

George Bissett
16 Old Market Place
Altrincham
WA14 4DD

Development Management
Knowsley Metropolitan Borough Council
Municipal Buildings, 20 Archway Rd,
Huyton, Liverpool
L36 9UX

Dear Sir/Madam,

Re: Seqirus, Unit 6 Renaissance Way, Speke – Non-Material Amendment

This Covering Letter has been submitted on behalf of the client, Seqirus, to support the submission of an application under Section 96A of the Town and Country Planning Act 1990 (as amended) in order to make a non-material amendment (“NMA”) to planning permission ref: 22/00691/FUL, in order to provide amended plans and additional information.

The amended proposals are the result of further design development which is considered more suitable from the previous iterations approved.

Planning permission ref: 22/00691/FUL was granted on 3rd March 2023 for the following:

Erection of a two storey side extension & external plant area surrounded by 2.4m high fencing and associated external works.

The requisite planning application fee (£234) has been paid online via the planning portal (PP-12152379).

The application comprises the following plans prepared by Fletcher Rae:

- 21027-FRA-XX-XX-DR-A-PL-3001 P06 – Site Location Plan;
- 21027-FRA-XX-XX-DR-A-PL-3002 P05 – Existing Site Plan;
- 21027-FRA-XX-XX-DR-A-PL-3010 P04 – Existing Elevations;
- 21027-FRA-XX-00-DR-A-PL-3100 P09 – Proposed Site Plan;
- 21027-FRA-XX-00-DR-A-PL-3101 P10 – Proposed Level 00 Plan;
- 21027-FRA-XX-01-DR-A-PL-3102 P09 – Proposed Level 01 Plan;
- 21027-FRA-XX-RL-DR-A-PL-3103 P09 – Proposed Roof Plan;
- 21027-FRA-XX-ZZ-DR-A-PL-3104 P09 – Proposed Elevations; and
- 21027-FRA-XX-ZZ-DR-A-PL-3105 P09 – Proposed Sections.

Proposed Amendments

The proposed amendments to the approved plans relate to the layout and footprint of the external plant area, layout of the eastern car park including pathways and the increase in size of the louvres to the east elevation. The footpath around the perimeter of the external plant area is proposed to change to respond to the proposed amendments. Additionally, the

existing cycle shelter, which has been approved for removal, is now proposed to be retained and the existing smoking shelter, which has been approved to be relocated, now has a proposed new location. Finally, there is a proposed incoming duct work from the external plant area at the extension's north elevation.

Proposed amendments to the external plant area and adjacent footpaths

Relevant drawings: 21027-FRA-XX-00-DR-A-PL-3100 P09; 21027-FRA-XX-00-DR-A-PL-3101 P10; 21027-FRA-XX-ZZ-DR-A-PL-3104 P09; 21027-FRA-XX-ZZ-DR-A-PL-3105 P09.

In approved plan 21027-FRA-XX-00-DR-A-PL-3101 P7, the site and extent of externally mounted plant and process equipment was to be confirmed. The proposed amendment changes the extent of the external plant area, extending further to the east so that it aligns with the east elevation of the extension but not as far to the north. The arrangement of the equipment has been confirmed and is shown in Proposed 00 Plan 21027-FRA-XX-00-DR-A-PL-3101 P10. The fence and associated access gate along the eastern edge of the external plant area is now proposed to be removed.

To reflect the amendment to the extent of the external plant area, the approved footpath along the north and east edges of the external plant area is also proposed to change. The new proposed extent of these footpaths is shown in Proposed 00 Plan 21027-FRA-XX-00-DR-A-PL-3101 P10.

Proposed amendments to the extension

Relevant drawings: 21027-FRA-XX-01-DR-A-PL-3102 P09; 21027-FRA-XX-ZZ-DR-A-PL-3104 P09.

As amended, the proposed extension will have slightly larger louvres on the east elevation and incoming duct work from the external plan area on the north elevation.

Proposed amendments to the car park

Relevant drawings: 21027-FRA-XX-00-DR-A-PL-3100 P00; 21027-FRA-XX-00-DR-A-PL-3101 P10.

In the approved Proposed Site Plan 21027-FRA-XX-00-DR-A-PL-3100 P6, the removal of the perimeter stone edge and relocation of white lines along the east of the car park were in abeyance awaiting client confirmation. In the proposed amended plan, the perimeter concrete kerb edging and white lines along the east of the car park will be relocated to widen the car park.

As shown in Proposed Site Plan 21027-FRA-XX-00-DR-A-PL-3100 P09, 4no. new twin electric vehicle charging points will be added, serving 8no. parking spaces to the north-east of the car park.

The footpath that runs north to south from the north-east corner of the approved extension, along the east elevation of the extension and to the pedestrian crossing will be re-laid to align with the outside edge of the new footpath being proposed by the external plant area. Along said path, new dropped kerbs and blister paving flags will feature either side of the pedestrian crossing and by the south-east corner of the extension (shown in Proposed Site Plan 21027-FRA-XX-00-DR-A-PL-3100 P09). Additionally, the white lines

demarcating parking spaces along the west side of the footpath will be moved slightly east in line with the path's proposed realignment.

To the north-east corner of the car park where, in the approved Proposed Site Plan 21027-FRA-XX-00-DR-A-PL-3100 P6, there was to be an access point to the external plant area and a retained segment of paving, there will now be 2no. new parking spaces and an area of white lining.

As approved, existing paving directly to the north of the pedestrian crossing and running perpendicular to it was to be retained. It is now proposed that it will be removed and an area of less extent be white lined. This will also in effect widen the segment of road and lengthen the pedestrian crossing.

Proposed amendment to existing cycle shelter and smoking shelter

Relevant drawings: 21027-FRA-XX-00-DR-A-PL-3100 P09; 21027-FRA-XX-00-DR-A-PL-3101 P10; 21027-FRA-XX-ZZ-DR-A-PL-3104 P09; 21027-FRA-XX-ZZ-DR-A-PL-3105 P09.

The existing cycle shelter, which as approved was to be removed, will now be retained.

As approved, the existing smoking shelter is to be relocated, with its new location in abeyance awaiting client confirmation. The new location for the smoking shelter is now proposed to be in the south-east corner of the site adjacent to the existing external staff picnic zone.

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

George Bissett
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