

<u>APPLICATION NO:</u>	22/00458/NMA	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Jaguar Plant, North Road, Halewood		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT (NMA) FOLLOWING GRANT OF PLANNING PERMISSION 22/00458/FUL TO AMEND THE TOTAL QUANTITY OF PHOTOVOLTAIC PANNELS (PV) PROPOSED ON THE ROOF TO THE EXISTING BUILDING.		

Site Description

The Jaguar Land Rover Halewood operation is a well-established motor vehicle manufacturing facility located in the south of Knowsley. The site lies within a designated industrial area under Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan. The Local Plan Core Strategy further supports the site's employment status through Policy CS4, which directly supports the principle of new development.

The closest residential properties are on Clough Road, approximately 108m south of the site. The properties are separated from the site by Speke Boulevard and significant landscape buffers.

Proposal

The application seeks to make a non material amendment to 22/00458/FUL to vary condition 6 stated:

"As stated within the Energy Statement, within six months of the first use of the building the 2800sq.m PV's shall be installed and fully operational."

The applicant is seeking to change the wording to:

"Prior to the first use of the building the 10,260sq.m PV's shall be installed and fully operational. "

Consultations

None requested.

Representations

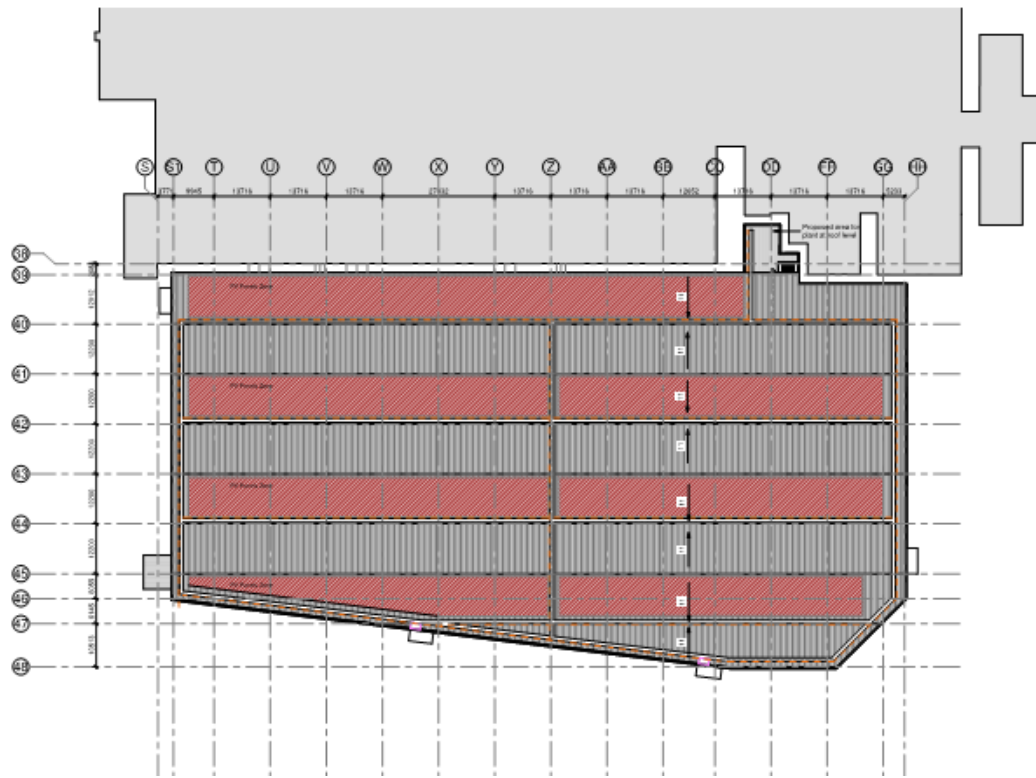
The application is for a non material amendment and no publicity was undertaken.

Planning History

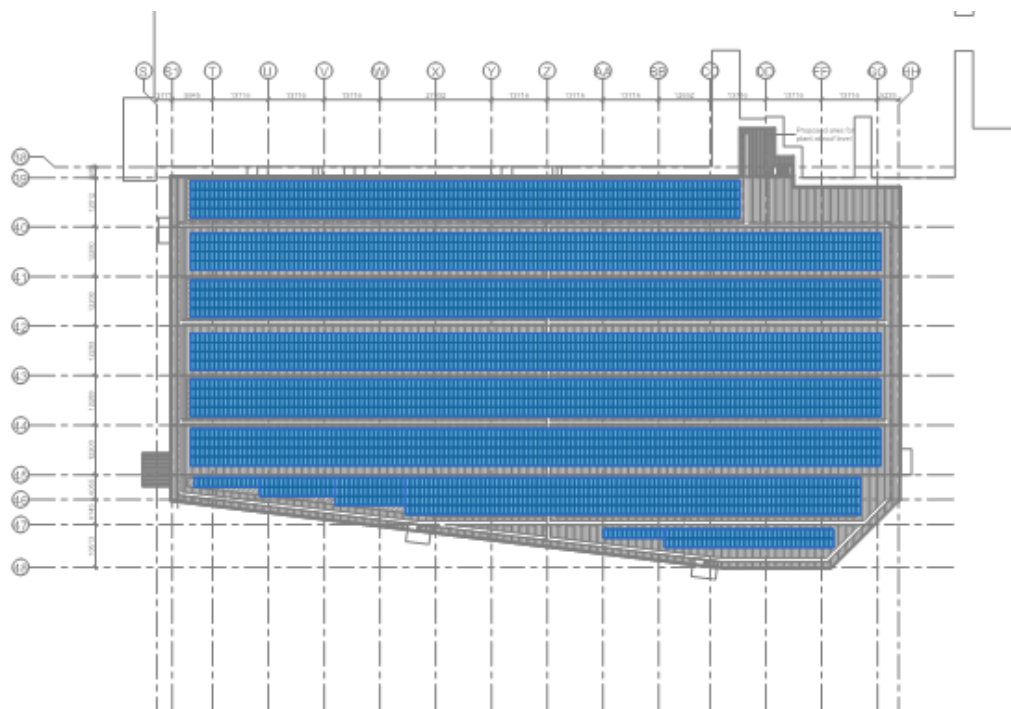
22/00458/FUL: Erection of 1 no. industrial building (use class B2/B8) including associated amenity facilities and multiple connection links with existing manufacturing unit together with other associated works. Planning permission granted 10th January 2023.

Assessment

The approved roof plan detailed the layout of 2,800sq.m of photovoltaic panels that were to be installed on the roof of the building.



Previously approved plan: 5018966-RDG-XX-RF-PL-A-0102 Rev D 'Proposed Roof Plan'



Plan submitted with the NMA – L0-MEP-0020.7 Rev -

This application seeks to amend the layout of the proposed PV panels to introduce 3972 panels which would generate 2,303 kWp of electrical output.

The applicant has stated that previous figure of 2808sq.m of panels was an error and confirmed that when measured, actually totals circa 6,000sq.m of solar. The total amount of the solar as detailed on the submitted drawing as part of this NMA is 10,260 sqm. The applicant has effectively 'filled in the blanks' on the roof where solar was previously not proposed.

The increase in pv panels is seen as a positive and efficient use of the roof of the newly erected building. The proposed amendment is considered to be non-material as the addition of the panels would not materially alter the external appearance of the building.

The proposal would comply with Knowsley Local Plan Core Strategy Policy CS22 'Sustainable and Low Carbon Development' which states that new development will be required to meet high standards of sustainable design by using renewable and low carbon energy where feasible.

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and can be considered non-material amendments. The proposed amendments would be acceptable in terms of their visual impact which would be minimal.

The proposal would comply with Knowsley Local Plan Core Strategy Policy CS22 'Sustainable and Low Carbon Development' which states that new development will be required to meet high standards of sustainable design by using renewable and low carbon energy where feasible. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The non-material amendment application be granted subject to the following conditions:

1. 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
	L0-MEP-0020.7	Rev -	Proposed Site Plan Solar PV System, BIW Roof

Signed Case Officer¹: **Jo Sheridan**

Signed Authorising
Officer²: **K Foster**

Date: **14 October 2024**

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Appendix 1 – Site Photographs