

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00847/FUL

**APPLICANT:** Mr Peter Millea

**WARD AFFECTED:** Prescott North

**DEVELOPMENT:** INSTALLATION OF STEAM GENERATION PLANT AND HOUSING  
TOGETHER WITH ASSOCIATED CONNECTION TO SEWER WORKS

**LOCATION OF SITE:** Florence Roby , Overbrook Lane, Knowsley Business Park, Kirkby, L34 9FB

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Primary Industrial Area - Primarily Industrial Area

### **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)**

EC3 - Primarily Industrial Areas

ENV2 - Noise and Vibration

### **TECHNICAL CONSULTATIONS:**

Environmental Health – No objections in principle.

Merseyside Fire And Rescue Authority - No objections in principle

Knowsley Parish Council - No comments received.

### **NEIGHBOUR NOTIFICATION:**

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

### **ARTICLE 35**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 the Florence Roby site on Overbrook Lane, Knowsley Business Park. The application seeks planning permission for the installation of a containerised steam generation plant. This would be located to the outside of the north western corner of the building. The steel container housing the steam generator would be sapphire blue in colour (RAL 5003) to match the existing commercial building with dimensions of 12m x 3.2m and a height of 4m with the chimney flue projecting to 9m. The container would be 2m to the boundary and 7.5m to the rear elevation of the building to the north which now forms part of the same commercial business operated by Blades. The proposed

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scheme is to reduce energy costs and national supplier reliance by producing steam powered electricity on site through the use of biofuels.

## **POLICY CONSIDERATIONS**

The application complies with the above noted planning policies.

## **DESIGN, ACCESS AND CRIME PREVENTION**

The container and flue design is functional and utilitarian as expected for such use and would house the steam generator. The works are acceptable in the context of the commercial use of the site and the location set back 88m from the highway with parking and plant partially in between and within the Knowsley Business Park. To mitigate the impact the container would be coloured the same as the existing building. A flue is proposed but it would not exceed the height of the existing buildings on site and is acceptable in its context. No crime or anti-social behaviour issues are raised.

## **HIGHWAYS**

The proposed works would be sited at the northern end of the site close to the boundary with the neighbouring unit (also in the control of the applicant) and would not take up any parking. No other highways issues are raised.

## **AMENITY**

The proposal is within the Knowsley Business Park and raises no residential amenity concerns. However, in the interests of the amenity of the occupiers of the neighbouring commercial sites a condition limiting noise from the plant would be prudent and Environmental Health although having no objections to the scheme have requested such a condition.

## **OTHER ISSUES**

An environmental permit to operate a medium sized combustion plant is required which would be issued by the Environment Agency.

## **CONCLUSION**

The proposal is to diversify power used at the unit though a steam generation plant housed in a steel casing unit. Whilst utilitarian in design the finished scheme would be acceptable visually given the location within the site and within the Business Park. The proposal would not adversely impact neighbouring sites and raises no highway issues. 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

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- 3) Fixed plant and equipment 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: To ensure that there is no excessive noise nuisance in the interests of amenity and to comply with Policy CS2 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) The steam generator housing and flue shall be coloured sapphire blue (RAL 5003) prior to installation on site or within 2 months of installation on site.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

## SCHEDULE 1

| Date Received | Ref. No          | Version | Drawing/Document Title               |
|---------------|------------------|---------|--------------------------------------|
|               |                  |         |                                      |
| 21/12/2021    | -                | -       | Boiler performance details           |
| 21/12/2021    | -                | -       | Chimney height calculations          |
| 17/12/2021    | 2196-PL-01 REV A | -       | Location Plan                        |
| 17/12/2021    | 2196-PL-04 REV A | -       | Proposed Site Plan                   |
| 17/12/2021    | 2196-PL-06 REV A | -       | Proposed Elevations                  |
| 17/12/2021    | 2196-PL-07 REV A | -       | Proposed Plans and Elevations        |
| 10/03/2022    | -                | -       | Byworth Steam Boilers brochure       |
| 10/03/2022    | -                | -       | Yorkshireman boiler performance data |

## Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:  
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Consultation is required with the Environment Agency in regard to an Environmental Permit for a medium sized combustion plant.

- 2 Merseyside Fire Authority (25.01.2022)

Lee Osborne  
11 April 2022

Alan Kilroe  
12 April 2022

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