

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 22/00691/NMA

CASE OFFICER: Mark Quinn

WARD: Halewood South

PARISH: Halewood Town
Council

LOCATION: Boulevard Industry Park , Renaissance Way, Halewood

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00691/FUL (ERECTION OF A TWO STOREY SIDE EXTENSION _ EXTERNAL PLANT AREA SURROUNDED BY 2.4M HIGH FENCING AND ASSOCIATED EXTERNAL WORKS) AMENDMENT SOUGHT TO APPROVED PLANS FOR; CHANGES TO LAYOUT OF EXTERNAL PLANT AREA; LAYOUT OF EASTERN CAR PARK; CHANGES TO PATHWAYS; THE INCREASE IN SIZE OF LOUVRES TO EAST ELEVATION; RETENTION OF EXISTING CYCLE SHELTER; RELOCATION OF EXISTING SMOKING SHELTER; CHANGES TO NORTH ELEVATION TO INCLUDE INCOMING DUCT WORK FROM EXTERNAL PLANT AREA

Site Description

The application site is located at site 6, Renaissance Way on the Boulevard Industry Park, Halewood. The site is currently occupied by Seqirus and is used as a storage facility (Use Class B8) for vaccines.

The site is bounded by the Arriva Bus Depot to the west, structural landscaping and a railway line to the north and Seqirus site 5 to the south and Seqirus site 7 to the east.

Proposal

The applicant is one the world's largest influenza vaccine companies. They have developed a business case to demonstrate that the requirement for vaccine production in the UK will continue and the expansion to their operations in Speke is essential to support this increasing demand.

Planning permission was granted in March 2023 for the erection of a two-storey side extension and external plant area surrounded by 2.4m fencing and associated external works.

This application is for a non-material amendment for changes to layout of external plant area; layout of eastern car park; changes to pathways; the increase in size of louvres to east elevation; retention of existing cycle shelter; relocation of existing smoking shelter; changes to north elevation to include incoming duct work from external plant area.

Consultations

Cadent Gas – No objections in principle

Representations

None required

Planning History

00/00376/FUL - ERECTION OF APPROX. 4,968SQ.M INDUSTRIAL BUILDING

WITH ANCILLARY OFFICE AND STAFF FACILITIES, TOGETHER WITH
CONSTRUCTION OF CAR PARKING, SERVICE YARDS AND NEW ACCESSES

Granted - August 2000

22/00691/FUL - ERECTION OF A TWO STOREY SIDE EXTENSION & EXTERNAL
PLANT AREA SURROUNDED BY 2.4M HIGH FENCING AND ASSOCIATED
EXTERNAL WORKS

Granted – March 2023

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The proposed amendment extends the external plant area further to the east so that it aligns with the eastern elevation of the proposed extension. To reflect the amendment to the plant area the approved footpath to the northern and eastern edges of the external plant area is proposed to be altered accordingly so it's the same width running all the way through from the pedestrian crossing to the south of the site.

The proposed extension would have slightly larger louvres on the east elevation and would also have incoming duct work from the external plant area on the northern elevation.

There would be some minor amendments to the car park including the removal of a perimeter stone edge and relocation of the white lines to the east of the car park (to facilitate the widening of the car park lanes) and incorporation of two additional parking spaces and eight EV charging points.

The existing cycle shelter which was proposed to be removed is now proposed to be retained. The existing smoking shelter is now proposed to be in the SE corner of the site adjacent to the external staff picnic zone.

The precise detail of the plant area will be discharged under condition 9 attached to planning permission 22/00691/FUL.

Whilst it is acceptable in principle for the existing cycle store to be retained the precise number of cycle spaces and their location will be discharged under condition 4 attached to planning permission 22/00691/FUL.

The amendments are considered to be acceptable and would be non-material to the original permission.

Conclusion

The proposed amendments are considered to be acceptable in terms of appearance and design and would be in accordance with Local Plan policies CS7 and CS19.

The amendments are considered to be non-material to the approved extension under 22/00691/FUL.

Recommendation

That the proposed amendment is non material and is hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/06/2023	21027-FRA-XX-RL-DR-A-PL3103_P09	-	PROPOSED ROOF PLAN
27/06/2023	21027-FRA-XX-ZZ-DR-A-PL3104_P09	-	PROPOSED ELEVATIONS
27/06/2023	21027-FRA-XX-ZZ-DR-A-PL3105_P09	-	PROPOSED SECTIONS
27/06/2023	21027-FRA-XX-XX-DR-A-PL3001_P06	-	LOCATION PLAN
27/06/2023	21027-FRA-XX-00-DR-A-PL3100_P09	-	PROPOSED SITE PLAN
27/06/2023	21027-FRA-XX-00-DR-A-PL3101_P10	-	PROPOSED 00 PLAN
27/06/2023	21027-FRA-XX-01-DR-A-PL3102_P09	-	PROPOSED 01 PLAN

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: K Foster

Date: 8 August 2023

Informatives

See attached consultation response from Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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

Appendix 1 – Site Photographs







