

Regeneration and Economic Development Department

APPLICATION NO: 22/00450/FUL **APPLICANT:** Knowsley (Image Business Park) Ltd.

WARD AFFECTED: Northwood

DEVELOPMENT: ERECTION OF 1 NO. SUBSTATION AND ASSOCIATED HARDSTANDING

LOCATION OF SITE: Site 5 - Image Business Park, Acornfield Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7UF

KNOWSLEY LOCAL PLAN ALLOCATION:

HSE Consultation Zones - HSE Inner Zone - Kodak (H0852)

HSE Consultation Zones - Potter Logistics - Interim Zone (Denotified)

Primary Industrial Area - Primarily Industrial Area

Site Description

The site subject of the application is an area of vacant land to the east of Acornfield Road, within Image Business Park, which in turn is within the wider Knowsley Business Park. The application site was formerly occupied by infrastructure which supported the operations of Kodak when they were located on the site pre 2007.

The site is currently vacant, but does have a slab remaining from a previous building. The remainder of the site is overgrown.

Proposal

The proposed building would be single storey and would be 3m wide by 2.45m and would be 2.5m high.

The erection of the sub station substation is required to replace a substation that is proposed to be demolished under planning application 22/00389/DEMCON.

Consultations

No consultations requested.

Representations

The application was publicised by [neighbour notification letters and the erection of a site notice. No representations have been received as a result of the publicity given to the application.

Planning History

22/00389/DEMCON: Prior approval for demolition of 1 no. building and associated outbuilding stores
Decision pending.

Policy

Knowsley Local Plan Core Strategy (January 2016)

CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS7 - Transport Networks
CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks
CS4 - Economy and Employment
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 – Greenspace and Trees
CS24 - Managing Flood Risk
CS27 - Planning and Paying for New Infrastructure

Saved Policies - Knowsley Replacement Unitary Development Plan (adopted June 2006)

EC3 - Primarily Industrial Areas
T8 - Transport Assessments
T9 - Travel Plans
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV5 - Contaminated Land

Supplementary Planning Documents

Design Quality in New Development SPD (2016)

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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

Principle of development

The site is located within the well established Knowsley Business Park and is therefore within a Primary Industrial Area. Approximately half of the site is allocated within the Local Plan for 'Employment Development.' The proposal seeks planning permission for the erection of a substation which would replace an existing substation. This application is one of a couple of applications submitted on the same site, which his redeveloping the site, a parcel at a time. The planning applications are below:

21/00857/FUL: Erection of 1 no. industrial unit (mixed E(g)(iii), B2 & B8 uses), with ancillary offices, car parking, service area and soft landscaping. Granted 17/08/2022.

21/00959/FUL: Erection of a detached industrial building (mixed e(g)(iii), b2 & b8 uses) with ancillary offices, car parking, service area and soft landscaping. Decision pending, subject to S106.

As stated earlier, the erection of the sub station substation is required to replace a substation that is proposed to be demolished under planning application 22/00389/DEMCON. In addition to the demolition of the substation, this application also seeks the demolition of a building, which would make another development parcel.

The size and scale of the sub station is appropriate for the site and it is as common structure within industrial and residential settings. The appearance of the substation would be a standard green PVC cabinet, which would be appropriate to its setting.

The application complies with policies of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF.

Recommendation

Planning permission be 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.

SCHEDULE 1

Drawing/Document Title	Date Received	Ref. No
Site Location Plan	22/07/2022	PL-030
Existing Site Plan	22/07/2022	PL-031
Proposed Site Plan	27/07/2022	PL-032
Typical Foundation Plinth 11kV unit Substation with 3.0 x 2.45m GRP Enclosure	27/07/2022	SP2022244
Typical Substation picture	27/07/2022	--

Informatives

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Merseyside Fire & Rescue Service

Jo Sheridan

21 September 2022

Alan Kilroe

22 September 2022