

<u>APPLICATION NO:</u>	25/00164/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Northwood	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Bunker 9 - 8 Draw Well Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7BJ		
<u>PROPOSAL:</u>	INSTALLATION OF SOLAR PANELS TO EXISTING FLAT ROOF		

Site Description

The application site is a large industrial building set within an industrial estate on Draw Well Road. The site consists of a building with a hardstanding area to the east. There are other industrial buildings to the north, south, east and west. The site forms part of the wider Kirkby industrial estate.

Proposal

The proposal is for the installation of solar panels to existing flat roof. The panels would be spread out over the entire roof in four sections.

Consultations

N/A

Representations

This application has been publicised by letters sent to 11 neighbouring premises and by a site notice. No comments 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS23 - Renewable and Low Carbon Infrastructure

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 rooftop solar panels. The proposal would involve minor changes to the existing building which would remain in its existing employment use. 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 solar panels are located at rooftop level and away from the site boundary. Therefore, they will not affect the amenity of neighbours. Overall, there would be no harm to amenity.

Streetscene

The rooftop solar panels would be located well within the site and would not be readily visible from the streetscene (Draw Well Road) with only the edges of the solar panels being visible. The streetscene is industrial in character with large square industrial buildings, therefore the solar panels would not be out of character for the area. As a result, there would be no impact on the streetscene.

Other Considerations

The proposal would also provide benefits in terms of providing self-sufficient renewable energy generation in accordance with Core Strategy Policy CS23.

Conclusion

The proposal would be acceptable in principle and in relation to Neighbour amenity and 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 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. Block Plan – Rev A - (received 02/05/2025).
 - b. Proposed Elevations - (received 02/05/2025).
 - c. Proposed Roof Plan - (received 02/05/2025).
 - d. Location Plan – Rev B (received 02/05/2025).

Reason: For the avoidance of doubt.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
<u>Date:</u>	<u>07/05/2025</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

N/A