



Knowsley Council

Mr Robbie Wilson - Bloor Homes North West
1 Campion Park
London Road
Holmes Chapel
CW4 8BE

Our Ref: 22/00213/NMA1

Date: 13 February 2025

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION

LOCATION: Land North of M62 Motorway, Off Windy Arbor Road, (Halsnead), Whiston, Knowsley, L35 1RB,

I refer to your application for a non material amendment which was received on the 19 December 2024. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- NON-MATERIAL AMENDMENT TO APPLICATION 22/00213/REM FOLLOWING THE GRANT OF PLANNING PERMISSION AND APPROVAL OF RESERVED MATTERS REFERENCE 22/00213/REM (RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) AMENDMENT SOUGHT FOR HOUSE SUBSTITUTIONS FOR PLOTS 206, 222, 228, 234, 254, 255, 270, 325, 328 AND 329. MINOR LAYOUT CHANGES TO SITING OF PLOTS AND ALTERATION TO THE LAWRENCE HOUSE TYPE TO INCLUDE A GABLE ROOF RATHER THAN HIPPED ROOF

The plan(s) listed below are those approved. The development must be undertaken in 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 the prior consent from the Local Planning Authority. Failure to adhere to 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.

The proposed amendments listed above are approved subject to the following condition(s):-

1. The development hereby permitted shall be carried out in accordance with the approved plans listed below (as they relate to the plots shown on the location plan reference NW056-PD-2002 A) which are hereby approved by this Non-Material Amendment application, the relevant plans approved under non material reference 22/00213/NMA (listed separately below) and the remaining plans approved under 22/00213/REM, all listed within Schedule 1.



Knowsley Metropolitan Borough Council
PO Box 21 Archway Road Huyton Knowsley Merseyside L36 9YU
Telephone: 0151 489 6000 www.knowsley.gov.uk



Location Plan Drawing no. NW056-PD-2002 A received on
 Hallam CLA Brick Drawing no. 470.PL-01 received 8.1.25
 Lawrence CLA Brick Drawing no. 301.PL-01 received 8.1.25
 Locke CLA Brick Drawing no. 486.PL-01 received 8.1.25
 Makenzie CLA Brick Drawing no. 384_384-1.PL-01 received 8.1.25
 Makenzie CLA Brick Drawing no. 384_384-1.PL-09 received 8.1.25
 Heaton CLA Brick Drawing no. 487.PL-01 A received on 8.1.25
 Materials Layout Drawing no. NW056-PD-2007 REV A received on 8.1.25
 Means of Enclosure Drawing no. NW056-PD-2004 A received on 8.1.25
 Hard Surfacing Layout Drawing no. NW056-PD-2010 A received on 8.1.25
 Site Layout Drawing no. NW056-PD-2001 A received on 8.1.25
 Vehicle Charging Layout Drawing no. NW056-PD-2011 A received on 8.1.25
 Shed and Bin Layout Drawing no. NW056-PD-2012 A received on 8.1.25

NON-MATERIAL AMENDMENT REFERENCE 22/00213/NMA APPROVED PLANS
 Location Plan drawing number NW056-PD-2002 REV A received 01/07/24
 Site Layout drawing number NW056-PD-2001 REV A received 01/07/24
 McQueen CLA Brick drawing number 315SM_315SM-1.PL-01 received 13.5.24
 (Materials to be in accordance with plan reference NW056-PD-2007 REV D, note the substitution with similar materials are not hereby approved unless such details are submitted for prior approval by the Local Planning Authority).
 McQueen Floor Plans 315SM_315SM-1.PL-01 received 13.5.24

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/12/2022	NW034-LS-020	REV E	Landscaping Plan
15/12/2022	NW034-LS-021	REV E	Landscaping Plan
15/12/2022	NW034-LS-022	REV E	Landscaping Plan
15/12/2022	NW034-LS-023	REV E	Landscaping Plan
07/11/2022	NW056-2002	REV A	MEANS OF ENCLOSURE
21/12/2022	NW056-PD-2007	REV D	MATERIALS LAYOUT - NOTE: The substitution with similar materials if the approved material is not available is NOT hereby approved.
06/04/2022	385.PL-01	-	HENLEY BRICK
06/04/2022	385.PL-02	-	HENLEY RENDER
15/12/2022	NW056-PD-2011	REV C	VEHICLE CHARGING LAYOUT
15/12/2022	NW056-PD-2012	REV C	

07/11/2022	NW056-PD-2045	-	PROPOSED FENCING
04/04/2023	NW056-PD-2004	REV E	MEANS OF ENCLOSURE
06/04/2022	301.PL-02	-	LAWRENCE RENDER
06/04/2022	301.PL-01	-	LAWRENCE BRICK
16/12/2022	1627-SP05	REV A	SWEPT PATH ANALYSIS
06/04/2022	GL01.PL-01	-	SINGLE GARAGE
06/04/2022	GL02.PL-01	-	DOUBLE GARAGE
06/04/2022	372_372-1.PL-01	-	BYRON BRICK
06/04/2022	372_372-1.PL-02	-	BYRON RENDER
06/04/2022	385.PL-03	-	HENLEY TUDOR
06/04/2022	386_386-1.PL-01	-	KILBURN BRICK
06/04/2022	372_372-1.PL-02	-	BYRON RENDER
06/04/2022	386_386-1.PL-02	-	KILBURN RENDER
06/04/2022	389_389-1.PL-02	-	GROVIER RENDER
06/04/2022	400.PL-01	-	HILLCOTT BRICK
06/04/2022	400.PL-02	-	HILLCOTT RENDER
06/04/2022	400.PL-03	-	HILLCOTT TUDOR
06/04/2022	401.PL-01	-	WOLLATON BRICK
06/04/2022	401.PL-02	-	WOLLATON RENDER
06/04/2022	401.PL-03	-	WOLLATON TUDOR
06/04/2022	401.PL-05	-	WOLLATON FLOOR PLANS
06/04/2022	470.PL-01	-	HALLAM BRICK
06/04/2022	470.PL-02	-	HALLAM RENDER
06/04/2022	470.PL-03	-	HALLAM TUDOR
06/04/2022	471.PL-01	-	LYDGATE BRICK
06/04/2022	476.PL-01	-	WYATT BRICK
06/04/2022	471.PL-02	-	LYDGATE RENDER
06/04/2022	471.PL-03	-	LYDGATE TUDOR
06/04/2022	471.PL-05	-	LYDGATE FLOOR PLANS
06/04/2022	476.PL-02	-	WYATT RENDER
06/04/2022	476.PL-03	-	WYATT TUDOR
06/04/2022	476.PL-05	-	WYATT FLOORPLANS
06/04/2022	477.PL-01	-	MORRIS BRICK
06/04/2022	477.PL-02	-	MORRIS RENDER
06/04/2022	486.PL-01	-	LOCKE BRICK
06/04/2022	486.PL-02	-	LOCKE RENDER
06/04/2022	486.PL-03	-	LOCKE TUDOR
06/04/2022	807.PL-01	-	LYTTELTON BRYON BRICK
06/04/2022	807.PL-02	-	LYTTELTON BYRON RENDER

06/04/2022	807.PL-04	-	LYTTELTON BYRON FLOOR PLANS
15/12/2022	NW056-PD-2010	REV C	HARD SURFACING PLAN
16/12/2022	1627-SP05	-	SWEPT PATH ANALYSIS PLAN
07/11/2022	NW056-PD-2002	-	LOCATION PLAN
15/12/2022	NW034-LS-019	REV E	LANDSCAPING PLAN

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully



Executive Director - Regeneration and Economic Development