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4th May 2021

Dear Mark,

SECTION 96A APPLICATION TO ALTER CONDITION 2 OF APPLICATION REF. 18/00062/HYB AT KNOWSLEY LANE.

Cushman & Wakefield, on behalf of ION Property Developments, hereby apply to Knowsley Metropolitan Borough Council under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to planning permission ref. 18/00062/HYB to reflect changes to the hard landscaping schedule.

Section 96A allows local planning authorities to alter existing conditions if they are satisfied that, after having regards to the effect of the change, the change is not material. The principle of the non-material amendment has been previously discussed with the Council via email correspondence and confirmed as an acceptable route for securing the required change in an email dated 16th March 2021.

Application ref. 18/00062/HYB was approved by Knowsley Metropolitan Borough Council in June 2018. Detailed permission was granted for 4,180 sqm employment floor space (Use Class B1), 3,275 sqm ancillary floor space (Use Classes A1/A4/C1/sui generis), 154 residential dwellings, improvements to Lord Derby Playing Fields/Oak Plantation, and associated landscaping and infrastructure including a dedicated 500kVA substation for the residential neighbourhood and a 1000kVA substation for the eastern employment area, alongside outline planning permission for up to 26,350 sqm of employment floor space (Use Class B1) and associated landscape and infrastructure.

Condition 2 of permission 18/00062/HYB states:

"The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in schedule 1"

We are hereby seeking a non-material amendment to reflect a discrete number of changes to the hard landscaping schedule. The changes are required as the materials approved in June 2018 are no longer able to be sourced and so it is necessary to use alternative materials.

Drawing ref. SHF.1439.001.L.D.400.A is hereby submitted to replace approved drawing ref. SHF.1439.001.L.D.400. The amended drawing specifically encompasses the changes set out in the following table:

Area/ location	Approved details	Proposed amendment
Path from Knowsley Lane to Eurogarages plot	Unit size: 400mm x 200mm. Colour: Mix of dark grey/ charcoal (10%), mid grey/silver (30%) and light grey/grey (60%). Pattern: Stretcher bond.	Marshall's Keyblock product. Unit size: 200mm x 100mm. Colour: Charcoal. Pattern: Stretcher bond.
Path from Knowsley Lane to Marstons plot	Unit size: 240mm x 160mm and 160mm x 160mm. Colour: Traditional or brindle mix, as available. Pattern: Broken bond.	Marshall's Tegula sett paving. Unit size: 160mm x 160mm Colour: Traditional. Pattern: Random.

This is considered to be a non-material amendment on the basis that the changes to the materials are minor, affect a small area of the overall development site and have been deliberately chosen to not be dissimilar to the materials originally approved in the hard landscaping scheme. The proposed amends also reflect the hard landscaping details subsequently approved for the Marstons and Eurogarages plots. The changes will not alter the development from what was described on the planning permission and no other aspect of the permission will be altered or affected.

Submission and Validation

This application was submitted, and the requisite application fee paid, via the Planning Portal.

I trust that the information submitted with this application is sufficient for it to be registered and validated at the earliest opportunity. If there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours sincerely,



Claire Pegg MRTPI MRICS
Associate, Cushman & Wakefield Planning