

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00414/KMBC1 **CASE OFFICER:** Andrew Hunt

WARD: Halewood South **PARISH:** Halewood
Town Council

LOCATION: Plantation School, Hollies Road, Halewood, Knowsley, L26 0TH

PROPOSAL: ERECTION OF PLANT EQUIPMENT TO ROOF (RETROSPECTIVE)

Site Description

The application site is Plantation School, Hollies Road, Halewood. The site consists of a main school building, modular buildings to the south, hardstanding and greenspace areas. There are dwellings to the north east and north west of the site and dwellings to the east on Hollies Road.

Proposal

The proposal is for the erection of plant equipment to roof (retrospective). There are four items of plant which have been installed on the roof. Three heat recovery units (HRU) and a kitchen extract fan. The site is an L shape site on the roof with plant and machinery spread across this part of the roof. The roof is located close to the houses that back onto the site at Crantock Close.

Consultations

Environmental Health – No objection subject to an operating hours condition.

Representations

This application has been publicised by two site notices, and by letters sent to 56 neighbours. One representation has been received which raises the following issues:.

- The operating hours are incorrect as they have been used after 09:00 to 15:30. They have been on after midnight and 7:15am.
- The noise test was undertaken at ground level and bedrooms are more likely to be affected by the noise.

Planning History

- 05/00109/KMBC1 -ERECTION OF INFIL CLASSROOM EXTENSION TO REAR OF EXISTING ASSEMBLY HALL. APPROVED 31 March 2005
- 16/00176/FUL -INSTALLATION OF HARDSTANDING AND 3 METRE HIGH STEEL MESH FENCING TO CREATE CHILDRENS MULTI USE GAMES AREA. APPROVED – 1 June 2016
- 15/00800/FUL -EXTENSION TO EXISTING KITCHEN ON SITE OF EXISTING BIN STORE.CONSTRUCTION OF NEW BIN STORE TO

GRASSED AREA FRONTING MOBILE CLASSROOM. APPROVED 15 February 2016.

- 18/00599/FUL -ERECTION OF EXTERNAL CANOPY TO REAR ELEVATION (ADJACENT TO NURSERY) TO PROVIDE A SHELTERED OUTDOOR TEACHING AREA. APPROVED 20 November 2018.
- 22/00711/KMBC1 - ERECTION OF A TWO STOREY REAR EXTENSION TO EXISTING SCHOOL TOGETHER WITH THE ERECTION OF 7 NO. TEMPORARY MODULAR CLASSROOM BUILDINGS , 3M HIGH TEMPORARY BALL STOP NETTING AND CREATION OF HARDSTANDING AREA TO REAR. - approved 27.03.2023

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 Policy
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development

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

ENV2 - Noise and Vibration

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 application site is situated within an Urban Greenspace and Education Land, however, the structure is located on the roof and is ancillary and related to the main use of the site as a school. The proposal is therefore acceptable in principle, subject to an assessment of the potential impact on residential amenity and siting and appearance.

Core Strategy Policy CS22 part 1 states that new development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by:

e) Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques

The proposal would comply with part e0 of policy CS22.

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.

Loss of Light / Outlook

The plant and machinery is 1.7m higher than the highest part of the roof at the highest point, which was previously 6.65 metres. This would be an increase of around slightly over 25% in height. However, the majority of the plant would be between 80 and 84 cm above the roof. In addition, some parts of the roof would not be increased in height. The level of increase is considered to not be significant.

Whilst there would be views of the plant from neighbours on Cantock Close, the addition of the rooftop plant would not create significant harm to amenity.

Therefore, there would be no harm to neighbours through loss of light or outlook.

Noise

In relation to noise impacts, a plant noise assessment has been produced which demonstrates that the proposal would not cause adverse noise impacts on neighbours during daytime hours.

The nearest noise receptors are to the north east on Crantock Close. Based on the worst case predicted external noise level of 39dBA, and assuming that a partially open window provides -15dB attenuation from outside to inside, the resultant internal noise level would be 24dBA for neighbouring properties. This level is considered to not cause harmful noise levels and is below the recommended 35 dBA level for a bedroom.

However, whilst the assessment demonstrates that there would be a low adverse impact when the equipment is in use during the school day, this does not cover nighttime hours. Therefore, a condition is necessary to ensure that the plant only operates during daytime hours to minimise potential noise impacts on neighbours.

This is supported by the council's Environmental Health team who accept the report's conclusions and have no objection subject to an operating hours condition to ensure that the plant will not operate outside 8am to 8pm.

In relation to first floor impacts, even if the levels would be 1 or 2 dba higher at first floor level, the decibel levels are significantly below (11 db below), the 35dba level for bedrooms, so would be well within guidance limits.

Overall, the proposal would not result in harm to neighbour amenity and the proposal complies with Core Strategy Policy CS19.

Character of area

Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The plant and machinery is not readily visible from Hollies Road and would not result in harm to the street scene. There is only very limited views public footpaths to the south and so the plant and machinery is not readily visible from public viewpoints outside the school site. The plant is not visible from Crantock Road as it is obscured by the houses. The plant is typical of school sites which often have similar plant and machinery on the roof.

Overall, there is no harm to the character of the area and the proposal complies with Core Strategy Policy CS19.

Conclusion

The proposal would be acceptable in principle and in relation to neighbour amenity and the streetscene. 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) Noise

The roof top plant (comprising 3 heat recovery units) shall only operate between the hours of 8am to 8pm on any day with the kitchen extract fan only used when cooking.

Reason: To prevent harmful noise impacts on residents.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Jo Sheridan**

Date: **08/10/2025**

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/07/2025	2536-02-03-002	01	Proposed Roof Plan
10/07/2025	2536-02-03-001	01	Proposed Elevations
10/07/2025	2536-02-02-003	01	Proposed Site Plan
10/07/2025	2536-02-02-001	01	Location Plan

Informatives

N/A