

<u>APPLICATION NO:</u>	26/00030/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Amazon (Venus 210), Moorgate Road, Kirkby		
<u>PROPOSAL:</u>	INSTALLATION OF NEW PLANT EQUIPMENT COMPRISING OF REFRIGERATION EQUIPMENT WITHIN 1.8M FENCED ENCLOSURE TOGETHER WITH VENTILATION LOUVRE ON THE SOUTH ELEVATION		

Site Description

This application relates to a large commercial steel framed building with service yards, HGV loading/unloading area and parking in use as an Amazon warehouse on the Delphi Trading Estate. The site is accessed off Moorgate Road and bounded on the north side of the site by South Boundary Road.

Proposal

The application is for the installation of refrigeration plant equipment within an enclosure enclosed by 1.8m high paladin fencing. The enclosure would be approximately 13.25m wide by 6.54m deep and sited on hardstanding within the overall HGV yard area adjacent the south elevation of the building.

Within the enclosure would be two gas cooler units and two associated booster units. The plant would be a maximum of 2.6m high from ground level and protrude above the paladin fencing. The enclosure would be adjacent the south elevation of the building and the equipment closest to the west elevation of the building, where the visitor entrance is facing Moorgate Road, would be approximately 19.5m from the west elevation. The enclosure would be situated between the glazed wraparound onto the south elevation of the main reception area and a roller shutter door to the main warehouse, within the overall HGV yard area.

The louvre would be very small against the overall building at 0.3m by 0.3m and would be on the eastern half of the south elevation of the building. The louvre would be approximately 7.8m from ground level at its lowest point and would be approximately 44.5m from the east elevation of the building. The louvre would be coloured to match the building. The louvre would be linked with an internal air handling unit to be installed.

Consultations

None required

Representations

This application has been publicised by letters sent to 20 neighbours. No representations have been received.

Relevant Planning History

17/00626/NMA4 - Application for a non-material amendment following grant of planning permission 17/00626/FUL - (application to vary condition no.1 as applied to planning permission 16/00400/FUL - demolition of existing building and erection of a new industrial/ warehouse building (use classes B2/B8) including ancillary office space and construction of car parking spaces) - variation sought to approved plans as listed in Schedule 1 to allow for changes to the size and locations of the louvres on north and west elevations and changes to the size and location of the level dock doors on the southern elevations.

Granted: 05.07.2021.

17/00626/NMA3 - Amendment to condition 7 to allow internal works to be undertaken at any time. Granted: 23.04.2021.

17/00626/NMA2 - Application for a non-material amendment following grant of planning permission 17/00626/FUL - (application to vary condition no.1 as applied to planning permission 16/00400/FUL - demolition of existing building and erection of a new industrial/ warehouse building (use classes B2/B8) including ancillary office space and construction of car parking spaces) - variation sought to approved plans as listed in Schedule 1 to allow for the addition of 2no levelled access door on the southern elevation of the existing warehouse, installation of a mezzanine to provide ancillary office accommodation, additional windows on the western elevation, erection of welfare block, erection of 1no external ramp on the southern elevation, erection of a waste platform and canopy on the southern elevation, erection of guard hut and 2no smoking shelters, reconfiguration of the car parking and rear yard area including a car park extension on the southern boundary and installation of external plant comprising of 9no new ventilation louvers on the northern elevation and 1no wall mounted condenser and 3no vrf units. Granted: 17.03.2021.

17/00626/NMA - Application for a non-material amendment following grant of planning permission 17/00626/NMA - application to vary condition no.1 as applied to planning permission 16/00400/FUL - demolition of existing building and erection of a new industrial/ warehouse building (use classes b2/b8) including ancillary office space and construction of car parking spaces - variation sought to approved plans as listed in schedule 1 to allow for alteration to elevations and car park layout (approval sought for resiting of 1 no. level access roller shutter door and 1 no. personnel door; removal of second floor louvres to western elevation; resiting of 4 no. louvres to office accommodation on western elevation; removal of traffic island at site entrance; installation of 2 no. pedestrian refuges to site entrance road; erection of substation; amendments to kerb line within car parking area/service yard and increase in vehicle turning circle to north east corner of site and installation of grasscrete).

Granted: 23.10.2018.

17/00626/FUL - Application to vary condition no.1 as applied to planning permission 16/00400/FUL - demolition of existing building and erection of a new industrial/ warehouse building (use classes B2/B8) including ancillary office space and construction of car parking spaces - variation sought to approved plans as listed in schedule 1 to allow for alteration to elevations and car park layout. Granted: 04.01.2018.

16/00400/FUL - Variation of condition no. 2 attached to planning permission 14/00510/FUL - demolition of existing building and erection of a new industrial/ warehouse building (use classes B2/B8) including ancillary office space and construction of carparking spaces - to allow for amendments to: increase of floor

space by 640sq.m; alterations to elevations; relocation of sprinkler tank and pump house; and amendments to car parking layout including increase in number of HGV spaces and area for future car park expansion. Granted: 06.02.2017.

14/00510/FUL - Demolition of existing building and erection of a new industrial/warehouse building (use classes B2/B8) including ancillary office space and construction of car parking spaces.
Granted: 04.11.2014.

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)

EC3 - Primarily Industrial Areas

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

The equipment is of types commonly found on industrial and warehousing building and is therefore acceptable in principle subject to acceptable amenity impacts and policy compliance.

Visual Amenity Concerns

The refrigeration equipment enclosure is relatively modest in scale set against the backdrop of the building and the adjacent HGV yard area. It would be well set back from the Moorgate Road elevation, and the equipment is of a type commonly found adjacent industrial and warehouse building often of significantly smaller size than the Amazon building. It is considered that the enclosure would have acceptable impacts on the visual appearance of the building and its curtilage, and the wider area. The louvre would not be readily visible against the backdrop of the building, being of small size and similar appearance to the cladding of the building.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

General Amenity Considerations

The proposed refrigeration plant comprises two modest sized gas cooler units and two slightly smaller units set adjacent an HGV yard area and back from the Moorgate Road elevation of the building some 19.5m. The nearest residential properties are in Lindby Crescent, with the closest approximately 121.5m taken in a straight line, and with Moorgate Road between. The submitted noise report advises that the results of the BS4142 predict that noise levels will be below the existing background noise levels at all receptor locations during the daytime and night-time. The noise report includes air source heat pumps that do not form part of this application, and therefore the refrigeration units and small louvre will have less impact again. As such the proposal would have acceptable impacts in terms of noise. However, it would be prudent to attach the standard fixed plant noise condition to ensure such.

No other amenity concerns are raised and the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies EC3 and ENV2 of the UDP

BNG

The refrigeration enclosure would be sited on existing hardstanding area within the HGV yard adjacent the building, and no vegetation would be lost as a result. Therefore, the application is exempt from BNG requirements.

Conclusion

The proposal is for relatively small-scale plant installation and a small louvre. The proposal would have acceptable impacts on visual and general amenity. The application complies with national and 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 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: In the interests of amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/02/2026	25108_ASA_00_E X.SI_D_A_0001_(S3_P04)	REV P04	LOCATION PLAN
26/02/2026	25108_ASA_00_Z Z.ZZ_D_A_0012_(S3_P03)	REV P03	REFRIGERATION PLANT DETAIL
26/02/2026	25108_ASA_00_Z Z.ZZ_D_A_0009_(S3_P04)	REV P04	PROPOSED ELEVATIONS
26/02/2026	25108_ASA_00_Z Z.01_D_A_0007_(S3_P02)	REV P02	PROPOSED SECOND FLOOR PLAN
26/02/2026	25108_ASA_00_E X.SI_D_A_0003_(S3_P06) Proposed Site Plan	REV P06	PROPOSED SITE PLAN
29/01/2026	784-B075616	V2	BNG EXEMPTION NOTE
29/01/2026	-	-	VENTILATION / EXTRACTION STATEMENT

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 13/05/2026

Informatives

1. For the avoidance of doubt this planning permission does not give permission for the ASHUs referenced in the submitted Noise Impact Assessment by Lysander Associates Ltd referenced 784-B075616 dated January 2026 and the submitted Ventilation / Extraction Statement by RED Engineering Design dated 05/12/2025.

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

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Appendix 1 – Site Photographs