

APPLICATION NO: 21/00959/NMA1 **CASE OFFICER:** Reece Black

WARD: Northwood **PARISH:**

LOCATION: Imagination 2, Image Business Park, Acornfield Road

PROPOSAL: NON-MATERIAL AMENDMENTS TO 21/00959/FUL (ERECTION OF A DETACHED INDUSTRIAL BUILDING (MIXED E(g)(iii), B2 & B8 USES) WITH ANCILLARY OFFICES, CAR PARKING, SERVICE AREA AND SOFT LANDSCAPING) AMENDMENTS SOUGHT TO REGULARISE THE SUBSTATION DIMENSIONS; REPOSITION BIN STORE; REARRANGE AND ADDITIONAL CAR PARKING; REPOSTITON CONDENSER UNIT; PALADIN FENCE INCREASED TO 2.4M, REGULARISE SURFACE YARD MATERIALS AND AMENDMENTS TO THE LANDSCAPING TO BE IN LINE WITH CHANGES TO THE PROPOSED SITE PLAN

Site Description

The application relates to an area of land to the east side of Acornfield Road, within Image Business Park, which is sited within the wider Knowsley Business Park.

There is a tree belt to the north of the site and a relatively new industrial building to the east of the site. To the south is an internal access road and to the west is Acornfield Road.

Proposal

The application seeks permission for amendments to a previously approved planning permission (21/00959/FUL) which permitted the erection of a detached industrial building (mixed E(g)(iii), B2 & B8 uses) with ancillary offices, car parking, service area and soft landscaping.

This application applies to make amendments which the applicant considers are non-material changes to the originally approved planning permission.

The changes are summarised as follows:

- regularisation to substation dimensions;
- repositioning of the bin store;
- rearrangement and additional provision of car parking;
- repositioning of condenser unit;
- increasing the height of the paladin fence 2.4m;
- regularisation of surface yard materials and;
- amendments to the landscaping to be in line with changes to the proposed site plan

Additional new plans have been submitted within this NMA to supersede the older versions as previously approved under 21/00959/FUL and 21/00959/NMA:

Previously approved plan	New proposed plan
PROPOSED SITE PLAN 21065 – PL1002 REV J	PROPOSED SITE PLAN 21065 - PL1002 REV L
PROPOSED BLOCK PLAN 21065 – PL1003 REV C	PROPOSED BLOCK PLAN 21065 – PL1003 REV D
PROPOSED SITE WASTE MANAGEMENT PLAN 21065-PL1005 REV B	PROPOSED WASTE MANAGEMENT PLAN 21065 – PL1005 REV C
TYPICAL FOUNDATION PLINTH FOR 11Kv UNIT SUBSTATION WITH 3.0 X 2.45M GRP ENCLOSURE SP20222244 REV 5.0	SUBSTATION CONSTRUCTION DETAIL 020 REV 2
PLANTING PLAN 21-59-03 REV J	PLANTING PLAN 25-095-01 REV P02

Consultations

None required.

Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply.

Planning History

APP. NO: 21/00959/FUL
PROPOSAL: ERECTION OF A DETACHED INDUSTRIAL BUILDING (MIXED E(g)(iii), B2 & B8 uses) WITH ANCILLARY OFFICES, CAR PARKING, SERVICE AREA AND SOFT LANDSCAPING
DECISION: GRANTED
DECISION DATE: 22 September 2022

APP. NO: 21/00959/NMA
PROPOSAL: ERECTION OF A DETACHED INDUSTRIAL BUILDING (MIXED E(g)(iii), B2 & B8 USES) WITH ANCILLARY OFFICES, CAR PARKING, SERVICE AREA AND SOFT LANDSCAPING. NON MATERIAL AMENDMENT TO PLANNING APPLICATION 21/00959/FUL TO RESITE THE BUILDING AND ALL EXTERNAL AREAS FOOTPRINT (CAR PARKING, SERVICE AREA) 2.95M TO THE EAST, AMENDMENT TO PLANTING PLANS, AMENDMENT TO SITE LEVELS, INSTALLATION OF GATES TO ACCESS EXISTING WATER METER AREA ON ACORNFIELD ROAD, INSTALLTION OF A CONDENSOR UNIT TO THE NORTH WEST CORNER OF THE SERVICE YARD, AMENDMENT TO THE REFUSE AREA ENCLOSURE TO THE EAST AND THE CAR PARKING ADJACENT TO IT (3 ADDITIONAL SPACES)

AND THE REMOVAL OF 2 CAR PARKING SPACES TO THE NORTH OF THE WATER METER AREA.

DECISION: GRANTED
DECISION DATE: 5 December 2024

Relevant Policy

KNOWSLEY LOCAL PLAN: CORE STRATEGY (JANUARY 2016)

CS1 – Spatial Strategy for Knowsley Principles
CS2 – Development Principles
CS4 – Economy and Employment
CS7 – Transport Principles
CS8 – Green Infrastructure
CS11 – Principal Regeneration Area – Knowsley Industrial and Business Parks
CS19 – Design Quality and Accessibility in New Development
CS21 – Greenspace and Trees
CS24 – Managing Flood Risk
CS27 – Planning and Paying for New Infrastructure

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

EC3 – Primarily Industrial Areas
T8 – Transport Assessments
T9 – Travel Plans
DQ4 – Trees and Development
ENV2 – Noise and Vibration
ENV5 – Contaminated Land

Article 35 Statement

Not applicable.

ASSESSMENT

The application is for the consideration of non-material amendments following the grant of planning permission on the 22.09.2022 for 21/00959/FUL. The sought changes are outlined in the proposal section of the report.

Regularisation to substation dimensions:

The previously approved details showed the substation would be housed in an enclosure with the dimensions of 3m in width, 2.5m in depth to a square footprint, and would be served by a flat roof, which would attain a maximum height of 2.6m from ground level.

The electrical substation details included within this application would measure 6.5m in width, 5.4m in depth to a rectangular shaped footprint and would be served by a shallow, low-height hipped roof, which would attain a maximum height of 2.8m.

Whilst the dimensions of the substation are larger (particularly to the width and depth) this change is considered minor in nature when considered in the context of the scale and size of the overall development and would be considered a non-material amendment in context.

Repositioning of the bin store

The refuse area was previously permitted for relocation and repositioned approximately 13m from the front elevation of the building and 3m off from the eastern boundary of the site under 21/00959/NMA.

This NMA application seeks to reposition the refuse and recycling area (delineated in a dashed green line on the Proposed Site Plan / Waste Management Plan (dwg.No. 21065 – PL1005 REV C) so that it is situated adjacent and to the north of the electrical substation, set back by 11m from the southern internal service road and 32.5m from the front elevation of the detached building (unit 2). It would still be within the service area to the front of the unit.

The proposed collection route (delineated in a dashed purple line on the Proposed Site Plan) utilising the main vehicular access and egress of the site and onto Acornfield Road.

The repositioning and relocation of the refuse and recycling is non-material and a minor change which does not alter the proposed development.

Rearrangement and additional provision of car parking:

The indicated location of the refuse and recycling area would remove 2 no. car parking spaces; however, an additional 7 no. car parking spaces in contrast to the previously approved site plan / waste management plan have been provided to the most eastern part of the service yard to the front of unit 2.

The proposed changes would not result in a decrease to the originally approved application, simply altering the parking layout and arrangement on-site (with additional provision) and consequently, this amendment is considered to be non-material to the original application.

Repositioning of condenser unit:

Under 21/00959/NMA that application saw the installation of a condenser unit to the north-west corner of the service yard. This was positioned 2.5m forward of the front elevation of the building.

The proposed amendments pertaining the condenser unit would be its repositioning to further back and located immediately in front of the building. These changes are negligible in the context of the site layout and would not have any material change to the previously approved NMA or the original application.

Increasing the height (2.4m) of paladin fencing:

The paladin fencing would be increased in height from 2.1m to 2.4m (an additional 0.3m) and would bound the front service yard's frontage and western boundary, which separates it from the main car parking. The increase to 2.4m tall paladin fencing, given the originally approved planning permission included a 2.1m tall paladin fenceline, would be acceptable and a very minor change.

Regularisation of surface yard materials:

The service yard would predominately be surfaced in asphalt; this would remain unchanged from the previous NMA application and original application.

The pathway just beyond and in front of the 2.4m paladin fenceline and is annotated by the key to be surfaced as a 'in-situ concrete path' and the pathway from through the car parking leading to the internal crossing would be surfaced in concrete block paving.

These changes would be small, minor changes which would not significantly or materially alter the original application and in the context of the overall proposal, would be an acceptable change.

Amendments to landscaping:

The changes to the landscaping scheme for the tree, hedge and shrub planting, from the original application, the first NMA and the current application is presented in the table below.

	21/00959/FUL	21/00959/NMA	21/00959/FUL
Tree planting no.	47	49	49
Hedge planting no.	847	1064	836
Shrub planting no.	978	492	1090

In summary, the level of tree planting would remain at 49 trees and is unchanged from the previous NMA.

The hedging planting has decreased slightly (by 228), whilst the shrub planting, at the request of the Local Planning Authority, has been increased to a total of 1090, which is more than previously approved on the original application (978).

It is deemed that these amendments are non-material and would not alter the character of the originally approved scheme. Whilst the hedge planting number has decreased from the previous NMA, it is roughly the same number as the approved details of the original application and on balance, there has been a considerable increase to shrub planting.

Conclusion

The proposed changes and amendments are minor in nature when considered in the overall context of the scale and size of the development and are considered to be non-material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway any more than the approved scheme.

Recommendation

The non-material amendment application be granted subject to the following condition:

- 1.) The plan(s) listed in Schedule 1 below are those approved. The development must be undertaken in full accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. No substitution should be made without prior

consent from the Local Planning Authority. Failure to comply with the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/12/2025	21065 - PL1003	REV D	SITE 2 - PROPOSED BLOCK PLAN
17/12/2025	21065 - PL1005	REV C	SITE 2 - PROPOSED WASTE MANAGEMENT PLAN
03/03/2026	21065 - PL1002	REV L	SITE 2 - PROPOSED SITE PLAN
18/03/2026	25-095-01	REV P02	PLANTING PLAN
26/02/2026	020	REV 2	SUBSTATION CONSTRUCTION DETAIL

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Jo Sheridan

Date:

20/03/2026

Informatives

Not applicable.

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