



Knowsley Council

Link Developments (NW) Ltd
c/o Mr Tony Hills - Tony Hills Studio Limited
Tony Hills Studio Limited
Pells Yeat Farm Studio
Hophouse Lane
Kirkby Lonsdale,
Carnforth
LA6 2EH

Our Ref: 22/00360/NMA

Date: 31 January 2024

Dear Sir/Madam

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

LOCATION: Unit 1, Link Road, Huyton, Knowsley, L36 6AP

I refer to your application for a non material amendment which was received on the 19 January 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):- NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00360/FUL (REFURBISHMENT OF FORMER DEPOT BUILDING COMPRISING OF PART DEMOLITION TO NORTH AND WEST ELEVATION, RECLADDING OF ELEVATIONS, RECONFIGURATION OF CARPARKING AND SITE ACCESS, ERECTION OF SUBSTATION AND METER ROOM TOGETHER WITH ALTERATIONS TO INTERNAL LAYOUTS TO FORM 6 NO. UNITS (USE CLASSES B2 OR B8 OR E(g))) - AMENDMENT SOUGHT FOR ALTERATIONS TO ELEVATIONS, ADDITIONAL MEZZANINE FLOOR, SUBDIVISION OF UNIT AND CHANGES TO PARKING LAYOUT

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



Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/01/2024		Rev D	As built front and RH side elevations
19/01/2024		Rev D	As built front and LH side elevations
19/01/2024		Rev M	As built site plan 19/01/2024)
26/01/2024			Site Location Plan

The proposed amendments listed above are approved.

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

Informative

1) Coal Authority

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

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

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

Yours faithfully

Executive Director - Regeneration and Economic Development