



Knowsley Council

DDML
c/o Mr Mark Aylward - AYLWARD TOWN
PLANNING LTD
Unit 16
Tamewater Court
Dobcross
Oldham
OL3 5GD

Our Ref: 22/00662/NMA

Date: 14 March 2025

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION

LOCATION: Interchange Motorway Estate, Wilson Road, Huyton, Knowsley, L36 6JG

I refer to your application for a non material amendment which was received on the 26 November 2024. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 22/00662/FUL FOR DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL BUILDINGS TO INCLUDE 24 NO. UNITS COMPRISING OF 2 NO. UNITS (USE CLASS E (g) (iii), 4 NO. UNITS (USE CLASS B8) AND 18 NO. UNITS (USE CLASS B2) APPROVAL SOUGHT FOR AMENDMENTS TO SITE ACCESS GATES, ROOF PLANS REVISED TO INCLUDE SOLAR PANEL VENT LOCATIONS, REVISIONS TO ELEVATIONS TO ALLOW FOR THE PROVISION OF SIGNAGE, INCREASE IN HEIGHT OF PALADIN FENCE TO REAR OF SITE FROM 1.8M TO 2.4M AND REVISED PHASING DRAWING.

The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. No substitution should be made without the 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.



Knowsley Metropolitan Borough Council
PO Box 21 Archway Road Huyton Knowsley Merseyside L36 9YU
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Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/01/2025	-	REV A	9.5M BI FOLD GATES
06/01/2025	-	REV A	6.5M BI FOLD GATES
11/02/2025	11049-XXC-L03-	REV B	SITE LAYOUT
26/11/2024	11049 NMA A E02	-	BLOCK A - PROPOSED ELEVATIONS
26/11/2024	11049 PL NMA P01	-	BLOCK A - PROPOSED GROUND FLOOR PLAN
26/11/2024	11049 NMA A P02	-	BLOCK A - PROPOSED ROOF PLAN
26/11/2024	11049 NMA B E02	-	BLOCK B - PROPOSED ELEVATIONS
26/11/2024	11049 NMA B P01	-	BLOCK B - PROPOSED GROUND FLOOR PLAN
26/11/2024	11049 PL B P02	-	BLOCK B - PROPOSED ROOF PLAN
26/11/2024	11049NMA S P01	-	SUB STATION - PROPOSED FLOOR PLANS AND ELEVATIONS
23/01/2025	11049 PL X L07	A	PHASING PLAN
11/02/2025	MA/DDML/008-06/R008	-	ACCESS MANAGEMENT PLAN

Informative

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dubon', is positioned above the title of the signatory.

Executive Director - Regeneration and Economic Development