

**Our ref:** EW/AC/Q230156  
**Your ref:** 23/02782/FUL  
**Email:** eve.warwick@quod.com  
**Date:** 15<sup>th</sup> August 2025



Planning Services  
Knowsley Metropolitan Borough Council  
Municipal Buildings  
Huyton  
Knowsley  
L36 9UX

**Submitted via Planning Portal (PP-14267639)**

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Section 96A application for non-material amendment relating to planning permission reference 23/02782/FUL, dated 30<sup>th</sup> July 2025**  
**Sovereign Industrial Park, Wilson Road, Huyton, Knowsley**  
**Application submitted on behalf of DAVOS Property Developments Limited**

We are instructed by our client, DAVOS Property Developments Limited ('the Applicant'), to submit the enclosed Section 96A application. This seeks approval for a non-material amendment to planning permission ref. 23/02782/FUL, dated 30<sup>th</sup> July 2025 at Sovereign Industrial Park, Wilson Road, Huyton, Knowsley ('the Site').

Officers will be aware that an application made under Section 96A is not an application for planning permission. It is a quick and straightforward procedure that allows non-material amendments to be approved by the Local Planning Authority within 28 days. In this case, Section 38(6) of the Planning and Compulsory Act 2004 is not relevant, and for the reasons set out in this covering letter, the amendment to the existing planning permission is non-material and should therefore be granted. It should also be noted that Central Government does not expect consultation or publicity to be required given the non-material nature of these amendments, which is wholly relevant in this instance.

The application has been submitted via the Planning Portal (PP-14267639) and comprises the following documents:

- **Requisite application form, duly completed; and**
- **Decision Notice (ref. 23/02782/FUL, dated 30th July 2025).**

A payment of £298 along with the administrative service charge has been made via the Planning Portal to cover the requisite planning application fee.



## 1 Background

Full planning permission (ref. 23/02782/FUL) was granted on 30<sup>th</sup> July 2025 for the following development:

*“Erection of 1no. retail unit (use class E(a) with external display area and car parking and servicing arrangements. partial demolition, reconfiguration and refurbishment of existing employment building to create 2no. industrial/ warehouse buildings with ancillary offices (use classes E(g)(iii), B2 and B8) with servicing and car parking ; retention and amendment of existing site accesses along with internal estate roads; 2no. substations; landscaping; and associated works.”*

This application was subject to 21no. conditions and a separate Section 106 Legal Agreement.

A copy of the Decision Notice is enclosed for reference.

## 2 Proposed Non-Material Amendment

This application seeks consent for a non-material amendment to planning permission ref. 23/02782/FUL, dated 30<sup>th</sup> July 2025. The changes sought under this application are to amend the wording of Condition 5 (Site Access) and Condition 6 (Cycle/Motorcycle Parking).

### Amendment to Condition 5

The following change to the wording of Condition 5 is proposed (text to be removed has been struck through and replacement text in bold):

*“**Within 6 months of the development commencing** ~~No development shall take place until a scheme for the design and layout of the vehicular site access junctions has been submitted to and approved in writing by the Local Planning Authority. The vehicular site access junctions shall both be implemented in accordance with the approved details and shall be available for use prior to first occupation. The access shall be kept available for use at all times.~~”*

### Amendment to Condition 6

The following change to the wording of Condition 6 is proposed (text to be removed has been struck through and replacement text in bold):

*“~~No development shall take place in any building until~~ **Prior to first occupation of each unit a scheme for the provision of cycle and motorcycle parking for said building, in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. Each scheme shall be implemented as approved before any part of the building in question is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.**”*



These represent the extent of the changes sought and the conditions in question and the proposed changes to the wording have been agreed with Officer Mark Quinn.

### **3 Planning Justification**

The proposed amendments are non-material given that they do not alter the design and layout of the approved development, nor is additional floorspace sought. The amendment only relates to the timing triggers of the conditions

The amendments seek to revert the condition wording back to the timing tiggers referenced in the summary of conditions within the committee report. The amended wording to the two conditions will provide greater flexibility over the commencement of works for the wider site. Particularly with Condition 5, there is a concern that the length of the s278 process could potentially result in notable delays in bringing the Site forward.

The wording of the condition will still achieve the identified reasons for the condition being imposed which are in the interest of highway safety and amenity. Indeed, the approach and the wording has been agreed with Officers in advance.

We trust the enclosed is sufficient for you to register and validate this planning application, and we look forward to receiving confirmation in due course. However, if you require any additional information, please do not hesitate to contact me.

Yours faithfully,

Adam Cornish  
Associate Director

enc.

cc. DAVOS Property Developments Limited