

Regeneration and Economic Development Department

APPLICATION NO: 21/00545/FUL
Athletic Grounds

APPLICANT: Liverpool Football Club and

WARD AFFECTED: Northwood

DEVELOPMENT: INSTALLATION OF WATER IRRIGATION TANK, BOREHOLE AERATION TANK, AND ASSOCIATED IRRIGATION PUMP STATION AND BOREHOLE PLANT ROOM KIOSK . (EXISTING PUMPHOUSE AND TANK TO BE REMOVED).

LOCATION OF SITE: Liverpool Football Club Training Ground , Simonswood Lane, Northwood, Kirkby, L33 5XB

KNOWSLEY LOCAL PLAN ALLOCATION –

Sporting Leisure and Community use - Existing Major Sporting Uses

RELEVANT POLICIES

CS2 - Development Principles'

CS19 - Design Quality and Accessibility in New Development

TECHNICAL CONSULTATIONS:

United Utilities: Initially United Utilities requested a condition for foul and surface water drainage, however, following further consideration, United Utilities raise no objections as long as there is no interaction from the irrigation tank and pump station with the surface water sewer.

Merseyside Fire and Rescue: No objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 56 neighbours. It has also been advertised by Site Notice 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 is for the installation of water tank, borehole filtration tank and associated pumphouses at Liverpool Football Club training facility. The proposal also includes the removal of an existing water tank. The proposal is the result of the club identifying an enhanced requirement for irrigation which requires a larger irrigation tank and a borehole filtration tank. Each requires its own pumphouse.

Following a site visit, it was seen that the proposed development has already been implemented.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The irrigation tank is 13.2m in diameter and 3.6m high. The tank is sited closer to Arbour Lane than the existing water tank. It's associated pumphouse is 5m wide, 4m deep and 2.7m high.

The borehole tank is 7.3m wide in diameter and 2.3m high. It's associated pumphouse is 6m wide, 3.0m deep and 3.0m high.

POLICY CONSIDERATIONS

The application site is an Existing Major Sporting Use within the Local Plan Core Strategy. The proposed development is consistent with the allocation and would facilitate and improve the primary purpose of the site as an area for major sport. Therefore, the development is acceptable in principle.

The application complies with policies CS2 'Development Principles' and CS19 'Design Quality and Accessibility in New Development' of the Knowsley Core strategy and policy EC3 of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

The water tanks are located within the complex of Liverpool Football Club Training Academy. The water tanks are located within the complex of Liverpool Football Clubs Training Academy. The tanks are a necessity to the function of the Training Academy.

The agent has confirmed that the irrigation pump station only interacts with the irrigation mainline pipe network; and that there is no interaction between the irrigation tank and pump station with the surface water sewer.

The application raises no crime or anti-social behaviour issues.

AMENITY

The water tanks are sited within the complex of Liverpool Football Club Training Academy. The application raises no amenity issues.

CONCLUSION

The installation of the water tanks and associated pumphouses are acceptable in design and would not harm the amenity of neighbouring premises. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

- 1) 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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.06.2021	1604.1-PLA-XX-XX-DR-L-0003	P01	Irrigation tanks - Location Plan
02.09.2021	LVP011	01	Borehole pump/tank location/arrangement
02.09.2021	LVP008	00	Schematic pump/tank location arrangement
02.09.2021	LVP009_A	00	Irrigation tank/pumphouse arrangement elevation view
02.09.2021	LVP009_B	00	Irrigation tank/pumphouse arrangement plan view

Informatives

None.

Jo Sheridan

12 October 2021