

## **Regeneration and Economic Development Department**

**APPLICATION NO:** 17/00626/NMA4

**APPLICANT:** Flintrock Ltd

**WARD AFFECTED:** Northwood

**DEVELOPMENT:** 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

**LOCATION OF SITE:** Venus 210, Moorgate Road, Southdene, Kirkby, Knowsley, L33 7XW,

### **KNOWSLEY LOCAL PLAN ALLOCATION –**

Strategic Road Network - Strategic Road Network

Land for Employment development - Land For Employment Development

Primary Industrial Area - Primarily Industrial Area

### **RELEVANT POLICIES**

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS4 - Economy and Employment

CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks

### **TECHNICAL CONSULTATIONS:**

None Required

### **NEIGHBOUR NOTIFICATION:**

Not required for an NMA.

### **PLANNING HISTORY**

APP. NO: 95/00032/APP

PROPOSAL: ERECTION OF 16,500 SQM BUILDING FOR THE PRODUCTION AND ASSEMBLY OF ELECTRICAL COMPONENTS FOR THE AUTOMOTIVE INDUSTRY.

DECISION: GRANTED

DECISION DATE: 20 February 1995

APP. NO: 96/00010/APP

PROPOSAL: CONSTRUCTION OF CANOPY OVER EXISTING LOADING BAY, RETENTION OF GAS METER HOUSE, NITROGEN TANK, 2 NO. WATER TANKS, SPRINKLER PUMPHOUSE, CHILLED WATER PUMPHOUSE AND CHILLERS

DECISION: GRANTED

| Document Reference | Document Issue Number | Document Issue Date |
|--------------------|-----------------------|---------------------|
| PS/DC/OP04/05      | 003                   | 23/9/02             |

APP. NO: 14/00510/FUL  
PROPOSAL: 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.  
DECISION: PER  
DECISION DATE: 4 November 2014

APP. NO: 16/00400/FUL  
PROPOSAL: 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 CAR  
PARKING 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  
DECISION: GRANTED  
DECISION DATE: 6 February 2017

APP. NO: 17/00626/FUL  
PROPOSAL: 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

DECISION: GRANTED  
DECISION DATE: 4 January 2018

APP. NO: 17/00626/NMA  
PROPOSAL: 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  
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)  
DECISION: GRANTED  
DECISION DATE: 23 October 2018

APP No 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

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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 ACCOMODATION, ADDITIONAL WINDOWS ON THE WESTERN ELEVATION, INSTALLATION 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 SECURITY HUT AND 2NO SMOKING SHELTERS, RECONFIGURTION 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 – 17th March 2021

APP. NO: 17/00626/NMA3  
PROPOSAL: AMENDMENT TO CONDITION 7 TO ALLOW INTERNAL WORKS TO BE UNDERTAKEN AT ANY TIME  
DECISION: PER  
DECISION DATE: 23 April 2021

### **ISSUES AND ASSESSMENT:**

#### **PROPOSAL**

This application relates to a large commercial building (B2/B8 uses) on the Delphi Trading Estate, off Moorgate Road, Knowsley Industrial Park. Planning permission was originally granted in 2014 and 2017 and the building works originally commenced in 2017.

This application proposes a non-material amendment to planning permission 17/00626/FUL. The proposed amendment comprises changes to the size and location of louvres to the north and west elevations and changes to the size and location of the 4 level dock doors on the southern elevation.

Given the location of the site and the nature of the change proposed, the principal consideration would be whether the proposed changes would have a material effect on the appearance of the development.

#### **DESIGN CONSIDERATIONS**

The two louvres to the northern elevation are proposed to be increased in size from 19.8sqm to 34.81sqm. These would be finished in the same colour as the cladding panels. To the western elevation a small louvre is proposed to be repositioned to avoid the bracing. To the southern elevation the proposed 4 level dock doors would be increased in height from 3.9m to 5.2m.

The proposed changes are of a minor nature and given the location of the development and its scale they are considered to be non-material changes.

There have already been a number of non-material amendment applications approved on the site and it is necessary to consider whether the changes as a whole have a material effect. However, given the minor nature of the current proposals it is considered that the cumulative changes would not have a material effect on the appearance of the development.

#### **CONCLUSION AND REASON FOR DECISION**

In the context of the wider scheme for this large commercial building the amendments proposed are

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considered to be non- material and are acceptable to the Local Planning Authority.

**RECOMMENDATION:**

That the proposed changes are considered to be non- material and the application is hereby approved subject to the following condition.

- 1) The development shall be amended in accordance with the approved plans and documents as listed in Schedule 1.

Reason: For the avoidance of doubt.

**SCHEDULE 1**

| Date Received | Ref. No | Version | Drawing/Document Title |
|---------------|---------|---------|------------------------|
| 03/06/2021    | P01     | REV E   | LOCATION PLAN          |
| 03/06/2021    | P09     | REV C   | PROPOSED ELEVATIONS    |
| 03/06/2021    | P03     | REV G   | PROPOSED SITE PLAN     |

**Informatives**

None

Mark Quinn

30 June 2021

Alan Kilroe  
5 July 2021

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