

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00408/FUL

CASE OFFICER: Andrew Hunt

WARD: Halewood South

PARISH: Halewood
Town Council

LOCATION: Jaguar Land Rover, Jaguar Plant, North Road, Halewood, Knowsley

PROPOSAL: ERECTION AND REPLACEMENT OF 1NO. REGENERATIVE
THERMAL OXIDIZER (RTO), AND 1NO. INCINERATOR, TOGETHER
WITH OTHER ASSOCIATED WORKS

Site Description

The application site is a small rectangular site to the south west of the Jaguar Land Rover complex of buildings. It is the edge of the roof of the main Jaguar Land Rover building. The Jaguar Land Rover site is separated from residential dwellings to the north by a railway and residential dwellings to the south by the A561.

Proposal

The proposal is for the erection and replacement of 1no regenerative thermal oxidiser (RTO) and 1 no incinerator together with other associated works. Both the current RTO and incinerator are located in the interior of the building as part of the paint shop. The works relocate existing units outside to the top of the roof to free up floorspace within the building. The works would have the visual appearance of pipework on top of the roof and would be a maximum height of 22.8 metres above ground level.

The incinerator is to be located north of the proposed (RTO) and will be 27.4m in length. The incinerator will sit on a separate platform.

The RTO will sit on a specially erected steel platform. The platform will sit slightly above the existing roof ridge at 9.2m. The RTO includes an exhaust flue, totalling an overall stack height of 22.8m. The RTO has a total length of 20m.

Consultations

Cadent Gas – No objection subject to informatives.

Liverpool Council - No Response

Environmental Health – No objection subject to conditions in relation to fixed plant noise and construction hours. This application primarily concerns the relocation / replacement of existing plant that controls the emissions from the process. The emissions from the equipment involved are already regulated under the site's environmental permit.

Merseyside Fire and Rescue – No objection subject to informatives.

Representations

The application has been publicised by a site notice and by letters sent to 7 neighbours. No representations have been received.

Planning History

None relevant

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
CS4 - Economy and Employment
CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas

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

Principle of Development

The proposal would involve the removal of the existing RTO and incinerator their location within the paint shop inside the building and their replacement with new versions located on the rooftop of the building to free up space.

The proposal would relate to the existing use of the site as a car production facility and would be compatible with the existing use of the site. The proposal would involve minor changes to the site which would remain in its existing employment use. There would be no loss of employment land. Therefore, the application is considered acceptable in principle.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

The structures would be located on the roof of the main building and would be over 80 metres away from the site boundary. Therefore, there would not be any impacts on neighbouring occupiers from loss of light, privacy or outlook. The structures will not affect the amenity of neighbours.

Environmental Health have no objections subject to conditions that limit construction hours and fixed plant noise levels.

In relation to noise impacts it is considered that due to the location of the site over 80 metres away from the site boundary (combined with the small scale of the works relative to the site) a condition in relation construction hours would not be reasonable, necessary or proportionate. Instead noise can be controlled by a fixed plant noise condition.

Streetscene

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new

places.

The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The structures would be located on the roof of the main building but would be seen against a context of existing tall structures and pipework on the roof of the building. The area affected is well within the site located within an area which is inaccessible to the public. The structures would be relatively small compared to the large building on site and would be over 80 metres away from the boundary. The structures would also not be readily visible from public vantage points outside the site. Therefore, there would be no impact on the streetscene and the proposal would be acceptable.

Air Quality

Core Strategy Policy CS2 states that the council will minimise negative impact on air quality and ensure any negative impacts are appropriately mitigated.

“Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by:

j) Minimising negative impact upon flood risk, air quality, water quality, land quality, soil quality, and noise or vibration levels and ensuring any negative impacts are appropriately mitigated”.

The proposed RTO and incinerator would be involve replacement and relocation of the existing units. There would be no increase in emissions over the existing situation. The existing units would be relocated from inside to outside the building to free up space.

As a result, there would be no harm to air quality from the proposal. This is supported by the views of Environmental Health who have no objection to the proposal.

Conclusion

The proposal would be acceptable in principle and in relation to neighbour amenity and streetscene and air quality. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-

- a. Agent Email – Emissions - (received 08/09/2025).
- b. RTO Stack Emissions Monitoring Report 2024 - (received 16/07/2025).
- c. Incinerator Stack Emissions Monitoring Report 2024 - (received 16/07/2025).
- d. RTO Stack Emissions Monitoring Report 2023 - (received 16/07/2025).
- e. Incinerator Stack Emissions Monitoring Report 2023 - (received 16/07/2025).
- f. Emissions summary report 2024 - (received 16/07/2025).
- g. Emissions summary report 2023 - (received 16/07/2025).
- h. Proposed Site Plan - (received 02/07/2025).
- i. Proposed Plans and Elevations - (received 02/07/2025).
- j. Location Plan - (received 02/07/2025).

Reason: For the avoidance of doubt.

3) Fixed Plant Noise

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 order to prevent excessive noise for neighbours.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
<u>Date:</u>	<u>10/09/2025</u>

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) Cadent Gas – See Letter
- 2) Merseyside Fire and Rescue – See Letter