



## Knowsley Council

Countryside Partnerships  
c/o Mr Michael Graham - JDA Architects  
Unit 400 Vanilla Factory  
Fleet Street  
Merseyside  
Liverpool  
L1 4AR  
United Kingdom

Our Ref: 19/00297/NMA3

Date: 11 March 2024

Dear Sir/Madam

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

**LOCATION:** Land At Greenwood Close, Cross Lane And At Former Watch Factory Site, Off Bookbinders Lane, Prescot, Knowsley

I refer to your application for a non material amendment which was received on the 15 December 2023. 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):- NON MATERIAL AMENDMENT TO PLANNING APPLICATION 19/00297/FUL (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS). AMENDMENT SOUGHT FOR ALTERATIONS TO CYCLE STORE TO INCORPORATE A MOBILITY SCOOTER STORE AND ASSOCIATED BOUNDARY TREATMENT BETWEEN BLOCK B2 AND C**

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.

#### Approved Plan(s):-

#### SCHEDULE 1



## Knowsley Council

| Date Received | Ref. No         | Version | Drawing/Document Title                        |
|---------------|-----------------|---------|-----------------------------------------------|
| 06/03/2024    | -               | -       | E MAIL FROM AGENT RE MATERIALS                |
| 07/03/2024    | -               | -       | E MAIL FROM AGENT RE MATERIALS                |
| 15/12/2023    | 1125_A_SK_024-A | -       | PROPOSED SITE LAYOUT                          |
| 15/12/2023    | A               | -       | LOCATION PLAN                                 |
| 12/01/2024    | -               | -       | SPECIFICATION- CYCLE SHELTER                  |
| 12/01/2024    | -               | -       | SPECIFICATION - MOBILITY SCOOTER CHARGING HUB |

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

### Informatives

1. The proposed development lies within an area that has been defined by the Coal 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 Coal 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 that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)



## Knowsley Council

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal 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. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Informative Note valid from 1st January 2023 until 31st December 2024

*2. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.*

*If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions). Prior to carrying out works, including the construction of access points, please register on [www.linsearchbeforeudig.co.uk](http://www.linsearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.*

### **Your responsibilities and obligations**

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

Yours faithfully

Executive Director - Regeneration and Economic Development