



Knowsley Planning Department
Knowsley Metropolitan Borough Council,
Nutgrove Villa,
Westmorland Road,
Huyton,
L36 6GA

15 April 2026

SUBMITTED BY THE PLANNING
PORTAL: PP-14737222

Dear Sir/Madam,

Section 73 Application to vary planning conditions attached to planning consent 23/01899/FUL: Proposed extension to existing car park, erection of solar car ports to existing and proposed parking areas, installation of ground mounted solar array and associated works at Getrag Ford, South Road, Halewood, Knowsley.

I write on behalf of the applicants, OEP Energy Centre Ltd and On Site Energy, to advise that a Section 73 application has been submitted to vary conditions 1, 2, 3, 4, 5, 9 and 10 attached to application 23/01899/FUL, which was for:

“Proposed extension to existing car park, erection of solar car ports to existing and proposed parking areas, installation of ground mounted solar array and associated works”

This application has been submitted via the Planning Portal (**PP-14737222**). The planning application fee of £2,167.00 has been paid via the Planning Portal.

BACKGROUND TO THE PROPOSAL

Car Park and Solar Scheme (ref: 23/01899/FUL):

The original application was granted consent on 6 December 2023. The planning conditions have not yet been discharged, and the consent has not been implemented.

Car Park Scheme (ref: 23/02377/FUL):

A second planning application (ref: 23/02377/FUL) was submitted by Ford Halewood Transmissions Ltd which was approved on 7 December 2023. The planning consent is for:

“Proposed car park (to the east of existing car park) to provide additional vehicle and cycle parking spaces and associated works”

Details have been submitted to discharge the relevant planning conditions attached to the consent under the discharge of conditions application: 24/00335/DISCON. We understand that the LPA has informally signed off some of the information, but there are some matters outstanding. The car park has been fully constructed under this consent.

Summary

The car park layout is identical between the consents. The key difference is that 23/01899/FUL includes solar car ports within the car park and solar arrays to the east. Whereas 23/02377/FUL does not include any solar development.

With OSE now taking forward the solar elements consented under ref: 23/01899/FUL, there are some changes that need to be made to the approved drawings which is set out in further detail below.

Along with the revised plans and an updated Glint and Glare Assessment, we also provide some information to satisfy the planning conditions. Some of this information has already been submitted under ref: 24/00335/DISCON for the car park scheme.

The approach and validation requirements have been discussed in advance with Knowsley Planning Officers.

PROPOSAL

This application seeks to vary the wording of Condition 1 (Approved Plans) to substitute the approved drawings, and Conditions 2, 3, 4, 5, 9 and 10 to compliance conditions as the details that were conditioned are provided with this Section 73 application.

The proposed changes are set out within the table below.

Condition	Proposed amendments to the planning consent	Non-material amendment submission
1) Approved Plans	The following Schedule 1 drawing/documents will be replaced by the NMA application: ■ PROPOSED SOLAR ARRAY SITE B (Ref: 12-027-103) ■ PV LAYOUT AND SECTIONS AREA B (OSE1010-101.2 Rev 0) ■ GLINT AND GLARE ASSESSMENT (312715 REV 1)	The following documents are submitted to replace the approved drawings: ■ Photovoltaic System – Overall Site Plan (ref: OSE-FOR-HLW Rev 0) ■ Solar Port Specification Sheet. See: – Twin Post (Pages 16-17) – Ground Anchor or Screw Pile (Page 25) ■ Solar Edge Power Optimizer (S1200) specification sheet ■ Solar Edge Inverter specification sheet (SE90K) ■ Leapton Solar specification sheet (LP182*199-M-66-NB) ■ GLINT AND GLARE ASSESSMENT (322204 Issue 01)
2) Travel Plan	Replace with a compliance condition: The development shall be carried out in accordance with the approved Travel Plan Ref: P23-1502_R001v0_TR_Travel Plan dated March 2024 and it will be monitored for a period of five years (2024-2028 as set out within the approved Interim Travel Plan).	Interim Travel Plan Ref: P23-1502_R001v0_TR_Travel Plan dated March 2024 is provided with this application. Please note this Travel Plan has been previously provided under discharge of conditions application ref: 24/00335/DISCON submitted to discharge conditions on application ref: 23/02377/FUL

3) Hard and Soft Landscaping	Replace with a compliance condition: Hard and soft landscaping shall be carried out in accordance with the approved documents: - Landscaping Plan (V2 – February 2026) - Grassland Management and Monitoring Plan - Hedgerow Management and Monitoring Plan - Tree Management and Monitoring Plan The approved landscaping works shall be implemented and completed within the first available planting season following the development being brought into use. 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.	Please note that Landscaping Plan (V1) has been previously provided under discharge of conditions application ref: 24/00335/DISCON submitted to discharge conditions on application ref: 23/02377/FUL. The landscaping has been implemented. The key change with this submission, is that the ground mounted solar array is now shown and the trees along the eastern boundary are proposed to be retained. As set out within discharge of conditions application ref: 24/00335/DISCON, 22no trees are shown for relocation and replanting, with 8no. trees too mature to be relocated these were replaced with new trees on a 2:1 basis with heavy standard sized trees.
4) External Lighting	Replace with a compliance condition: External lighting shall be installed and thereafter retained in accordance with the approved details: ▪ Lighting Layout Plan (ADI18-6935R-01) ▪ Holophane Lighting Specification sheets	The following details have been submitted to satisfy this condition: ▪ Lighting Layout Plan (ADI18-6935R-01) ▪ Holophane Lighting Specification sheets This information has been previously provided under discharge of conditions application ref: 24/00335/DISCON which has been formally discharged.

5) Bird Nesting Boxes	Replace with a compliance condition: The bird boxes shall be installed in accordance with the approved Landscaping Plan (V2 – February 2026) and shall be retained at all times thereafter.	The following information has been submitted to satisfy this condition: ■ Landscaping Plan (V2 – February 2026) The submitted Landscaping Plan shows the location of bird boxes proposed. Please note the location of bird boxes remains the same as submitted under discharge of conditions application ref: 24/00335/DISCON which was formally discharged. (see appendix A for further detail)
9) Bee Orchid Mitigation	The approved Bee Orchid mitigation strategy (Landscaping Plan (V2 – February 2026) shall be implemented and managed in accordance with the approved details	The following has been submitted to satisfy this condition: ■ Landscaping Plan (V2 – February 2026) The submitted landscape plan shows the location of Bee Orchids proposed. Please note the location of Bee Orchids proposed remains the same as submitted under discharge of conditions application ref: 24/00335/DISCON. There are no existing or proposed Bee Orchids within the ground mounted solar array area. (see appendix B for further detail)
10) SUDS	The approved SUDS based drainage scheme shall be implemented and maintained as such thereafter. The approved details: ■ Arcadis Memo ■ ACO Q-Brake Flow Control System ■ ACO StormBrixx SD, HD900 and HD DATA SHEET ■ Drainage As Built_A0 ref: C576-100 (McDermotts) ■ Kerbing+Level Survey As Built_A0 ref: C576-400 (McDermotts) ■ Product Data Sheet: Dover - 430 x 370 D400 ■ Product Data Sheet: Kingspan Klargestar By-Pass	We have provided the necessary details to discharge this condition. This includes the following: ■ Arcadis Memo ■ ACO Q-Brake Flow Control System ■ ACO StormBrixx SD, HD900 and HD DATA SHEET ■ Drainage As Built_A0 ref: C576-100 (McDermotts) ■ Kerbing+Level Survey As Built_A0 ref: C576-400 (McDermotts) ■ Product Data Sheet: Dover - 430 x 370 D400 ■ Product Data Sheet: Kingspan Klargestar By-Pass The details submitted to discharge Condition 10 replicate the documents

		submitted under discharge of conditions application ref: 24/00335/DISCON. The car park is constructed in accordance with the details submitted, and there is no drainage proposed in the ground mounted solar array area as set out within the approved Flood Risk Assessment.
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SUMMARY OF THE CHANGES PROPOSED

The amendments proposed (relevant to Condition 1 above) are set out within the table below:

Item	Proposed amendments
Solar arrays	A different solar technology is now proposed than what was envisaged for the original application and the updated specification sheets are provided with this submission. The PV modules in the eastern solar area will now be mono-pitch rather than dual-pitch. This directly impacts the layout of the arrays. The number of PV modules will be reducing from 2520 to 2242. The PV modules will be arranged in shorter rows that run east-west, rather than longer rows that run north-south. An updated Glint and Glare Assessment has been prepared that concludes that there will be no increased impacts resulting from the amendments. The results remain as 'low potential for after-image' which is 'acceptable' for one Flight Path and a rection to 'no impact' for Flight Path 27.
Trees	The trees along the eastern boundary are now shown to be retained.
CCTV	No CCTV changes are proposed as part of the NMA.
Container	20ft container by the entrance is now shown as a GRP building.
Inverters	The specification sheet of the proposed inverters is provided. Nine inverters are proposed as shown on the Layout Plan.

We trust that the information submitted is sufficient to positively determine this application, and we look forward to confirmation that the application has been validated. Please get in touch if you have any questions or require any additional information.

Yours sincerely



Appendix A – Bird Nesting Boxes

The submitted Landscape Plan shows the location of bird boxes proposed. Please note the location of bird boxes remains the same as submitted under discharge of conditions application ref: 24/00335/DISCON.

The proposal is to install a total number of 12 bird boxes as shown in the table below:

BIRD BOX INFORMATION		
Label on Drawing	Qty.	Product Specification
2H	6	2H Schwegler Robin Box (Wall-Mounted)
1B 32mm	2	1B Schwegler Nest Box 32mm Hole
1B 26mm	2	1B Schwegler Nest Box 26mm Hole
1B Oval	2	1B Schwegler Nest Box Oval Hole

6no. of 2H Schwegler Robin Boxes (Wall-Mounted): This box is designed to be highly effective in attracting robins as well as other small species such as black redstart, spotted flycatchers and wren. The box is made from Schwegler wood-concrete; an exceedingly durable, rot-proof and breathable natural material designed to mimic the properties of natural nest sites and last 20 - 25 years.

6no. of 1B Schwegler Nest Boxes to be installed in a variety of entrance hole sizes in order to diversify the species that they aim to attract:

- 2no. of 32mm 1B Schwegler Nest Boxes which are designed to attract great, blue, marsh, coal and crested tit, redstart, nuthatch, collared and pied flycatcher, wryneck, tree and house sparrow (and bats).
- 2no. of 26mm 1B Schwegler Nest Boxes which are designed to attract blue, marsh, coal and crested tit and possibly wren. All other species are prevented from using the nest box due to the smaller entrance hole.
- 2no. Oval Hole 1B Schwegler Nest Boxes which are aimed at attracting redstarts (because more light enters the brood chamber) and it is suitable for all other species which nest in the 32mm boxes.

The 1B Schwegler Nest Boxes are designed to be installed to tree trunks so they will be installed on the trees as detailed in the landscape plan.

Details previously provided under discharge of conditions ref: 24/00335/DISCON



Appendix B – Bee Orchids

The site has several grassed areas, mainly located around the West to North of the site, in which locally rare bee orchids are present. The submitted Landscape Plan details the areas in which they are found, and an approximation of the quantities of the plants present in these areas.

These areas that have now been identified will be protected from any future developments. Any developments in the areas will be deterred against. If there were to be any construction that could not be avoided then we would remove the bee orchids intact, salvage the soil in the area and replant them where they would be encouraged to grow.

The areas denoted on the plan, that are home to the bee orchids currently on site, will be maintained by the onsite gardener with the aim to protect the plants and encourage them to grow. We will implement a grassland management regime which will prevent the use of the lawn mower in these areas.

These actions will mitigate the loss of <10 bee orchids from the development and further ensure the protection of the many more bee orchids on our site.

Details previously provided under discharge of conditions ref: 24/00335/DISCON