

Regeneration and Economic Development Department

APPLICATION NO: 19/00228/NMA4

APPLICANT: GMI Construction Group PLC

WARD AFFECTED: Whitefield

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/00723/FUL RELATING TO CHANGES TO THE HARD AND SOFT LANDSCAPING, RAISED PLANTERS REMOVED, UPDATE TO HARD SURFACE FINISH, LAYOUT TO SITE 14, LAYOUT TO UNIT 15 SERVICE BAY, UPDATES TO LAYOUT AS A RESULT OF SEPERATE APPROVALS

LOCATION OF SITE: Land At Junction Of County Road/Hall Lane And To Rear Of St Chads Parade Together With Land At Cherryfield Crescent/Adrians Way/Eagles Court & Spicer Grove, Kirkby

KNOWSLEY LOCAL PLAN ALLOCATION:

Action Areas - Action Areas

Strategic Road Network - Strategic Road Network

Town and District Centres - Town And District Centres - Kirkby Town Centre

RELEVANT POLICIES

Knowsley Local Plan Core Strategy (2016)

CS2 - Development Principles

CS7 - Transport Networks

CS10 - Principal Regeneration Area - Kirkby Town Centre

CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement UDP (2006)

Policy T7- New Development and Walking & Cycling Routes

National Planning Policy Framework (NPPF)

Design Quality in New Development SPD (2016)

TECHNICAL CONSULTATIONS:

Cadent Gas Limited - No objection

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 0 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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ISSUES AND ASSESSMENT:

PROPOSAL

This application is for a non-material amendment to the previously approved application 20/00723/FUL. This application was for the following:

Variation of Condition no.2 (approved plans) attached to planning permission 19/00228/FUL to allow for elevational changes to food store and amendment to design and layout of petrol filling station bin store / plant area, and variation of condition to allow for servicing and deliveries to Unit 16 to take place between 06:00 and 00:00.

This non-material amendment application seeks the following amendments to the approval:

- Raised planters and seating removal;
- Unit 14 service bay kerb line amended;
- Unit 14 minor site amendments;
- Unit 15 service bay updated;
- Footpath line to rear of Unit 16 amended to suit highway design;
- Bollards throughout the site reconfigured;
- Trolley Bays to car park repositioned;
- Bins added within public domain;
- Raised planters removed - features retained using different finishes and benches reconfigured;
- Reconfigured ramp between MSCP and Unit 5;
- Communal service yard updated including substation relocation;
- Sprinkler tank updated to Unit 1;
- Crossing realigned;
- Cycle hoops repositioned (taken from within service yard) plus 5 further cycle hoops shown;
- Motorcycle hoops reconfigured;
- Bollards line altered;
- Cycle hoops reconfigured;
- Cycle hoops relocated to side of Unit 1
- Plant area to the rear of Unit 16 reconfigured;
- General update to unit 1 sprinkler tank arrangement;
- General update to reflect current S73 submission ref: 20/00723/FUL;
- Substation updated;
- Rear of Unit 1 altered as per current S73;
- Internal layout reconfigured as per S73.

POLICY CONSIDERATIONS

This application proposal would be in compliance with the National Planning Policy Framework and the relevant Local Plan Core Strategy (2016) policies outlined above.

DESIGN, ACCESS, AND CRIME PREVENTION

Several of the proposed changes to the previously approved planning application rearrange the street furniture within the site. The 6 cycle hoops situated to the side of Unit 4 which form 12 cycle spaces have been reconfigured and the cycle hoops from the service yard have been repositioned to the side of Unit 1 with an additional five cycle hoops provided. The repositioning and the addition of cycle hoops to the car park are minor alterations to the design of previously granted development and would ensure good levels of safety, security, and convenience for all road users within the site. Therefore, these amendments would not have a material impact on the overall appearance of the granted development.

The bollard line has been amended and throughout the site the bollards have been reconfigured. Bins have also been added within the public domain. The relocation of the stainless steel bollards and the

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insertion of bins at the site are not material and would not have an adverse effect on the external appearance and character of the development as a whole given their scale, positioning, and materials.

The raised planters and seating have been removed from the pedestrian gateway plaza which lies in between Units 2 and Unit 14. Additionally, raised planters have also been removed and seating reconfigured outside Units 10-13 along with two benches outside Unit 10 have been omitted. These proposed amendments would not fundamentally change the design, layout or external appearance of the development when compared to the previously approved application.

The proposed change to the communal service yard consists of the relocation of the external plant / storage areas and the repositioning of the substation. The reconfiguration of these areas would not change the appearance of Unit 9 or the wider area.

The proposed amendment to the substation situated at the rear of Unit 1 would result in two sets of double doors to the front elevation and a single door to the side elevation. The openings on the substation would be minor updates to its external appearance and would not result in a fundamental change in the design of the development overall.

Documented within the drawing proposed site layout (showing Schedule of changes) is for the proposed change of the sprinkler tank at Unit 1. Amendments to the sprinkler tank were addressed in a recent non-material amendment application ref: 19/00228/NMA3 and were approved.

The proposed changes to the layout of Unit 15 service bay, Unit 14 Service bay Kerb line and the layout of Unit 14 would not have an adverse impact on the appearance of the buildings or result in a fundamental change in the design of the development as a whole.

The reconfigured ramp between Multi Storey Car Park and Unit 5 would not have a detrimental impact on the design of the development or the function of the space.

The reconfiguring of the plant area to the rear of Unit 16 would not result in no harm to visual amenity, the overall character, appearance, and the design of the approved scheme.

The proposed change to the footpath line to the rear of Unit 16 to suit highways design is considered to not be material and would not cause significant harm to highway safety, amenity, and the layout of the development.

It is to be noted that the rear of Unit 1 has been altered as well as the internal layout of the unit reconfigured as per the latest S73 approval (20/00723/FUL). The proposed amendments would not cause any significant change in the design of Unit 1 and the previously granted scheme overall.

It is signposted within the drawing proposed site layout (showing Schedule of changes) amendments to McDonalds Drive thru access/ egress along with a walkway to be added through their car park. The proposed changes are shown outside the original red edge of the application and therefore are not approved under this application.

Although it is acknowledged that there are a number of changes proposed, they are small changes and in the context of the scheme as a whole, either taken by themselves or together as a whole they are not considered to represent a material change to the appearance of previously approved development. The non-material application is considered compliant with CS19 of the Knowsley Local Plan Core Strategy.

HIGHWAYS

The existing trolley bays within the car park have been repositioned and the disabled and P&T parking spaces have been offset to prevent through traffic across the walkway. Additionally, the 6 motorcycle hoops which lie to the south east of the car park which create 10 motorcycle spaces in addition to the cycle hoops to the side of Unit 4 and Unit 1 have been repositioned.

The repositioning of the trolley bays, the motorcycle and cycle hoops to the side of Unit 4 and Unit 1, the offsetting of the special needs and P&T parking and the realignment of the crossing are minor

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changes to the previously granted scheme and would result in no adverse impact on highway safety and thus would not have a material effect.

AMENITY

The proposed amendment would not cause no detrimental harm to the amenity of existing or future residents.

OTHER ISSUES

None.

CONCLUSION

The proposal is considered acceptable in design, amenity, and highway safety terms. The proposal would be in accordance with the local planning policies and the National Planning Policy Framework. The amendments are considered non-material.

RECOMMENDATION:

- 1) That the non-material amendment application be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/04/2021	UG_11277_LAN_FF_DRW_03	REV P13	FENCING AND FUNITURE PLAN
16/04/2021	UG_11277_LAN_GA_DRW_01	REV P15	GENERAL ARRANGEMENT
16/04/2021	UG_11277_LAN_HL_DRW_02	REV P13	HARD LANDSCAPE PLAN
16/04/2021	UG_11277_LAN_SL_DRW_04	REV P16	SOFT LANDSCAPE PLAN - SHEET 1 OF 4
16/04/2021	UG_11277_LAN_SL_DRW_05	REV P16	SOFT LANDSCAPE PLAN - SHEET 2 OF 4
16/04/2021	UG_11277_LAN_SL_DRW_06	REV P16	SOFT LANDSCAPE PLAN - SHEET 03 OF 04
16/04/2021	UG_11277_LAN_SL_DRW_07	REV P16	SOFT LANDSCAPE PLAN - SHEET 04 OF 04
09/04/2021	7563_V2_P101	REV N	PROPOSED SITE LAYOUT
09/04/2021	7563_V2_P115	REV A	PROPOSED SITE LAYOUT (SHOWING SCHEDULE OF CHANGES)
09/04/2021	7563_V2_P721	REV A	PROPOSED SITE LITTER BIN AND CYCLE/MOTORCYCLE PARKING LAYOUT
09/04/2021	7563	V01 040121	STREET FURNITURE SCHEDULE
16/04/2021	UG_11277_LAN_LS_N_DRW_08	P06	LANDSCAPE SUPPORTING NOTES

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Informatives

- 1 See attached Cadent Gas letter.

Rachel Maddison

28 April 2021

Alan Kilroe

28 April 2021

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