

<u>APPLICATION NO:</u>	20/00494/NMA	<u>CASE OFFICER:</u>	Kevin Foster
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Former Site of Cronton Colliery, Cronton Road, Cronton Knowsley, L35 1QR		
<u>PROPOSAL:</u>	APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 20/00494/HYB (HYBRID PLANNING APPLICATION COMPRISING: FULL APPLICATION FOR THE DEVELOPMENT OF 161,900 SQ FT (15,041 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8), INCLUDING ANCILLARY OFFICES (USE CLASS B1), SECURITY GATEHOUSE, SITE ACCESS ROAD, ENGINEERING EARTHWORKS TO FORM A PART COUNTRY PARK, PUBLIC CAR PARK TO SERVE COUNTRY PARK, AND ASSOCIATED WORKS; AND OUTLINE APPLICATION WITH DETAILS OF POINT OF ACCESS (DETAILS OF PART-ACCESS, LANDSCAPING, APPEARANCE, SCALE AND LAYOUT ARE RESERVED) FOR THE DEVELOPMENT OF UP TO 838,100 SQ FT (77,862 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8), WITH ANCILLARY OFFICES AND LIGHT INDUSTRIAL (USE CLASS B1); ENGINEERING EARTHWORKS TO FORM COUNTRY PARK AND DRAINAGE ATTENUATION PONDS; PEDESTRIAN/CYCLE/EQUESTRIAN ROUTE CONNECTING EXISTING M62 FOOTBRIDGE WITH PROPOSED COUNTRY PARK; AND ASSOCIATED WORKS) - AMENDMENT SOUGHT TO ALLOW ALTERATIONS TO THE APPROVED EMERGENCY ACCESS AND SITE ROAD ACCESS JUNCTION TO UNIT 01 AND ASSOCIATED AMENDMENTS TO THE APPROVED LANDSCAPING STRATEGY		

Proposal

This Non-Material Amendment application proposes the following changes to the previously approved plans;

- Amendment to Unit 01 bell mouth entrance - removal of pedestrian refuge island
- Reconfiguration of footpath at Unit 01 access junction
- Reconfiguration of footpath / road at the northern element of the estate road leading into the outline area
- Removal of access road between the internal estate road and Fox's Bank Lane
- 20 additional cycle spaces
- Surface finishes at the entrance of Unit 01 car park have been amended. Block paving has been replaced with tarmac to prevent damage from HGV's
- Amended landscaping to regularise and accommodate the other amendments
- Primary substation
- Relocation of suds pond to the east of Unit 01
- Secondary substation between Mine shafts and estate road

- Amendment to Unit 01 elevations to reflect changes to the loading bays to include double-height shelters
- Realignment of the access into the southern unit to accommodate the reconfiguration of that unit to retain the trees to the east

Consultations

No consultations required.

Representations

The application is for a non-material amendment and no publicity was undertaken.

Assessment

The application is for a non-material amendment and therefore the proposals do not need assessing against planning policies.

The changes to the layout are minor and have little effect on the function of the development. The most significant change is the relation of the SUDs pond and the installation of the sub-station. However, when taking into account the scale of the wider development the changes are non-material.

The proposals include the removal of the access track that was proposed to link to the residential access to the north of the site. This link is no longer required and the area will instead be landscaped.

The remaining changes such as amendments to the loading bays, the updated landscaping scheme and the hard surface materials are not significant changes from the existing approved drawings and are non-material changes.

Whilst there are a number of proposed alterations to the previously approved plans, they do not present any material issues and therefore are considered to be non-material.

The proposals have no adverse impact on highway safety and do not result in the any material changes to the highway layout within the development. The increase in cycle spaces is welcomed as part of the updated proposals.

The amendments would not have adverse impact on the amenity of any neighbouring residents beyond those already considered as part of the application.

Conclusion

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

Recommendation

The non-material amendment application be granted subject to:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/03/2022	P0001	REV H	LOCATION PLAN
11/03/2023	P13	REV E	SOFT LANDSCAPING PROPOSAL
13/12/2022	18128_P0401	REV D	UNIT 01 BUILDING PLAN
13/12/2022	18128_P0402	REV D	UNIT 01 OFFICE PLANS
13/12/2022	18128_P0402	REV H	UNIT 01 ROOF PLAN
13/12/2022	18128_P0406	REV G	UNIT 01 GATEHOUSE DETAILS
13/12/2022	18128_P0408	REV G	UNIT 01 CYCLE SHELTER DETAILS
13/12/2022	18128_P0409	REV F	UNIT 01 BIN STORE DETAILS
13/12/2022	MAN.1453.006.ENZ.01.00.DR.L.45.102	REV PL01	SOFT LANDSCAPE PLAN UNIT 1 - SHEET 2 OF 3
13/12/2022	MAN.1453.006.ENZ.01.00.DR.L.45.103	REV PL01	SOFT LANDSCAPE PLAN UNIT 1 - SHEET 3 OF 3
18/05/2023	18128 P0407	REV M	FENCING DETAIL
18/05/2023	18128 P0006	REV Z-1	ILLUSTRATIVE MASTERPLAN
18/05/2023	18128 P0400	REV N	UNIT 01 SITE PLAN
18/05/2023	L005 P0405	REV H	UNIT 01 ELEVATIONS
18/05/2023	18128 P0410	REV J	UNIT 01 EXTERNAL FINISHES PLAN
18/05/2023	MAN-1453.006.ENZ.01.00.DR.L.45.101	REV PL01	SOFT LANDSCAPE PLANS
18/05/2023	MAN/1453.006.ENZ.XX.00.SCH.L.45.001		PLANT SCHEDULE
18/05/2023	VN81193-D114	REV D	PROPOSED UNIT 1 ACCESS JUNCTION ANS PREVIOUSLY APPROVED ACCESS JUNCTION

Signed Case Officer¹: K Foster

Signed Authorising Officer²: Alan Kilroe

Date: 26 May 2023

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

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