

APPLICATION NO:

22/00662/NMA

CASE OFFICER:

Mark Quinn

WARD:

St Gabriels

PARISH:

LOCATION:

Interchange Motorway Estate , Wilson Road, Huyton

PROPOSAL:

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.

Site Description

This application relates to the part of Interchange Motorway industrial estate off Wilson Road, Huyton. This part of the estate contains two blocks of single storey commercial units in use within use classes B2 or B8.

The site is bounded by existing residential In Kipling Avenue to the west, Wilson Road and Chapel Brook trade park to the east, the remainder of Interchange Motorway estate to the south and Wolseley plumbing merchants to the north.

Some landscaping areas and large expanses of hardstanding areas for car paring/manoeuvring are also present on the site.

Proposal

Planning permission 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) TOGETHER WITH OTHER ASSOCIATED WORKS was granted in April 2023 under ref 22/00662/FUL. Works have now commenced on site.

This application is for a non-material amendment to allow 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 plan.

Consultations

Environmental Health - No objections
Highway Authority – No objections

Representations

No publicity is required for a non-material amendment.

Relevant Planning History

APP. NO. 22/00662/FUL

PROPOSAL: 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) TOGETHER WITH OTHER ASSOCIATED WORKS

DECISION: GRANTED

DECISION DATE : 27 MAY 2023

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

CS19 - Design Quality and Accessibility in New Development

CS7 - Transport Networks

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

ENV2 - Noise and Vibration

Assessment

The proposed gates would be erected to the two vehicular access points off Wilson Road. The gates would be of a weld mesh design, finished in black. The appearance of the gates would be acceptable and with regard to highway safety following an initial objection from KMBC highway engineers on the grounds that HGV's could obstruct the adopted footway and carriageway if the gates were closed during operating hours, the applicant has subsequently submitted an access management plan which confirms that gates have been

installed to the site entrances for many years and no issues have been recorded and they have provided an assurance that during operational hours (5am to 8pm) the gates are to remain open.

Highways are no longer objecting to the gates proving the site operates in accordance with the access management plan.

Roof cowl vents through the roof of Block A would be installed for the solar voltaic panels (SVP). The cowls would project 0.26m above slope of the roof, however they would not project above the slope of the roof. The roof cowls would not be detrimental to visual amenity.

The elevations have been amended to incorporate a “signage” area to the front elevations of the units to allow individual signage to be incorporated on each unit. This amendment is considered acceptable. Separate advertisement consent applications may be required for the individual signage.

The approved paladin fence to the rear of the site is proposed to be increased from 1.8m to 2.4m. The fencing would be set back by between 3.57m and 8.34m from the adjacent residential boundary to the rear of the site to enclose the landscaped embankment aside from the two sections of fencing at either end which would adjoin the residential boundary. There is already a 2.8m high timber fence to the residents site boundary and therefore the higher paladin fence would not be visible from the adjoining residential dwellings and would therefore have no adverse impact on residential amenity.

A phasing plan has been submitted as part of the application which identifies a small part of the site (in the SW corner of the site) for future development which requires investigation to locate the precise position of the coal mining entries. This has not been done to date to the present of a live sub station in proximity to this area. This has been included on the site layout drawing to overcome concerns previously raised by the Coal Authority , on the discharge of condition (DISCON) application.

Conclusion

The proposed amendments are considered to be non-material and would not have any adverse impact on residential amenity, visual amenity or highway safety. The amendments would be in compliance with

Recommendation

That the Non Material Amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/02/2025	MA/DDML/008-06/R008	-	ACCESS MANAGEMENT PLAN
06/01/2025	-	REV A	9.5M BI FOLD GATES
06/01/2025	-	REV A	6.5M BI FOLD GATES

11/02/2025	11049-NMA-X-L03	REV B	SITE LAYOUT (AMENDED)
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

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: Jo Sheridan

Date: 14/03/2025

Informatives

1. 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

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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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

