

Regeneration and Economic Development Department

APPLICATION NO: 22/00154/FUL

APPLICANT: Livv Housing Group

WARD AFFECTED: Halewood North

DEVELOPMENT: UPGRADE OF THE VENTILATION SYSTEM TO WOOLTON VIEWS, THE FAIRWAYS AND ASHTON PARK TOGETHER WITH THE INSTALLATION OF EXTRACTION EQUIPMENT

LOCATION OF SITE: Woolton View , Sherborne Avenue, Halewood, Knowsley, L25 9RW

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

ENV2 – Noise and Vibration

TECHNICAL CONSULTATIONS:

Environmental Health - No objections but request comments.

Halewood Town Council - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 60 neighbours. No representations have been received.

ARTICLE 35

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:

PROPOSAL

The application relates to three tower blocks located off Sherborne Avenue, and north of Arncliffe Road known as Ashton Park, The Fairways and Woolton Views and the proposal is to upgrade the ventilation system to the three tower blocks. The proposed works for each tower block include the installation of two vertical externally fixed mechanical smoke extraction ducts, with two shaft louvre dampers to floor levels 1 to 8 (16nr in total) and a roof mechanical pod together with the installation of two facade louvre vents to floor levels 1 to 8 (16 in total)

POLICY CONSIDERATIONS

The application complies with the above planning policies.

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DESIGN, ACCESS AND CRIME PREVENTION

The proposed works would be acceptable in terms of visual impact on the tower blocks and would not be detrimental to the appearance of the tower blocks or detrimental to the street scene. The proposals do not raise crime or ASB issues.

HIGHWAYS

No highways issues are raised.

RESIDENTIAL AMENITY

The proposals and specifications have been assessed and the proposals would improve the residential amenity by improving ventilation to the residences. However, to ensure that noise from the upgraded extraction system does not impact on the residents of the flats or wider area as noise nuisance / pollution a fixed plant / machinery noise level condition would be prudent to ensure that such did not become an issue. The Council's Environmental Health team have no objections to the application but do request such a condition, and also an hours of work / installation condition to protect from early morning or late evening work noise which is reasonable in terms of site context.

CONCLUSION

The proposal is to provide upgraded ventilation extraction system to the flats within three tower blocks in Halewood. The proposal would have limited visual impacts on the buildings and would not impact adversely on the amenities of residents suitably conditioned. The application complies with planning policies and is therefore recommended for approval.

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 residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

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- 4) During the construction / installation period no works shall take place outside the hours of: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) External fixtures of the proposal including ducts and louvres shall be finished to match existing louvres and ductwork.

Reason: In the interests of visual amenities and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Policy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/05/2022	220502-OMNI-ZZ-EL-DR-Y-0004	-	ASHTON PARK PROPOSED ELEVATION PLAN
26/05/2022	220502-OMNI-ZZ-08 -DR-Y-0002	-	ASHTON PARK EIGHTH FLOOR SMOKE VENTILATION SYSTEM LAYOUT
26/05/2022	220502-OMNI-ZZ-01 -DR-Y-0001	-	ASHTON PARK FLOORS 1 - 7 SMOKE VENTILATION SYSTEM LAYOUT
26/05/2022	220502-OMNI-ZZ-RF -DR-Y-0003	-	ASHTON PARK ROOF SMOKE VENTILATION SYSTEM LAYOUT
26/05/2022	220402-OMNI-ZZ- EL -DR-Y-0004	-	THE FAIRWAYS ELEVATION PLAN
26/05/2022	220402-OMNI-ZZ- 08 -DR-Y-0002	-	THE FAIRWAYS EIGHTH FLOOR SMOKE VENTILATION SYSTEM LAYOUT
26/05/2022	220402-OMNI-ZZ- 01 -DR-Y-0001	-	THE FAIRWAYS FLOORS 1- 7 SMOKE VENTILATION SYSTEM LAYOUT
26/05/2022	220402-OMNI-ZZ- RF -DR-Y-0003	-	THE FAIRWAYS PROPOSED ROOF SMOKE VENTILATION SYSTEM LAYOUT
26/05/2022	220503-OMNI-ZZ- EL -DR-Y-0004	-	WOOLTON VIEW ELEVATION PLAN
26/05/2022	220503-OMNI-ZZ- 08 -DR-Y-0002	-	WOOLTON VIEW EIGHTH FLOOR SMOKE VENTILATION SYSTEM LAYOUT
26/05/2022	220503-OMNI-ZZ- 01 -DR-Y-	-	WOOLTON VIEW FLOORS 1 - 7 SMOKE VENTILATION SYSTEM

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	0001		LAYOUT
26/05/2022	220503-OMNI-ZZ- RF -DR-Y-0003	-	WOOLTON VIEW ROOF SMOKE VENTILATION SYSTEM LAYOUT
20/06/2022	142529/AP/2F3F	-	ASHTON PARK 2ND AND 3RD FLOOR LAYOUTS
20/06/2022	142529/AP/4F5F	-	ASHTON PARK 4TH AND 5TH FLOOR LAYOUTS
20/06/2022	142529/AP/6F7F	-	ASHTON PARK 6TH AND 7TH FLOOR LAYOUTS
20/06/2022	142529/AP/8F	-	ASHTON PARK 8TH FLOOR LAYOUTS
20/06/2022	142529/AP/GF1F	-	ASHTON PARK GROUND AND 1ST FLOOR LAYOUTS
20/06/2022	142529/AP/RP	-	ASHTON PARK ROOF PLAN
20/06/2022	142529/AP/SP	-	SITE PLAN
20/06/2022	142529/TF/2F3F	-	THE FAIRWAYS 2ND AND 3RD FLOOR LAYOUTS
20/06/2022	142529/TF/4F5F	-	THE FAIRWAYS 4TH AND 5TH FLOOR LAYOUTS
20/06/2022	142529/TF/6F7F	-	THE FAIRWAYS 6TH AND 7TH FLOOR LAYOUTS
20/06/2022	142529/TF/8F	-	THE FAIRWAYS 8TH FLOOR LAYOUTS
20/06/2022	142529/TF/GF1F	-	THE FAIRWAYS GROUND AND FIRST FLOOR LAYOUTS
20/06/2022	142529/TF/RP	-	THE FAIRWAYS ROOF PLAN
20/06/2022	142529/WV/2F3F	-	WOOLTON VIEW 2ND AND 3RD FLOOR LAYOUTS
20/06/2022	142529/WV/4F5F	-	WOOLTON VIEW 4TH AND 5TH FLOOR LAYOUTS
20/06/2022	142529/WV/6F7F	-	WOOLTON VIEW 6TH AND 7TH FLOOR LAYOUTS
20/06/2022	142529/WV/8F	-	WOOLTON VIEW 8TH FLOOR LAYOUTS
20/06/2022	142529/WV/GF1F	-	WOOLTON VIEW GROUND AND 1ST FLOOR LAYOUTS
20/06/2022	142529/WV/RP	-	WOOLTON VIEW ROOF PLAN
17/05/2022	000395-K2A-B1-ZZ-DR-A-20-004 REV C01	-	ASHTON PARK ELEVATIONS
17/05/2022	000395-K2A-B1-ZZ-DR-A-20-005 REV C01	-	ASHTON PARK ELEVATIONS
17/05/2022	-	-	FACADE LOUVRE BLADE TECHNICAL DATA SHEET
17/05/2022	-	-	FIRE STRATEGY REPORT
17/05/2022	-	-	ROOF MECHANICAL POD TECHNICAL DATA SHEET
17/05/2022	60.120 SLD-R.2.CD.1	-	600X1200MM SHAFT LOUVRE DAMPER
17/05/2022	-	-	SHAFT LOUVRE DAMPER - RESIDENTIAL TECHNICAL DATA

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			SHEET
17/05/2022	-	-	LOCATION PLAN
17/05/2022	-	-	Options for common corridor ventilation
09/03/2022	-	-	LOCATION PLAN

Informatives

Lee Osborne
5 September 2022

Alan Kilroe
5 October 2022

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