
<u>APPLICATION NO:</u>	23/00118/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Halewood International Ltd, Wilson Road, Huyton		
<u>PROPOSAL:</u>	ERECTION OF 1 NO. SUBSTATION		

Site Description

This site forms part of the former Halewood International (Sovereign Distillery) site which is now vacant. The application site forms a grassed area fronting Wilson Road. The site is surrounded by existing commercial premises.

Proposal

It is proposed to erect a new sub station to upgrade the supply to the existing site to meet the medium to long term needs of the site. The sub station would have a maximum height of 2.7m and would measure 4m in length and 3.6m in width. The proposed facing materials comprise facing brick, engineering brick, softwood doors , galvanised steel louvres and a cast concrete roof.

Consultations

Tarbock Parish Council No Comments Received
Environmental Health - No objections in principle.
The Coal Authority - No objections in principle.
United Utilities Water Ltd - Water Mains cross the site and UU's guidance must be adhered to.

Representations

This application has been publicised by letters sent to 10 neighbours. It has also been advertised by Site Notice No representations have been received.

Planning History

No relevant history

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular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

National Planning Policy Framework

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

Design/ Siting

There are several examples of similar sub stations along the Wilson Road frontage. Sub stations tend to be located near the highway for ease of access for maintenance . The design is typical of a sub station in a commercial area. The shallow roof ensures the height of the building is kept to a minimum. The use of facing brick as the main material would be in keeping with the surrounding area. The materials are acceptable in principle subject to the approval of samples which can be secured by planning condition. In conclusion the siting and design would be in compliance with Local Plan policy CS19.

Noise

Sub stations can cause noise from the generators or transformers. Whilst this site is within an established commercial area any noise emissions can add to the overall background noise levels of the area and there are houses located to the rear of the former Halewood International

site.

To ensure any increase to the background noise levels are kept to a minimum it is recommended that a condition is imposed to ensure the plant and machinery is designed so that its 5db below the existing background noise level.

This would safeguard the amenities of the closest noise sensitive properties and would ensure compliance with Saved UDP policy ENV2.

Conclusion

The principle of a new sub station in a commercial area is acceptable. The siting and design are appropriate for the area and would not cause any harm to the visual amenities of the area of the street scene.

The proposal would be in accordance with the Local Plan and saved UDP policies listed above.

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) 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: To safeguard nearby occupiers from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/03/2023	SP4000534 REV 4	-	SUBSTATION DOORS
02/03/2023	SP4000542 REV 5.0	-	VENT DETAILS
02/03/2023	7182-031	-	PROPOSED SECTIONS
02/03/2023	7182-030	-	FLOOR PLANS & ELEVATIONS
02/03/2023	7182-027	-	PROPOSED SITE LAYOUT
02/03/2023	7182-025	-	SITE LOCATION PLAN

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

K Foster

Date:

17 May 2023

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

Informatives

1. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

2. SEE ATTACHED CONSULTATION RESPOSE FROM UNITED UTILITIES DATED 4TH MAY 2023

Appendix 1 – Site Photographs



