



Knowsley Metropolitan Borough Council
Development Control
Huyton Library
Civic Way
Knowsley, L36 9GD

23 July 2024
CONFIDENTIAL

Dear Sir/Madam,

JLR HALEWOOD, NON-MATERIAL AMENDMENT (NMA) FOLLOWING GRANT OF PLANNING PERMISSION 22/00458/FUL

WSP has been instructed by joint applicants JLR and On-Site Energy Ltd (the applicants) to submit a non-material amendment (NMA) relating to planning permission 22/00458/FUL, at JLR Halewood. The requisite application forms are enclosed with this submission and the application fee of £363.00 has been paid electronically to the Planning Portal quoting Ref: PP-13011749.

Application 22/00458/FUL (approved 10 January 2023) granted planning permission for the '*Erection of 1 No. Industrial Building (Use Class B2/B8) including associated amenity facilities and multiple connection links with existing manufacturing unit together with other associated works*' at the above site. This NMA application seeks to amend the approved quantity of Photovoltaic (PV's) panels as detailed within the 'Roof Plan' drawing (REF:5018966-RDGXXRF-PL-A0102, Rev D).

Section 96A of the Town and Country Planning Act 1990 allows Local Planning Authorities (LPAs) to make changes to planning permissions if they are satisfied that the change is not material.

As we set out below, the amendments proposed as part of this NMA application will result in a non-material change to the approved scheme. Despite the change in quantity of the proposed PV, no further changes are proposed as part of this application. This route has been discussed and agreed upon with Joanne Sheridan (06/06/24) to ensure this application route is the most appropriate procedure for securing this non-material amendment.

This covering letter is accompanied by a set of plans that meets the submission requirements for non-material amendment applications as follows:

- This covering letter;
- Previously Approved Roof Plan (Ref: 5018966-RDGXXRF-PL-A0102, Rev D)
- Proposed Roof Layout Plan (Ref: JLR-HWL-LO-MEP-0020.7)
- Solar PV Specification Details (Smart PV Controller - 100KTL Datasheet SUN2000-100kTL-M2 and Tiger Neo N-Type JKM580N-72HL4-BDV 560-580 Watt)

The proposed amendments are addressed in more detail within the sections below.

BACKGROUND TO THE APPLICATION

JLR, Halewood employs approximately 3,700 people, in which the site has been benchmarked to be a key contributing plant to achieve the aspirations set out within JLR's 'Reimagine' strategy which promotes a sustainability-rich approach to car manufacturing. The building concerning this

application is located at the southern extent of the JLR Halewood complex, located to the north of Speke Boulevard.

The Halewood site is now transitioning into producing new vehicle architecture to meet JLR's future sustainability aspirations. This application, alongside many others as seen to date on the site demonstrates JLR's streamlined structure, investing into its existing manufacturing facilities to deliver greater agility and resilience for the future. These efforts are the start of JLR's journey in its aspiration of becoming a net zero carbon business by 2029.

In March 2024 JLR announced its renewable energy plan, which is to be rolled out across its national estate to increase resilience to energy supply issues and reduce exposure to market volatility, whilst aligning to the goals as set out within the Reimagine strategy. JLR's new off-grid energy projects aim to produce almost 120 Mega Watts (MW) of renewable energy at their peak, enough to power nearly 44,500 homes or charge 2.7 million I-PACE batteries annually.

Central to these plans is the installation of a variety of solar types designed to maximise the unique qualities of each of JLR's sites, initially focusing on key manufacturing and non-production locations in the UK, which includes Halewood.

On-Site Energy is working with JLR on the delivery of its solar programme.

NON-MATERIAL AMENDMENTS

Application 22/00458/FUL introduced an additional 32,364sq.m of employment floorspace to the JLR Halewood complex which has been subsequently built. This application seeks to amend the parameters set out within condition 6 attached to this application which reads:

"As stated within the Energy Statement, within six months of the first use of the building the 2800sq.m PV's shall be installed and fully operational."

The approved roof plan attached to application 22/00458/FUL (ref: 5018966-RDGXXRF-PL-A0102 Rev D) details the layout of the 2,800sq.m of photovoltaic panels that were to be installed on the roof of the approved building. An extract of this plan has been included below and has been submitted with this NMA application.

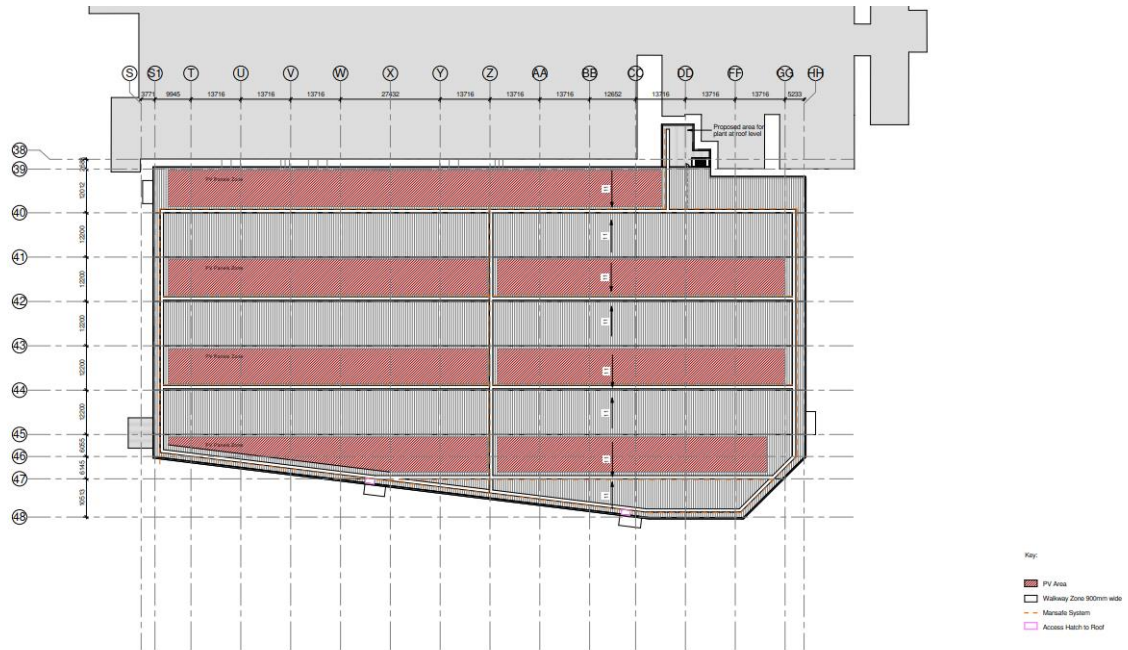


Figure 1: Approved PV Layout (22/00458/FUL)

This application seeks to amend the layout of the proposed PV panels on the building subject to application 22/00458/FUL. The proposal now seeks to introduce 3972 panels, which will generate 2,303 kWp of electrical output as detailed within the proposed roof plan submitted with this application (Ref: JLR-HWL-LO-MEP-0020.7). Technical specifications of the proposed PV panels and inverter types have also been submitted with this application. The plan as detailed below illustrates the new layout of the PV panels proposed on the south extension building.

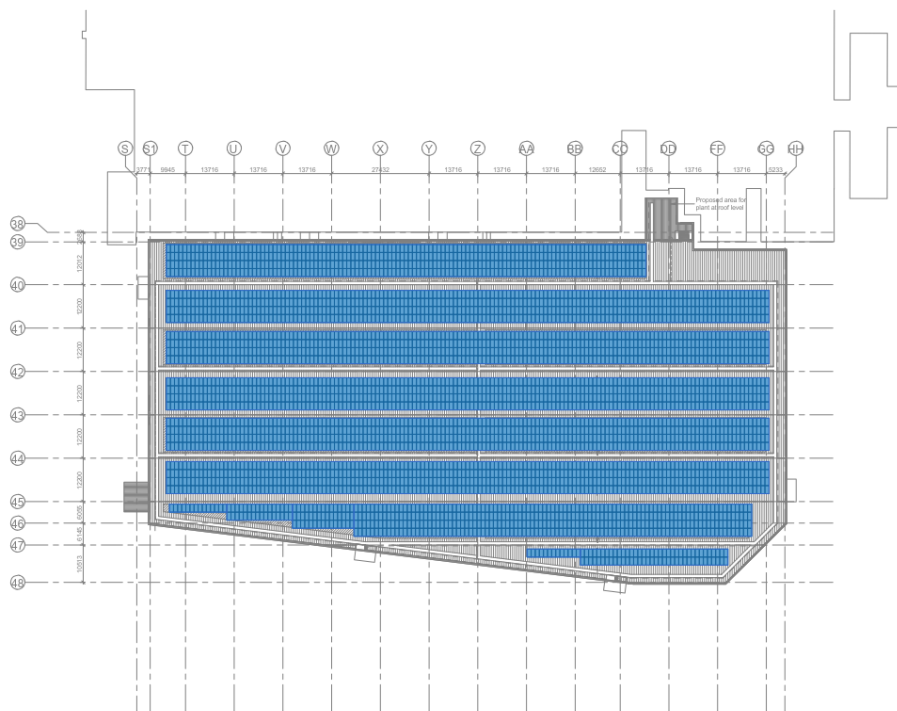


Figure 2: Proposed PV Layout

ASSESSMENT

It is generally accepted that non-material amendments are those which:

- Retain the purpose and spirit of the original consent. The proposed change in PV panels will retain this.
- Would not result in any detrimental impact either visually or in loss of amenity. In terms of design, the amendments proposed are deemed to be very minor and will not affect the appearance of the site from either Speke Boulevard, or the residential properties located to the south along Clough Road. The existing scale and topography of the site, alongside additional screening from Speke Boulevard, means the changes proposed will be de minimis in regard to the overall site appearance. The proposed amendments will therefore not cause a detrimental impact on the site's design or the amenity of the surrounding uses.
- Will not result in any significant change to the type, amount, or nature of the approved development. There is no change.
- Would not result in any materially different impacts as a result of the non-material change.
- Would not result in the interests of any third party or body who participated in or were informed of the original decision being disadvantaged in any way. The amendments do not materially alter the development so that it would require any third-party consultation or cause policy conflict; and
- Would continue to accord with planning policy.

The proposed amendment satisfies these criteria. The amendment retains the purpose and spirit of the original consent; does not materially change the type, amount or nature of the development and will preserve its quality. It will not have materially different impacts than those previously considered. We therefore ask that the LPA approves this Section 96A application.

We look forward to receiving confirmation that this application is validated, and that the non-material amendment can be approved within the statutory 28-day period.

Yours faithfully



Daniel Jackson
Planning Director