

APPLICATION NO: 23/01197/NMA2 **CASE OFFICER:** Mark Quinn

WARD: Northwood **PARISH:**

LOCATION: Land To The North East Of The Junction Of Gale Road And Admin Road, Knowsley Industrial Park, Kirkby, Knowsley, ,

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 23/01197/FUL (ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR B8) AMENDMENT SOUGHT TO RELOCATE THE CYCLE STORE AND TO RELOCATE 8 CAR PARKING SPACES TO THE NORTHERN CORNER OF THE YARD AND AMENDMENTS TO THE LANDSCAPING AND PLANTING PLAN

Site Description

The application site comprises primarily a vacant plot of land located at the junction of Gale Road and South Boundary Road on Knowsley Business Park. (This was formerly the site of office buildings owned by Knowsley Council which have been demolished and the site cleared).

Land to the south of the site bounded by South Boundary Road and Admin Road is an existing car park. Part of the land to the south of the site is currently adopted highway.

Proposal

It is proposed to erect an industrial unit for a use within use class B2 (General Industrial) or Use Class B8 (Storage & Distribution). The building would be sited towards the eastern site boundary and would extend across the majority of the width of the site.

The primary site access would be from Gale Road serving the loading bays and main car park, however the smaller car park to the south would be served from a separate (existing) access off Admin Road. This would serve 23 car parking spaces and there would be a pedestrian link from this car park into the main site.

Planning permission was originally granted under ref 23/01197/FUL in February 2024. A non-material amendment (ref 23/01197/NMA) was granted in November 2024 to amend the supplier, coating finish and colour reference to some of the areas

of cladding on the building and to revise the position of the roof lights.

A further non- material amendment (ref 23/01197/NMA1) was granted in February 2025 to change the colour of the cladding panel below the window level.

This application is for a further non-material amendment to relocate the cycle store, relocate 8 no parking spaces and associated amendments to the landscaping plan.

Consultations

Highway Authority - No objections
Environmental Sustainability - No objections

Representations

No publicity required.

Planning History

APP. NO: 18/00520/KMBC1

PROPOSAL: DEMOLITION OF BUILDINGS, LANDSCAPING WORKS AND
ERECTION OF HOARDING

DECISION: GRANTED

DECISION DATE: 13 November 2018

APP NO: 23/011197/FUL

PROPOSAL: ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR
B8) WITH ANCILLARY OFFICE SPACE INCLUDING SERVICE
YARD, PARKING, SUB STATION AND OTHER ASSOCIATED
WORKS

DECISION: GRANTED

DECISION DATE: 26/02/24

APP. NO: 23/01197/NMA

PROPOSAL: ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR B8)
WITH ANCILLARY OFFICE SPACE INCLUDING SERVICE YARD,
PARKING, SUB STATION AND OTHER ASSOCIATED WORKS. NON
MATERIAL AMENDMENT TO PLANNING PERMISSION
23/01197/FUL. AMENDMENT SOUGHT TO THE SUPPLIER AND
COATING FINISH, AND COLOUR REFERENCES, OF SOME OF THE
EXTERNAL CLADDING STATED ON THE ELEVATIONS AND
AMENDMENTS TO THE SETTING OUT OF ROOF LIGHTS.

DECISION: GRANTED

DECISION DATE: 28 November 2024

APP NO 23/01197/NMA1

PROPOSAL NON MATERIAL AMENDMENT TO PLANNING PERMISSION 23/01197/FUL. (ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR B8) WITH ANCILLARY OFFICE SPACE INCLUDING SERVICE YARD, PARKING, SUB STATION AND OTHER ASSOCIATED WORKS). AMENDMENT SOUGHT TO RAL COLOUR OF COMPOSITE CLADDING PANELS ABOVE FIRST FLOOR WINDOW LEVEL TO OFFICES TO MATCH CLADDING PANEL BELOW WINDOW LEVEL.

DECISION GRANTED

DECISION DATE 18 February 2025

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

Assessment

The cycle store would be re positioned by approximately 8m into the approved car parking area to the south of the site.

Consequently 8 no car parking spaces would be relocated to the north of the site adjacent to the vehicle manoeuvring area.

An additional area of soft landscaping would be installed adjacent to the relocated cycle store.

The highways team have not raised any objections to the proposed amendment. A swept path analysis plan has been submitted in support of the application which demonstrates that the revised layout operates satisfactorily.

The revised landscaping scheme is considered to be acceptable.

The proposal would not have any adverse impact on visual amenity and would be in accordance with the Local Plan policies listed above.

Conclusion

That the proposed amendments are non- material to the original planning permission, are acceptable and should therefore be recommended for approval.

Recommendation

That the proposal is considered to be a non-material amendment and is hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/05/2025	KH-LE-GEN-XX-DR-CE-0101	-	VEHICLE TRACKING PLAN
14/05/2025	201	REV J	PLANTING PLAN
14/05/2025	12877-AEW-XX-SI-DR-A-0503	REV P9	PROPOSED SITE PLAN

Signed Case Officer¹: **Mark Quinn**

Signed Authorising Officer²: **Jo Sheridan**

Date: **04/07/2025**

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