

<u>APPLICATION NO:</u>	21/00857/NMA	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Image Business Park, Acornfield Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 21/00857/FUL (ERECTION OF 1 NO. INDUSTRIAL UNIT (MIXED E(g)(iii), B2 & B8 USES), WITH ANCILLARY OFFICES, CAR PARKING, SERVICE AREA AND SOFT LANDSCAPING) TO ALLOW FOR CHANGES TO APPROVED PLANS COMPRISING OF; ADDITIONAL DOORS TO THE WEST AND EAST ELEVATION; AMENDMENTS TO THE CYCLE STANDS; UPDATED LANDSCAPE DRAWINGS AND RELOCATION OF SUBSTATION		

Site Description

A planning application was granted in 2022 for the erection of a detached industrial building (mixed E(g)(iii), B2 & B8 uses) with ancillary offices, car parking, service area and soft landscaping.

The site was formerly occupied with a mix of industrial uses and ancillary offices by Kodak. These buildings were demolished in March 2021 and being vacant and derelict for a number of years (18/00698/DEMCON).

This proposal is for the erection of a detached industrial building (mixed E(g)(iii), B2 & B8 uses) with ancillary offices, car parking, service area and soft landscaping.

Proposal

This non material amendment seeks to make the following amendments:

- Additional doors to the west and east elevations
- Amendments to the cycle shelter outline
- Updated landscape drawings to be in line with the approved site Plan '21066-PL02J – Proposed Site Plan'
- Relocation of the substation

Consultations

No consultations required.

Representations

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

Planning History

21/00857/FUL: (Erection of 1 no. industrial unit (mixed E(g)(iii), B2 & B8 uses), with ancillary offices, car parking, service area and soft landscaping)

18/00698/DEMCON: Demolition of vacant industrial buildings

Assessment

Additional doors to the west and east elevations:

A single pedestrian door is being added to the west elevation and a single pedestrian door is being added to the east. The changes are minor and would have a neutral impact on the overall appearance of the building.

Amendments to the cycle shelter outline:

The amendment to the cycle shelter outline is negligible. Full details of the cycle parking provision are still required to be submitted under Condition 10 of the original planning permission.

Updated landscape drawings to be in line with the approved site Plan '21066-PL02J Proposed Site Plan'

The original planting plan did not illustrate the substation located to the north west corner of the site. This plan seeks to rectify that omission.

Drawing No. 21-80-04 Rev C 'Tree Protection Plan' has been submitted rectifying the same error. The plan remains unchanged from that originally approved.

Relocation of the substation:

The BT Comms cabinet has been removed altogether which has provided sufficient space for the substation to be moved into the space that becomes available. The amended plan illustrates two substations on the south-east corner and omits the approved substation further south.

The siting of the two substations together is understandable. The proposed amendment is minor and acceptable in the context of the site.

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 and would not impact on the highway or residential amenity any more than the approved scheme.

The proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development' which states that development in Knowsley will be expected to respond to and integrate positive characteristics of immediate surroundings, including local materials. 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:

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
18/04/2023	21066-PL1102	L	Proposed Site Plan
18/04/2023	21066-PL1103	G	Proposed Block Plan
04/04/2023	21066-PL1112	D	GA Elevations
04/04/2023	21066-PL1110	D	Ground Floor GA Plan
04/04/2023	21-80-04	C	Tree Protection Plan
04/04/2023	21-80-05	E	Planting Plan

Signed Case Officer¹: **Jo Sheridan**

Signed Authorising Officer²: **K Foster**

Date: **10 May 2023**

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

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