

**APPLICATION
NO:**

23/02819/NMA1

CASE OFFICER:

Mark Quinn

WARD:

Northwood

PARISH:

LOCATION:

Mersey Pallets Co , Kirkby Bank Road, Knowsley Industrial Park

PROPOSAL:

APPLICATION FOR A NON-MATERIAL AMENDMENT
FOLLOWING GRANT OF PLANNING PERMISSION
23/02819/FUL FOR THE ERECTION OF 4NO INDUSTRIAL
UNITS (USE CLASS B8 - STORAGE AND DISTRIBUTION) AND
ASSOCIATED WORKS (SITE ACCESS TO BE TAKEN FROM
ACORNFIELD ROAD AND KIRKBY BANK ROAD) AMENDMENT
SOUGHT TO UNITS 1 , 2 & 3 TO ALLOW THE INTRODUCTION
OF DOCK LEVELLER DOORS AND ELEVATIONAL CHANGES
INCLUDING NEW PERSONNEL DOORS , ALTERATION TO
WINDOW POSITIONS & TO PHOTOVOLTAIC PANELS TO
ROOF

Site Description

The site is located at the junction of Acornfield Road and Kirkby Bank Road. The part of the site bounded by Acornfield Road is currently vacant and the part of the site bounded by Kirkby Bank Road has been occupied by a timber pallet company. The surrounding area comprises predominantly existing industrial units.

Proposal

Planning permission was granted for 4 industrial units in May 2024 (ref 23/02819/FUL). This application is for a non- material amendment to the above application.

It is proposed to install two dock leveller doors to Unit 1 , to install single leaf personnel fire escape doors to units 1, 2 and 3 on the rear elevation, and to units 1 & 2 on the front elevation. The position of the high- level windows would be changed on the front elevation of Unit 3.

The photovoltaic (PV) panels approved under application 23/02819/NMA are now proposed to be revised and would be removed from units 1 and 2 and replaced with rooflights but would remain on unit 3.

Consultations

Non required

Representations

No publicity required

Planning History

APP. NO: 23/02819/FUL

PROPOSAL: Erection of 4no industrial units (Use Class B8 - Storage and Distribution) and associated works (site access to be taken from Acornfield Road and Kirkby Bank Road)

DECISION: Granted

DECISION DATE: 10 May 2024

APP. NO: 23/02819/NMA

PROPOSAL: Application for a non-material amendment following grant of planning permission 23/02819/FUL for the erection of 4no industrial units (Use Class B8 - Storage and Distribution) and associated works (site access to be taken from Acornfield road and Kirkby Bank Road) amendment sought to allow for changes to height increases to eaves and ridge heights and amendments to door and window locations to units D, E F & G with photovoltaic installation to roofs.

Decision: Granted

DECISION DATE: 24 February 2025

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development
National Planning Policy Framework

Assessment

The internal layouts have been revised with the consequential external changes due to the requirements of the future occupiers.

The occupiers of Units 1 and 2 no longer require the PV roof panels. These would be replaced with rooflights to match those on the rest of the building which is considered to be

acceptable.

The main external alteration would be to remove the glazed entrance door to Unit 1 and replace this with the two dock leveller doors with a concrete surround. The agent has confirmed that this is a standard design for dock leveller surrounds as cladding is easily damaged which results in an unsightly appearance.

This alteration would result in a loss of symmetry to the front elevation, however taking account of the scale of the building and the proposed materials and finishes which would be appropriate for a large commercial building and would harmonise with the other approved materials on the building then in this instance the amendment is considered to be acceptable.

Pedestrian access to unit 1 would now be gained from the proposed pedestrian door in the front elevation. The occupier of this unit required a more secure access hence the removal of the glazed doors.

The alteration to the high level windows to Unit 3 centre the windows above the roller shutter door which is considered to be acceptable.

The dock leveller doors and personnel doors would all be finished in dark grey to match the colour of one of the cladding types on the building.

Conclusion

The proposed amendments are considered to be non- material and would be in compliance with Local Plan policy CS19.

Recommendation

That the non- material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/05/2025	PPC59-XX-DR-A-D013	-	PROPOSED ELEVATIONS
07/05/2025	PPC59-XX-DR-A-D012	-	PROPOSED ROOF PLAN
07/05/2025	PPC59-XX-DR-A-D011	-	PROPOSED FLOOR PLANS
07/05/2025	PPC59-XX-DR-A-D010	-	PROPOSED SITE LAYOUT

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

09/07/2025

Informatives

N/A

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

