

Our ref: MA/DDML/008-10/L001m

Your ref: PP 13591855



Date: 25 November 2024

Mark Quinn
Knowsley Borough Council
Nutgrove Building,
Second Floor
Westmorland Rd
Huyton
L36 9FB

Dear Mark

PLANNING APPLICATION FOR NON-MATERIAL AMENDMENTS TO CONDITIONS RELATING TO APPROVAL 22/00662/FUL. LAND AT HUYTON TRADE PARK, WILSON ROAD, HUYTON, L36 6JG.

I am pleased to confirm that this application is submitted on behalf of our client (Derwent Development Management Ltd) for a non-material amendment re the above consent 22/00662. This application has been submitted on the Planning Portal (application fee paid directly) and the relevant reference is **PP13591855**.

This is sought to reflect design development and the need to introduce phasing pursuant to the completion of remediation works in the immediate vicinity of two mine entries.

Changes which are sought

These non-material amendments comprise the following:

- Revisions to approved drawings referenced at condition 2;
- Replacement of the phasing drawing referenced at condition 2;
- Introduction of a substation drawing to be included in the schedule referenced at condition 2; and
- Amendment to the wording of condition 14.

Design Development

Through design development it has become clear that minor revisions are needed to drawings for the two development blocks and the site layout plan as a whole. In addition, this process has clarified that there is a preference to supply details for the sub-station which were shown on the approved site layout plan but had no individual details.

The wider site changes are itemized below:

- Entrance gate relocated (back into the site) to allow more straightforward commercial vehicle movements into/out of the site;
- Updated to reflect revisions to internal floorplans of larger units; and
- Reversion of acoustic fence height to 3.8m.

The changes to blocks A and B are itemized below:

- Roof plans updated for design development for SVP vent locations;
- Revised internal layouts to respond to amenity block requirements for larger units;
- Revised elevations consistent with signage proposals;

The changes sought to approved drawings are clarified in the table below which itemizes the drawings for approval and where they are intended to supersede. We also confirm that the list of drawings picks up that there was no approved detail drawing for the substation that was clearly shown on the approved site layout plan.

DRAWING DESCRIPTION	PREVIOUS DRAWING	DRAWING NOW ISSUED	STATUS
Proposed Site Plan	11049-PL-X-Lo3 Rev K	11049-NMA-X-Lo3	Updated for approval
Proposed Elevations (Block A)	11049-PL-A-Eo1 Rev B	11049-NMA-A-Eo2	Updated for approval
Proposed GF Plan (Block A)	11049-PL-A-Po1 Rev C	11049-NMA-A-Po1	Updated for approval
Proposed Roof Plan (Block A)	11049-PL-A-Po2 Rev A	11049-NMA-A-Po2	Updated for approval
Proposed Elevations (Block B)	11049- PL-B-Eo1 Rev B	11049-NMA-B-Eo2	Updated for approval
Proposed GF Plan (Block B)	11049-PL-B-Po1 Rev B	11049-NMA-B-Po1	Updated for approval
Proposed Roof Plan (Block B)	11049-PL-B-Po2	11049-NMA-B-Po2	Updated for approval
Proposed Substation		11049-NMA-S-Po1	New plan for approval
Phasing Plan	24.05.22	11049-PL-X-Lo8	Updated for approval

A change is also needed to the wording of condition 14. The revision to condition 14 is to amend the reference to the types of trees which are needed following design development and dialogue with the Council's officers. The revised wording for condition 14 is identified below (amendments in red).

Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.*
- hard surfaced areas and materials,*
- planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing /phasing of work.*
- existing plants / trees to be retained.*
- A detailed regime for the ongoing and longer-term maintenance of all soft landscaping is also required to be submitted for approval.*
- to include mitigation tree planting across the site at a minimum of 2 ~~14~~ replacement trees at 20-25cm girth and 9 replacement trees at 12-14cm girth.*

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Summary

I trust that you agree that the purpose and nature of these proposed revisions is clear, and that you agree that they have no substantive impact on the principle of development and that these amendments are non-material in scope and effect.

We will shortly be issuing a further pack of information to discharge planning conditions which includes landscaping (condition 14). I look forward to your confirmation in terms of progress towards determination.

If you have any questions in the meantime please do not hesitate to contact me.

Yours sincerely



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ATP

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