance. Notwithstanding this, the units would be sited on the ground floor elevation which faces into the private staff car park, and not directly abutting a public highway. Although the car park is open with views across and would be readily visible from Derby Road, there is over 30m between the south-east elevation and the

highway of Derby Road, the visual appearance of the air condenser units would not appear domineering in design; equipment such as the proposal is quite common in such locations and would not present as an incongruous feature. Furthermore, given the units would be small scale and a subordinate addition it would further reduce any adverse visual impact and would be acceptable in terms of design.

AMENITIES OF EXISTING OCCUPANTS

Even though there are no residential properties nearby the proposed area of development, the building is used for office employment and healthcare services and therefore it is necessary to ensure that no unacceptable impact on amenities would be caused by the proposed development.

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 proposed development to ensure the proposed development would be acceptable. No objections were received by the Environmental Health Officer, subject to a condition relating to fixed plant and machinery noise is recommended to ensure the potential for noise issues do not create issues.

No concerns are raised by impact on amenities from adverse noise, vibration and disturbance and subsequently the proposed development would be acceptable in terms of amenity considerations.

HIGHWAYS

The proposed development would be installed to the south-east facing side elevation, which faces the carpark, however, it would not raise any concerns on highway safety or parking provisions.

OTHER ISSUES (COAL – LOW RISK AREA)

A recorded constraint for the site identifies that it is situated within a coal – low risk area. The proposed equipment would be wall mounted and not involve breaking ground and therefore would not have any impact on the determination of the application.

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 Fixed plant and machinery associated with the development 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 protecting the amenity of neighbouring occupiers in accordance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/05/2025	-	-	LOCATION PLAN
08/05/2025	AL(2)01	REV A	EXISTING AND PROPOSED FLOOR PLANS
16/05/2025	AL(2)02	REV A	EXISTING AND PROPOSED ELEVATIONS
01/04/2025	-	-	SPECIFICATION

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

09/06/2025

Date: _____

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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