



Mr A Kilroe
Knowsley Metropolitan Borough Council
Municipal Buildings
Huyton
L36 9UX

Our Ref: 70073767

23 March 2022

Dear Alan,

Former Sonae site, Moss Lane, Kirkby, Knowsley, L33 7XQ – Application for a Non-Material Amendment to full planning permission ref: 20/00124/FUL

On behalf of PLP, please find enclosed details of a Non-Material Amendment (NMA) application in relation planning permission 20/00124FUL at the former Sonae site, Moss Lane, Kirkby, Knowsley, L33 7XQ, for the following development:

“ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE”

The NMA application has been submitted directly to the Council. The application fee is £234.00 and has been paid directly to the Council. This letter accompanies the application, together with the submitted plans as listed in the Table below.

BACKGROUND

As you are aware, 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. In determining whether a change is material, the LPA must have regard to the effect of the change, together with any previous changes made on the planning permission originally granted.

Due to the latest occupier requirements a number of minor amendments are required to the approved development in form of relocating guard and gatehouses, amendments to fence lines, relocating HGV parking spaces and turning circles, amending fence types and minor amendments to window heights and cladding.

NON-MATERIAL AMENDMENTS

The following changes are proposed:

- Seven additional HGV parking spaces adjacent to sprinkler tanks;
- HGV turning circle in the north east yard relocated;
- Amendments to yard adjacent to Seasonal access including changing of guardshack location;

- Correction of fencing alignment around balancing pond adjacent to car park;
- Type of fencing adjacent to substations amended including fence to separate woodland and substation;
- Roof access ladders style and locations amended;
- Additional footpath added to the northwest of the site and pedestrian crossing relocated to the west of the site;
- Gate house and guard house locations amended;
- Window heights within warehouse cladding amended at upper levels;
- Addition of bailer canopy to the north; and
- Roof plant and walkway shown on plans.

The following table clarifies which new revised plans should replace previous iterations:

Plan Title	Approved Reference	Revised Reference
Proposed Site Plan	B8391-AEW-XX-XX-DR-A-0503_P19	B8391-AEW-XX-XX-DR-A-0503_P22
Proposed Ground Floor Plan	B8391-AEW-XX-XX-DR-A-0507_P5	B8391-AEW-XX-XX-DR-A-0507_P6
Proposed Mezzanine Floor	B8391-AEW-XX-XX-DR-A-0508_P5	B8391-AEW-XX-XX-DR-A-0508_P6
Proposed Roof Plan	B8391-AEW-XX-XX-DR-A-0509_P5	B8391-AEW-XX-XX-DR-A-0509_P7
Proposed Elevations	B8391-AEW-XX-XX-DR-A-0510_P8	B8391-AEW-XX-XX-DR-A-0510_P9
Proposed Building Sections	B8391-AEW-XX-XX-DR-A-0511_P4	B8391-AEW-XX-XX-DR-A-0511_P5
Boundary Treatment Plan	B8391-AEW-XX-XX-DR-A-0504_P8	B8391-AEW-XX-XX-DR-A-0504_P12
External Finishes Plan	B8391-AEW-XX-XX-DR-A-0517_P6	B8391-AEW-XX-XX-DR-A-0517_P8
Cycle Store Details	B8391-AEW-XX-XX-DR-A-0516-S2-P4	B8391-AEW-XX-XX-DR-A-0516-S2-P6
Proposed Gatehouse Plan and Sections	B8391-AEW-XX-XX-DR-A-0512-S2-P2	B8391-AEW-XX-XX-DR-A-0512-S2-P4
Proposed Gatehouse Elevations	B8391-AEW-XX-XX-DR-A-0513-S2-P2	B8391-AEW-XX-XX-DR-A-0513-S2-P3
Proposed Guardhouse Plan and Sections	B8391-AEW-XX-XX-DR-A-0514-S2-P2	B8391-AEW-XX-XX-DR-A-0514-S2-P3

Proposed Guardhouse Elevations	B8391-AEW-XX-XX-DR-A-0515-S2-P2	B8391-AEW-XX-XX-DR-A-0515-S2-P3
Landscape Proposal Plan (1 of 2)	BCA 2029-19-05-F	BCA 2029-19-05-H
Landscape Proposal Plan (2 of 2)	BCA 2029-19-06-G	BCA 2029-19-06-L
Landscape Concept Sections (1 of 2)	BCA 2029-19-08B	BCA 2029-19-08C
Landscape Concept Sections (2 of 2)	BCA 2029-19-09A	BCA 2029-19-09B

Please can you ensure that the above amended drawings supersede those listed in Condition 2 and Schedule 1 of planning permission ref: 20/00124/FUL.

CONDITION WORDING

A number of planning conditions attached to the consent reference plans/documents which are being superseded as part of this NMA application. The table below provides an overview of which conditions require amending;

Condition No.	Revised Plan Reference
11	B8391-AEW-XX-XX-DR-A-0504_P12
17	B8391-AEW-XX-XX-DR-A-0516-S2-P6

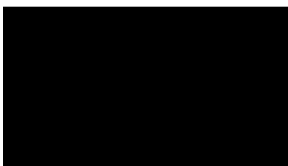
CONCLUSION

The amendments proposed as part of this NMA application are minor when considered against the overall layout, design and scale of the scheme and will not materially affect the proposed development.

We look forward to receiving confirmation that this application is validated and that the non-material amendments have been approved within the statutory 28-day period.

Should the Council require any further information this regard, please do not hesitate to contact me.

Yours Sincerely



Alec Drake
Senior Planner

Encl.- As above