

<u>APPLICATION NO:</u>	24/00616/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Car Park The Halewood Shopping Centre, Leathers Lane, Halewood		
<u>PROPOSAL:</u>	INSTALLATION OF 10NO. RAPID ELECTRIC VEHICLE CHARGING STATIONS, SUBSTATION AND ANCILLARY EQUIPMENT		

Site Description

This application site is within the southernmost car park area of Halewood Shopping Centre, in the south-west corner. To the north of the site are retail units with access road and car park to the north of the units. The site bounds Roseheath Drive on the south-west side which is where the vehicular access/egress is off. On the opposite side of Roseheath Drive is housing, and a doctor's surgery is on the corner of Roseheath Drive and Leathers Lane. There is a grassed area approximately 23m in length to Leathers Lane from the car park edge.

Proposal

The proposal is to install 10 electric vehicle charging bays including substation, charging cabinets and associated works within the existing Shopping Centre car park.

The substation would be central to this part of the Shopping Centre car park, sited where there are currently three parking bays in the middle parking bay area. The substation would have a width of 6.05m and a depth of 5.4m, and a flattish roof with slight camber of 2.8m height. The walls would be of brick with 2 access doors on the front and two louvres on the rear and two louvres on one side elevation, with the other being brick only.

The power units and feeder pillars would be in the south-west corner of the car park. The feeder pillar cabinet would be 2.3m wide, 0.55m deep and 1.7m high, and on land raised 0.1m. There would be 5 power units, and each would have a width of 1.5m with a depth of 0.65m and a height of 1.6m, and on land raised 0.1m. The chargers would be site at the car parking spaces and have a width of 0.7m and width of 0.4m (although this would be slightly wider due to the charger cabling) with a height of 2m, with one such serving two parking spaces.

The bollards installed within the site (such as around the substation and power units) would be 1-1.15m high and 0.1- 0.2m diameter. There are existing lighting columns to the car park boundary and within the car park and it is proposed to install 2 additional columns, one to the southern boundary and one to the western boundary, to facilitate the use of the charging points. The two lighting columns would be 4m high. The signage would have a height of 3m from the top of the sign to ground level and would be located on the lighting columns.

There would be 6 charging point parking spaces on the western boundary of the car park with 4 such spaces on the southern boundary of the car park. There would be a net loss of 7 spaces, to give 10 spaces, down from the existing 17 spaces (including 2 disabled persons spaces).

Consultations

Highway Authority – No objections.

Environmental Health – No objections but request conditions relating to noise, lighting, contaminated land and construction management plan.

Halewood Town Council - No comments received.

Representations

This application has been publicised by letters sent to 22 neighbours. It has also been advertised by Site Notices. No representations have been received.

Planning History

11/00471/HYB - VARIATION OF CONDITION NO. 13 ATTACHED TO PLANNING PERMISSION 11/00316/HYB (ERECTION OF 1 NO. 1,597 SQ.M FOOD STORE (USE CLASS A1) AND 12 NO. UNITS COMPRISING OF 2,489 SQ.M OF MIXED RETAIL/COMMERCIAL FLOORSFACE (USE CLASSES A1, A2, A3 AND A5), TOGETHER WITH CONSTRUCTION OF NEW ACCESSES AND CAR PARKING, BUS INTERCHANGE, HARD AND SOFT LANDSCAPING AND MISCELLANEOUS WORKS (DETAILED APPLICATION) TOGETHER WITH OUTLINE APPLICATION FOR PUBLIC HOUSE (USE CLASS A4)) TO ALLOW FOR REVISED NOISE LEVELS FROM FIXED PLANT. Granted: 09.08.2011.

11/00316/NMA - APPLICATION FOR NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 11/00316/HYB (VARIATION OF CONDITION NO'S 8, 13, 22, 25, 26, 29, 30 AND 40 ATTACHED TO PLANNING PERMISSION 10/00523/HYB (ERECTION OF 1 NO. 1,597 SQ.M FOOD STORE (USE CLASS A1) AND 12 NO. UNITS COMPRISING OF 2,489 SQ.M OF MIXED RETAIL/COMMERCIAL FLOORSFACE (USE CLASSES A1, A2, A3 AND A5), TOGETHER WITH CONSTRUCTION OF NEW ACCESSES AND CAR PARKING, BUS INTERCHANGE, HARD AND SOFT LANDSCAPING AND MISCELLANEOUS WORKS (DETAILED APPLICATION) TOGETHER WITH OUTLINE APPLICATION FOR PUBLIC HOUSE (USE CLASS A4)) - TO TAKE ACCOUNT OF CHANGES TO DRAWING NUMBERS/TITLES AND TIMESCALES) - NON MATERIAL AMENDMENT SOUGHT FOR REPLACEMENT OF 4 NO. CLEAR GLASS PANELS ON THE LEATHERS LANE FRONTAGE OF UNIT 1 WITH 4 NO. OPAQUE PANELS. Granted: 18.10.2011.

11/00316/HYB - VARIATION OF CONDITION NO'S 8, 13, 22, 25, 26, 29, 30 AND 40 ATTACHED TO PLANNING PERMISSION 10/00523/HYB (ERECTION OF 1 NO. 1,597 SQ.M FOOD STORE (USE CLASS A1) AND 12 NO. UNITS COMPRISING OF 2,489 SQ.M OF MIXED RETAIL/COMMERCIAL FLOORSFACE (USE CLASSES A1, A2, A3 AND A5), TOGETHER WITH CONSTRUCTION OF NEW ACCESSES AND CAR PARKING, BUS INTERCHANGE, HARD AND SOFT LANDSCAPING AND MISCELLANEOUS WORKS (DETAILED APPLICATION) TOGETHER WITH OUTLINE APPLICATION FOR PUBLIC HOUSE (USE CLASS A4)) - TO TAKE ACCOUNT OF CHANGES TO DRAWING NUMBERS/TITLES AND TIMESCALES. Granted: 09.08.2011.

10/00523/NMA - APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 10/00523/HYB FOR ERECTION OF 1 NO. 1,597 SQ.M FOOD STORE (USE CLASS A1) AND 12 NO. UNITS COMPRISING OF 2,489 SQ.M OF MIXED RETAIL/COMMERCIAL FLOORSFACE (USE CLASSES A1, A2, A3 AND A5), TOGETHER WITH CONSTRUCTION OF NEW ACCESSES AND CAR PARKING, BUS INTERCHANGE, HARD AND SOFT LANDSCAPING AND MISCELLANEOUS WORKS (DETAILED APPLICATION) TOGETHER WITH OUTLINE APPLICATION FOR PUBLIC HOUSE (USE CLASS A4) (ACCESS TO BE CONSIDERED AT THIS STAGE) (TO TAKE ACCOUNT OF ADDITIONAL CONDITION LISTING APPROVED DRAWINGS AND DOCUMENTS). Granted: 18.05.2011.

10/00523/HYB - ERECTION OF 1 NO. 1,597 SQ.M FOOD STORE (USE CLASS A1) AND 12 NO. UNITS COMPRISING OF 2,489 SQ.M OF MIXED RETAIL/COMMERCIAL FLOORSFACE (USE CLASSES A1, A2, A3 AND A5), TOGETHER WITH CONSTRUCTION OF NEW ACCESSES AND CAR PARKING, BUS INTERCHANGE, HARD AND SOFT LANDSCAPING AND MISCELLANEOUS WORKS (DETAILED APPLICATION) TOGETHER WITH OUTLINE APPLICATION FOR PUBLIC HOUSE (USE CLASS A4) (ACCESS TO BE CONSIDERED AT THIS STAGE). Granted: 11.11.2010.

06/00926/FUL - ERECTION OF TWO STOREY BUILDING TO ACCOMMODATE PRIMARY HEALTH CARE FACILITIES, PHARMACY, KNOWSLEY ONE STOP SHOP & PARTNER SERVICES, LEARNING RESOURCE CENTRE, CREDIT UNION, POST OFFICE, MEETING ROOMS/OFFICES FOR HIRE, CAFE, ASSOCIATED CAR PARK, ACCESS AND WIDENING OF PART OF ROSEHEATH DRIVE. Granted: 07.12.2006.

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

CS19 - Design Quality and Accessibility in New Development

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

ENV2 - Noise and Vibration

ENV3 - Light Pollution

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

The proposal is for the installation of electric vehicle charging points in a public car park and is acceptable in principle.

Visual amenity considerations

Charging points are becoming increasingly common sights in car parks, and indeed at homes. The charging points would be minor in scale and acceptable in terms of appearance. The feeder pillars and bollards would also be minor in scale and have limited visual impact. There are already similar lighting columns sited around the car park and the addition of a further two would not be detrimental to the visual amenity of the area. The power units would be minor in scale, in the corner of the car park, having the appearance not dissimilar to utilities and equipment cabinets, and would not be detrimental to the visual amenity of the area. The substation whilst being a building would be relatively modest in scale and height, sited centrally within the application site car park area, and would not impact adversely on the visual amenity of residential properties on the opposite side of Roseheath Drive or the area in general. Overall, there would be no harm to the visual amenity of nearby residential properties or the locality in general.

The application complies with Policies CS2 and CS19 of the Core Strategy.

Highway Considerations

NPPF Para 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would result in the net loss of 7 parking spaces. However the remaining car park would still be available for customers and patrons of the shopping centre and other uses in the locality such as housing offices and Council One Stop Shop, as would the 10 EVCP spaces. The proposal would contribute to raising the EV charging infrastructure and help towards remedying an existing deficiency in infrastructure provision and enable the use of rapid charging. This will help electric car owners who cannot charge at home, as well as those who need to charge whilst

out due to battery range remaining, and will be in accordance with the council's declaration of climate emergency and the Government commitment to increase EVCP infrastructure. The benefits of the scheme significantly outweigh any minor loss of parking. In addition, there are permitted development rights for EV Charge Points, both domestic and those within car park areas, although at present such is limited to upstands and their outlets; there is ongoing consideration by Government to increase such rights in order to improve the roll out of the EVCP infrastructure. Overall, the proposals would not materially affect highway safety. The Council Highways Officer has no objections to the application.

The application complies with Policies CS2 and CS19 of the Core Strategy.

Residential Amenity Considerations

The application is for electric charge points and associated works together with a substation in retail park car park. The electric charge points should not have any more impact on the area in terms of noise and the residential amenity of adjacent houses than the car park as existing. However, to ensure that such did not cause any noise nuisance from the charge points, equipment etc. it would be prudent to attach a fixed plant noise limitation condition should planning permission be granted. Recently approved applications of a similar nature have had such a condition attached.

Whilst there are existing lighting columns around and within the car park it would be prudent to require a lighting scheme condition for the 2 additional columns proposed to ensure that the addition of the 2 proposed columns would not impact on residential properties with regard their position and light fixation.

Environmental Health have requested a Construction Management Plan condition. It is considered that such a condition for the proposed installation of the ECVP chargers, associated equipment and substation would be disproportionate to the scope and scale of development, and, on balance, the condition is not recommended to be imposed on the planning permission. It is considered that the proposal would not cause loss of residential amenity to any significant degree during the course of installation. A condition relating to hours of construction will however be imposed.

Environmental Health have also requested a soil importation testing condition. The development is not increasing levels except in 2 places by 0.1m. As the installation requires the digging out and excavation of land where the upstands and substation are to be sited the material to be used in the low level increase of 2 parts of the site by 0.1m will be from these excavations. As such and for such a scale of development it is considered that such a condition would be disproportionate and irrelevant to the scheme, and the non-imposition of such a condition would not be a danger to public safety. On balance therefore such a condition is not recommended to be imposed on the planning permission.

The application complies with Policies CS2 and CS19 of the Core Strategy, and with Saved Policy ENV2 of the UDP.

Other Considerations

Some of the grassed area in the corner of the site is to be removed to facilitate the development by allowing the power units to be stored there. However the grassed area to be removed is not the whole amount in the corner but 22sq.m of that grass. In such case up to 25sq.m of grass (or other planting habitat) can be removed without requiring BNG. The development meets the requirement for BNG exemption.

Conclusion

The proposal would be acceptable in relation to visual and residential amenity, and with regards highway safety and meets BNG exemption criteria. The application complies with local planning policies and is 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 prevention of noise nuisance 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.

- 4) Prior to the commencement of development, a lighting scheme, which includes the steps necessary to minimise light intrusion to the surrounding residential properties, shall be submitted for the written approval of the local planning authority. The scheme shall include an isolux plot to demonstrate that the obtrusive light limitations suggested in the relevant guidance are met.

All works which form part of the scheme shall be completed prior to operation and shall be maintained thereafter in accordance with the agreed scheme.

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 ENV3 of the Knowsley Replacement Unitary Development Plan.

- 5) In the event that contamination is found at any time when carrying out the approved development it must be reported immediately to the Local

Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (being brought into use).

Reason: In the interests of the health of contractors, residents and employees and the general public and to comply with Policy CS2 of the Knowsley Local Plan Cores Strategy adopted January 2016 and Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 6) No construction / installation works shall take place outside the hours of 0800 to 1800 Monday to Saturday, and no such works shall take place on Sundays or Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy S2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/01/2025	SI24-237-11-P-03	B	SITE LOCATION AND BLOCK PLAN
02/02/2025	SI24-237-11-P-02	B	PROPOSED SITE PLAN
02/01/2025	SI24-SD-11-01	E	EV CHARGERS - ICHARGING BLUEBERRY TORCH - 50KW-600KW
02/01/2025	SI24-SD-12-01	C	EV EQUIPMENT - POWER UNITS
02/01/2025	SI24-SD-12-04	B	EV EQUIPMENT - SCHNEIDER FEEDER PILLAR- 1250A AND 1600A
02/01/2025	SI24-SD-13-01	C	EV EQUIPMENT - PROPOSED FLLODLIGHT - OPTION 1
02/01/2025	SI24-SD-13-05	A	EV EQUIPMENT - PROPOSED SIGNAGE AND BOLLARDS
02/01/2025	SI24-SD-14-10	-	EV EQUIPMENT - SUB STATION - X TYPE
18/03/2025	EMAIL		EMAIL DRAWING AND TEXT INDICATION LOCATION OF PROPOSED SIGNAGE
19/03/2025	EMAIL		EMAIL DRAWING AND TEXT INDICATING GRASS REMOVAL OF LESS THAN 25SQ.M.

Signed Case Officer¹: Lee Osborne

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

20/03/2025

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