

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 26/00342/FUL **CASE OFFICER:** Andrew Hunt

WARD: Northwood **PARISH:** N/A

LOCATION: 3 Webber Road, Knowsley Industrial Park, Kirkby, Knowsley

PROPOSAL: INSTALLATION OF NEW 35M HIGH FLI ATS1300 LATTICE TOWER ON CONCRETE BASE INCLUDING 6NO. ANTENNAS AND 4NO.DISHES , 4NO CABINETS AND ASSOCIATED ANCILLARY WORKS WITHIN A 2.4 METRE HIGH FENCED COMPOUND

Site Description

The application site is a small square site to the east of Webber Road centrally located within Knowsley Business Park. The site is currently used for car parking and includes hardstanding areas. There is a substation to the north and other industrial buildings to the east and west, along with other industrial sites and buildings to the north and south.

Proposal

The proposal is for the installation of a new 35m high fli ats1300 lattice tower on concrete base including 6no antennas and 4no dishes, 4no cabinets and associated ancillary works within a 2.4 metre high fenced compound.

Consultations

Cadent Gas - No objection, informative note required.

Environmental Health – No objection subject to a fixed plant noise condition.

Health and Safety Executive – No objection.

Highways – No objection.

Representations

This application has been publicised by letters sent to 149 neighbours and by a site notice. No representations have been received.

Planning History

19/00624/FUL - DEMOLITION OF SINGLE STOREY BUILDING AND RE-CLADDING OF REMAINING INDUSTRIAL UNIT, PROVISION OF WEIGHBRIDGE AND ERECTION OF ASSOCIATED OFFICE BUILDING, PROVISION OF UNLOADING BAYS, INSTALLATION OF WHEEL WASH AREA, PROVISION OF

STAFF CAR PARK AND ASSOCIATED WORKS – granted - 02.06.2020

15/00506/FUL - DEVELOPMENT OF SITE TO ALLOW FOR THE PROCESSING AND RE-CYCLING OF EXCAVATED MATERIALS (AGGREGATES) DEMOLITION OF EXISTING SINGLE STOREY BUILDING SITUATED TO WEST OF SITE, PARTIAL DEMOLITION AND RE-CLADDING OF INDUSTRIAL UNIT AND STEEL FRAMED STRUCTURE SITUATED TO SOUTH WEST CORNER OF SITE TO PROVIDE OFFICE SPACE, LOADING BAYS AND STORAGE/CRUSHING AREA. PROVISION OF WEIGHBRIDGE, ASSOCIATED TICKET OFFICE AND INSTALLATION OF WHEEL WASH ZONE. ERECTION OF NEW BOUNDARY TREATMENTS (INCLUDING ACOUSTIC BARRIERS), CAR PARKING AREA AND ASSOCIATED WORKS INCLUDING LIGHTING AND LANDSCAPING. – granted - 05.02.2016

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the NPPF states that

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S4: Principle of development within settlements states that:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS4 - Economy and Employment

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

ENV2 - Noise and Vibration

ENV8 - Telecommunications Development

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

Principle of Development – Telecoms

Policy

National Planning Policy Framework (NPPF) policy CO1 states the following:

“CO1: Proposals for telecommunications infrastructure

1. In considering proposals for the expansion or upgrading of electronic telecommunications networks, substantial weight should be given to the benefits of maintaining or improving network coverage, capacity, reliability and resilience, including where significant improvements are required such as along rail corridors. This includes, but is not limited to, providing for next generation wireless technologies (such as standalone 5G), gigabit capable broadband connections and supporting infrastructure such as fibre exchanges.

Proposals for such development should:

- a. Use existing masts, buildings and other structures already employed for this purpose, upgrade, or replace existing infrastructure, unless there is no reasonable opportunity to do so (taking into consideration meeting consumer needs, the efficient operation of the network and providing reasonable capacity for future expansion);*
- b. Be sited and designed to minimise the visual impact of the proposals, especially in situations where a new site or structure is proposed, so far as practical taking into account its operational requirements;*
- c. Not result in cumulative exposure to non-ionising radiation exceeding International Commission guidelines³² when the development is operational; and*
- d. Not cause significant and irremediable interference with other electrical equipment, airtraffic services or instrumentation operated in the national interest.*

2. In assessing proposals for telecommunications infrastructure, local planning authorities should not require minimum distances to be maintained between telecommunications infrastructure and other development, seek to prevent competition between different operators, question the need for the expansion or upgrading of telecommunications networks, or use health safeguarding standards different from the International Commission guidelines on non-ionising radiation protection”.

states that:

1. Proposals for new telecommunications masts and associated antennae and buildings will not be permitted unless the applicant has demonstrated that the following criteria would be satisfied:

- a) Where the proposal is for a free standing mast, the need for the development could not, for technical reasons, be met in a more environmentally acceptable manner by:
 - Sharing an existing mast or site,
 - Erecting antennae on an existing building or other structure;*
 - b) The development would not, by reason of its scale, siting or design, have an unacceptable impact on the character or appearance of the surrounding area, or the amenity of nearby residents.*
- 2. New telecommunications development will not be permitted within environmentally sensitive areas, such as Conservation Areas, residential areas or the Green Belt, unless the applicant has demonstrated that there are no other suitable alternative sites outside such areas and that appropriate steps have been taken to minimise any visual impact through careful siting, design and screening.*
- 3. Applications for development by telecommunications code system Operators must be accompanied by:*
- a) Evidence that the proposal would comply with all relevant ICNIRP14 Standards (or future guidance which may supersede the current guidelines), taking into account any cumulative emissions from other nearby telecommunications equipment;*
 - b) Evidence of how the proposal fits into the wider network, regionally and nationally.*
 - c) Where the telecommunication development would be on or near a school or college site, evidence that the governing body of the relevant school or college has been consulted”*

Assessment

The application has been submitted with an ICNIRP certificate demonstrating compliance with the latest guidelines. There is no college or school nearby that would be affected by the proposal. Issues such as impact on the character of the area and amenity are dealt with later on in the report. Overall, the proposal complies with NPPF policy C01 and UDP policy ENV8.

Principle of Development – Employment

Policy

Knowsley Core Strategy Policy CS4 (Economy and Employment) states that:

“1) Planning, site assembly and other available interventions will be used to:
a) Support sustainable economic growth and meet the development needs of established and emerging employment sectors, including the Liverpool City Region key economic sectors;
b) Provide sufficient land to meet employment development needs to 2028;
c) Enhance the quality and efficiency of land use within existing employment areas;
d) Improve accessibility to an appropriate range of jobs, for example by encouraging mixed use employment/residential schemes where appropriate and improving transport linkages between housing and employment areas;
e) Address skills and educational barriers to employment;
f) Encourage recruitment targeted towards communities living in and around the development site;
g) Support new start up businesses including social enterprise;
h) Encourage homeworking through improvements to digital communications and telecommunications infrastructure;
i) Support the diversification of the rural economy; and
j) Support the appropriate development of tourism facilities”.

UDP policy EC3: (Primarily Industrial Areas) states that:

“1. 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.

2. Proposals for development for other uses in these areas (either on sites which are allocated for development or on other land or buildings) will only be permitted where they would:

a) Be complementary to and compatible with the surrounding employment uses;
b) Be consistent with any approved regeneration strategy for the area;
c) Preserve or enhance the image of the industrial area; and
d) Avoid causing an unacceptable loss of land available for industrial development”.

Assessment

The current proposal is a for the erection of a telecoms mast, it would complement the broader function of the wide industrial park by providing excellent signal strength that would facilitate good internet access speeds for business occupiers.

The proposal would not conflict with any regeneration strategy for the area.

Issues such as impact on the character of the area and amenity are dealt with later

on in the report

In relation to loss of employment land, the area taken up by the mast would be modest with only a small part of the site (the car park), lost to non-employment uses. Therefore, the proposal is considered to be acceptable in principle.

Overall, the telecoms mast is considered compatible with the existing employment use of the site and the proposal complies with Core Strategy Policy CS4 and UDP Policy EC3.

Street Scene

Part 1 of Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that:

“To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

a) 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 location of the mast within a central part of Knowsley Industrial Estate is considered the least intrusive location where the mast could be located, with the least impacts on the street scene. No better alternative location exists for the mast within the local area.

The mast would be tall tower mast and whilst it would be a tall structure, it would not be out of place within the wider streetscene, which has tall lighting columns and tall industrial buildings. This includes the tall building on Charley Wood Road at 28 metres high (with additional masts on top of this) and the 5 storey shipping containers stacked on the corner of Webber Road and Charley Wood Road. These are similar in height to the proposed mast but are much broader in width.

Overall, there would be no harm to the street scene from the proposal, and it complies with Core Strategy Policy CS19.

Neighbour Amenity

Part 2 of Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that:

“To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers”;

There are no residential dwellings in close proximity to the site. The mast would not result in harm to the amenity of neighbouring business occupiers through loss of light, privacy or outlook.

In relation to noise impacts, the council's environmental health team have reviewed the application and have no objection subject to a fixed plant noise condition. Subject to this, there would be no harm to the amenity of neighbouring occupiers with regard to noise.

Overall, there would be no harm to neighbour amenity from the proposal and it complies with Core Strategy Policy CS19.

Highways

NPPF Policy TR6: Assessing transport impacts states that Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.

Core Strategy Policy CS7 (Transport Networks) states that new development will be required to be:

- Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.
- In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.

The use of the site for a mast would utilise the existing access and would not lead to a significant increase in traffic movements. The mast would also not obstruct the highway or affect visibility splays at the site. This is supported by the council's highways department who have no objection to the proposal.

Overall, the proposal will not lead to unacceptable impacts on highway safety. Therefore, the application is consistent with NPPF policy TR6, and Policy CS7 of the Local Plan Core Strategy.

Health

NPPF policy CO1 states that:

"2. In assessing proposals for telecommunications infrastructure, local planning authorities should notuse health safeguarding standards different from the International Commission guidelines on non-ionising radiation protection"

A recent court of appeal judgement (R (Thomas) v Cheltenham Borough Council (2025) stated that a local planning authority may consider that the potential impacts from Electromagnetic fields (EMF) can be a material planning consideration that can be taken into account as part of a planning application. The judgment does not say that it is automatically a material planning consideration, but that it is capable of being so.

As stated above, NPPF policy C01 sets a clear policy that local planning authorities should not set health safeguards different from the International Commission guidelines for public exposure. The proposed installation is supported by an ICNIRP Declaration of Conformity confirming that the equipment will operate within internationally recognised public exposure limits. National planning policy is clear that where a proposal demonstrates compliance with ICNIRP public exposure guidelines, this is the appropriate mechanism for safeguarding public health within the planning process.

In order to depart from the policy in NPPF para 123, there would need to be demonstrable site specific evidence of the potential for harm from electromagnetic fields (EMF). There is no evidence that the mast would result in harm to health from EMF or that there are particular risks at the site that make the location particularly sensitive.

Overall, the application includes a declaration that the proposal would operate in compliance with ICNIRP public exposure relevant guidelines and complies with NPPF Policy C01.

Conclusion

The proposal would be acceptable in principle. The proposal would also not result in harm in relation to the street scene, or neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That 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) Plans

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 Noise

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 order to avoid harmful noise impacts on neighbouring businesses.
2024.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Jo Sheridan**

Date: **03/09/2026**

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/07/2026	-	A	Location Plan
13/07/2026	-	A	Proposed Site Plan
13/07/2026	-	A	Proposed Elevations
24/07/2026	-	-	ICNIRP Certificate

Informatives

1) Cadent Gas

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