
Report to: [Planning Committee](#) **Date of Meeting:** [08 February 2012](#)

Subject: [S/2011/1433](#)
[Oil Salvage Limited Lyster Road, Bootle](#)

Proposal: [Erection of a single storey vehicle repair building, 2 oil storage tanks with associated concrete bund walling and an oil supply gantry crossing Lyster Road from the adjacent site. \(Alternative to S/2011/1025 withdrawn 10/11/11\)](#)

Applicant: [Mr Vincent Vernon](#) **Agent:** [Oil Salvage Limited](#)

Report of: [Head of Planning Services](#) **Wards Affected:** [\(Linacre Ward\)](#)

Is this a Key Decision? [No](#) **Is it included in the Forward Plan?** [No](#)

Exempt/Confidential [No](#)

Summary

This is a major application for a new building, oil storage tanks and a gantry across Lyster Road for Oil Salvage Ltd. The main issues include the principle of the proposals, visual impact, impacts on the adjacent Listed Building and on highway safety, and issues relating to pollution, contaminated land, renewable energy and tree provision.

Recommendation(s)

Approval

Reasons for the Recommendation:

The proposal is acceptable in principle and will not have a detrimental impact on the visual amenity of the area, the setting of the adjacent Listed Building, on highway safety considerations and on pollution and contamination issues.

Implementation Date for the Decision

Immediately following the Committee/Council/Working Group meeting

Contact Officer: [Mrs S Tyldesley](#) Telephone 0151 934 **3569**

Case Officer: [Mrs D Humphreys](#) Telephone 0151 934 **3565 (Tue, Thu & Fri)**

Email: planning.department@sefton.gov.uk

Background Papers:

The following papers are available for inspection by contacting the above officer(s).

History and Policy referred to in the report

The Site

Oil Salvage is an oil processing / oil refining business situated on both sides of Lyster Road. The application site is located on the south side of Lyster Road and is bounded by Rimrose Road to the east, Arctic Road to the west and a Grade II listed warehouse building to the south.

This side of Rimrose Road contains various industrial and commercial uses including dock related activities.

Proposal

Erection of a single storey vehicle repair building, 2 oil storage tanks with associated concrete bund walling and an oil supply gantry crossing Lyster Road from the adjacent site. (Alternative to S/2011/1025 withdrawn 10/11/11)

History

S/2011/1025 - Erection of a single storey vehicle repair building, 2 oil storage tanks with associated concrete bund walling and an oil supply gantry crossing Lyster Road from the adjacent site. Withdrawn

S/2009/0019 - Variation of condition 5 on planning approval S/2008/0044 to plant 13 trees adjacent to the application site. Approved 05/03/09

S/2008/0044 - (adjacent site) Erection of 3 steel framed clad buildings. Approved 27/02/08

Consultations

Highways DC – no objections; existing vehicular access arrangements to the site and the proposed internal layout are acceptable; amended drawings required so that the vertical clearance between the crown level of the carriageway of Lyster Road and the underside of the oil supply gantry is a minimum of 5.70m; applicant will need to apply for a licence under s178 of the Highways Act 1980 to lawfully erect the oil supply gantry.

EA – no objection in principle; the site is permitted to accept waste oil however the installation of tanks and pipeline/gantry will require a variation to the permit.

Sustainable Energy Officer – the revised renewable energy proposals satisfy Policy DQ2.

Head of Environment – no objection in principle; add standard conditions and informatives M-6, Con-1 to Con-5, I-15; Processed Fuel Oil (PFO) shall only be used as a fuel in the proposed oil burners as specified in the application; the oil burners shall not be used until either a H1 chimney height calculation has been submitted for approval or all necessary parameters have been submitted to carry out the calculation and the emissions from the burners shall not exceed the approved data.

Neighbour Representations

Last date for replies: 11/12/11 (neighbours)
9/12/11 (site notice)
22/12/11 (press notice)

None received

Policy

The application site is situated in an area allocated as Port and Maritime Zone / Coastal Planning Zone on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ2	Renewable Energy in Development
DQ3	Trees and Development
EDT8	Business and Industrial Development Outside Primarily Industrial Areas
EDT9	The Port and Maritime Zone
EP1	Managing Environmental Risk
EP2	Pollution
EP3	Development of Contaminated Land
HC4	Development Affecting the Setting of a Listed Building

Comments

The main issues to consider include the principle of the proposal, its scale, design and visual impact, the impact on the setting of the adjacent listed building, the effect on highway safety and issues relating to pollution, contaminated land, renewable energy and trees.

Principle

The site comprises an existing oil processing business located within the Port and Maritime Zone as defined in the adopted Sefton UDP. The proposal for a new vehicle repair building, 2 oil storage tanks and an oil supply gantry are acceptable in principle as they are required in association with the existing business operating from the site. The proposals will not conflict with UDP Policies EDT8 and EDT9.

Scale, Design and Visual Impact

The proposed building measures 21.6m by 48.2m and will extend along the Lyster Road elevation of the site alongside an existing office building. Its maximum height is 10.1m and it is to be constructed in grey profiled metal sheeting with a blue trim to match other Oil Salvage buildings. The 2 oil tanks each have a diameter of 14m and a height of 14m and will be positioned along the Arctic Road elevation of the site. A 2m high concrete bund wall will be built around the tanks. The oil supply gantry will extend across Lyster Road between the 2 Oil Salvage sites close to its junction with Arctic Road at a height of 5.7m above the carriageway.

The scale, design and visual impact of the building, the oil tanks and the gantry are considered acceptable within the context of this industrial location close to the docks.

Listed Building

The site is adjacent to a Grade II listed warehouse situated on the corner of Strand Road and Rimrose Road. Given the nature of the area and the relative size of the proposal it is not considered that the proposed development would be detrimental to the setting of the adjacent listed building.

Highway Safety

Highways Development Control raise no objections to the proposal as there are no highway safety implications. An amended plan has been received showing the height of the gantry raised from 5m to 5.7m above the crown level of the carriageway of Lyster Road in accordance with the Design Manual for Roads and Bridges.

Pollution

The Head of Environment has raised no objections in principle to this development. However, several conditions are recommended in order to protect amenity and to control emissions from the proposed oil burners.

Contaminated Land

The Head of Environment has recommended that the standard contaminated land conditions should be imposed in order to address this issue.

Renewable Energy

UDP Policy DQ2 requires that all non-housing schemes of 1,000 sq m or more provide at least 10% of their predicted energy usage from on-site renewable sources. The current proposal involves a total provision of 1,351 sq m floorspace and the applicant proposes to install 2 oil burners which produce energy from 100% waste derived fuel. The Council's Sustainable Energy Officer is satisfied that this will meet the terms of Policy DQ2.

Trees

Policy DQ3 requires the provision of 1 new tree per 50 sq m gross floorspace for new non-residential buildings. Thus, 20 new trees will be required for the 1,043 sq m new floorspace proposed for the new building. The submitted drawings show that 20 new trees will be planted along the Rimrose Road and Lyster Road frontages of the site and this satisfies Policy DQ3.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. M-2 Materials (sample)
4. Landscaping (scheme)
5. L-4 Landscape Implementation
6. S-2 Renewable Energy
7. M-6 Piling
8. Con-1 Site Characterisation
9. Con- 2 Submission of Remediation Strategy
10. Con-3 Implementation of Approved Remediation Strategy
11. Con-4 Verification Report
12. Con-5 Reporting of Unexpected Contamination
13. Only Processed Fuel Oil (PFO) shall be used as a fuel in the proposed oil burners.
14. (a) The proposed oil burners shall not be used until either:
 - (i) a H1 chimney height calculation is submitted to and approved in writing by the Local Planning Authority; or
 - (ii) The necessary parameters needed to carry out the H1 chimney height calculation have been submitted to and approved in writing by the Local Planning Authority
- (b) The emission limits from the proposed oil burners shall not exceed those specified in (a) above.

Reasons

1. RT-1
2. RX1
3. RM-2
4. RL-3
5. RL-4
6. RS-2
7. RM-6
8. RCON-1
9. RCON-2
10. RCON-3
11. RCON-4
12. RCON-5
13. In the interests of amenity and to comply with Sefton UDP Policies CS3 and EP2.
14. In the interests of amenity and to comply with Sefton UDP Policies CS3 and EP6.

Notes

1. The applicant will need to apply for a licence under s178 of the Highways Act 1980 to erect the oil supply gantry and is advised to contact the Highways Development Control team on 0151 934 4175 in this regard.
2. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 8 to 12 above have been complied with. If unexpected contamination is found after development has begun, development must be halted on

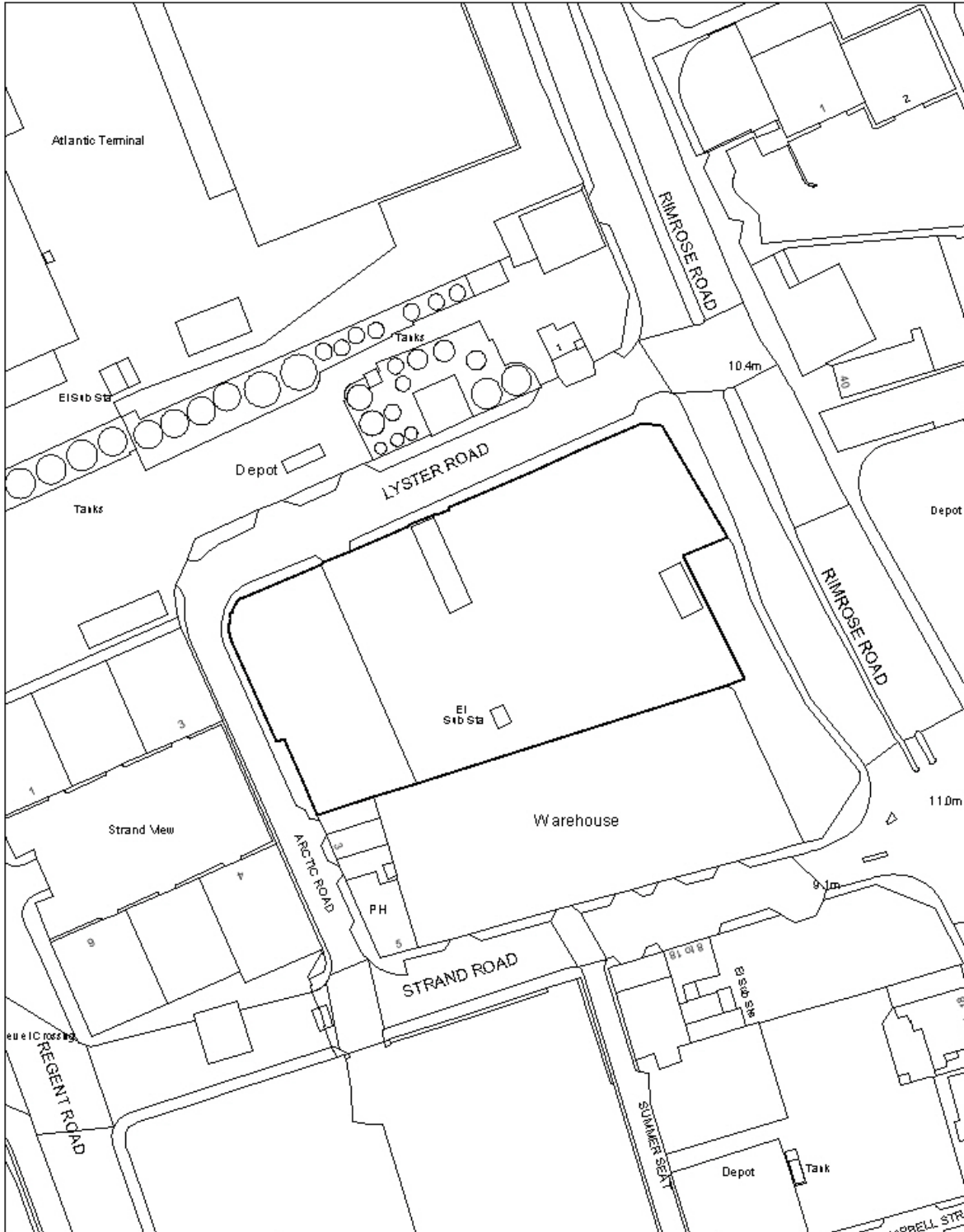
that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing, until condition 12 has been complied with in relation to that contamination. Contaminated land planning conditions must be implemented and completed in the order shown on the decision notice above.

3. The applicant is advised that if the calculations submitted under condition 14 show that the chimneys need to be higher than shown on the approved plans then a revised planning application will be required.

Drawing Numbers

Location Plan, LR2-001 rec 12/1/12, LR2-001E, 002, 003A, 004A, SK101, SK104

Existing site plan



Sefton Council Department of the Built Environment Jane Gowling Head of Planning Services	S/2011/1433 Oil Salvage Limited Lyster Road Bootle		Standard Site Plan Scale: 1:1250 Date: 24/1/2012 Drawn By: RO BID on
	OSGR: 333424, 395333	Sheet(s) 49B	Area: 7441 sqm

Proposed site plan

