



Knowsley Council

PLP And Knowsley Unit Trust
c/o Mr Alec Drake - WSP
8 First Street
Manchester
M15 4GU

Our Ref: 20/00124/NMA2

Date: 31 May 2022

Dear Sir/Madam

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

LOCATION: Former Sonae Site, Moss Lane / Marl Road, Kirkby, Knowsley, L33 7XQ

I refer to your application for a non material amendment which was received on the 23 March 2022. 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 NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOOR SPACE, TRUCKERS FACILITY PLUS GATE HOUSE, ACCESS, PARKING AND SERVICING AREA TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE)- AMENDMENT SOUGHT TO APPROVED PLANS TO ALLOW FOR CHANGES TO 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 LADDER STYLE AND LOCATIONS AMENDED; ADDITION FOOTPATH ADDED TO THE NORTHWEST 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 THE PLANS.

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
Telephone: 0151 489 6000 www.knowsley.gov.uk



Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/03/2022	B8391-AEW-XX-XX-DR-A-0503	P22	PROPOSED SITE PLAN
10/05/2022	B8391-AEW-XX-XX-DR-A-0504	P14	PROPOSED BOUNDARY TREATMENT PLAN
23/03/2022	B8391-AEW-XX-XX-DR-A-0507	P6	PROPOSED GROUND FLOOR PLAN
23/03/2022	B8391-AEW-XX-XX-DR-A-0508	P6	PROPOSED MEZZANINE FLOOR PLAN
23/03/2022	B8391-AEW-XX-XX-DR-A-0509	P7	PROPOSED ROOF PLAN
23/03/2022	B8391-AEW-XX-XX-DR-A-0510	P11	PROPOSED ELEVATIONS
23/03/2022	B8391-AEW-XX-XX-DR-A-0511	P7	PROPOSED BUILDING SECTIONS
23/03/2022	B8391-AEW-XX-XX-DR-A-0512	P4	PROPOSED GUARDHOUSE PLAN AND SECTIONS
23/03/2022	B8391-AEW-XX-XX-DR-A-0513	P3	PROPOSED GUARDHOUSE ELEVATIONS
23/03/2022	B8391-AEW-XX-XX-DR-A-0514	P3	PROPOSED GUARDSHACK PLAN AND SECTIONS
23/03/2022	B8391-AEW-XX-XX-DR-A-0515	P3	PROPOSED GUARDSHACK ELEVATIONS
23/03/2022	B8391-AEW-XX-XX-DR-A-0516	P6	CYCLE STORE DETAILS
23/03/2022	B8391-AEW-XX-XX-DR-A-0517	P8	EXTERNAL FINISHES PLAN
23/03/2022	05	H	LANDSCAPE CONCEPT PLAN (SHEET 1 OF 2)
23/03/2022	06	I	LANDSCAPE CONCEPT PLAN (SHEET 2 OF 2)
23/03/2022	08	C	LANDSCAPE CONCEPT SECTIONS (SHEET 1 OF 2)
23/03/2022	09	B	LANDSCAPE CONCEPT SECTIONS (SHEET 2 OF 2)

The proposed amendments listed above are approved subject to the following condition(s):-

1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2) The acoustic barrier shall be in place prior to the site being brought into use and shall be of a close-boarded design, have a height of 4.0m and a minimum density of 10kg/m², and shall be finished or stained the same as the example acoustic fence shown on drawing ref B8391-AEW-XX-XX-DR-A-0504_P12 Proposed Boundary Treatment Plan unless previously agreed in writing by the Local Planning Authority prior to installation.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

3) The cycle store hereby approved by plan ref B8391-AEW-XX-XX-DR-A-0516-S2-P6 Cycle Store Details shall be installed on site prior to the first use of the development hereby permitted and shall be retained for cycle parking purposes at all times that the development is on site.

Reason: To provide suitable cycle parking facilities for employees in the interests of sustainable transport and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments

- 1) See attached comments from Merseyside Fire Authority

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 black rectangular box with a red border, used to redact the signature of the Executive Director.

Executive Director - Regeneration and Economic Development

KMBC Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 4000 (Calls may be recorded)

Inspecting Officer: John Hughes

Email: johnhughes@merseyfire.gov.uk

planningandbuildingregulationsteam@merseyfire.gov.uk

Fax: 0151 296 4594 Office Hours

Web Site: www.merseyfire.gov.uk

Your ref: 20/00124/NMA2

Our ref: CFP/897513/JH/CS

Date: 8th April 2022

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NO: 20/00124/NMA2

**PROPOSAL: APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING
PERMISSION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE**

ADDRESS: FORMER SONAE SITE MOSS LANE / MARL ROAD KIRKBY

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.
- * Water supplies for fire fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

*** Industry**

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

- Up to one hectare 20 litres per second.
- One to two hectares 35 litres per second.
- Two to three hectares 50 litres per second.
- * Over three hectares 75 litres per second.

- * The premises should comply with Section 55 of the County of Merseyside Act 1980

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,



Mr. Hughes
Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire & Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.
One to two hectares 35 litres per second.
Two to three hectares 50 litres per second.
Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.