



Knowsley Council

Miss Yen Chan - Taylor Wimpey (North West)
Ground Floor, Washington House
Birchwood Park Avenue
Warrington
WA3 6GR

Our Ref: 19/00684/NMA2

Date: 7 May 2024

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION

LOCATION: Whitakers Garden Centre, Liverpool Road, Prescot, Knowsley, L34 3LX

I refer to your application for a non material amendment which was received on the 15 November 2023. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00684/FUL (ERECTION OF 227 NO. DWELLINGS TOGETHER WITH VEHICULAR/PEDESTRIAN ACCESSES, LANDSCAPING & ASSOCIATED INFRASTRUCTURE) TO ALLOW FOR PLOTS 46-48, 184-189 & 98-201 REPLANNED DUE TO SITE CONSTRAINTS, SERVICE VERGES TO BE OMITTED IN PART OF THE DEVELOPMENT, SEED SPECIFICATION IN POS AREA ACROSS THE ROAD TO PLOTS 54-55 REVISED, REMOVAL OF PUBLIC FOOTPATH NEAR TO PLOTS 13 & 14, AMENDMENTS TO THE APPROVED MATERIALS AND THE INCLUSION OF ADDITIONAL TREE PLANTING.

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 the 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.

Knowsley Metropolitan Borough Council
PO Box 21 Archway Road Huyton Knowsley Merseyside L36 9YU
Telephone: 0151 489 6000 www.knowsley.gov.uk



Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/11/2023	6145.09	J	DETAILED LANDSCAPE PROPOSAL
15/11/2023	6145.10	J	DETAILED LANDSCAPE PROPOSAL
15/11/2023	6145.11	J	DETAILED LANDSCAPE PROPOSAL
15/11/2023	6145.12	J	DETAILED LANDSCAPE PROPOSAL
15/11/2023	6145.13	J	DETAILED LANDSCAPE PROPOSAL
15/11/2023	6145.14	J	DETAILED LANDSCAPE PROPOSAL
15/11/2023	6145.15	J	DETAILED LANDSCAPE PROPOSAL
15/11/2023	6145.16	J	LANDSCAPE MASTERPLAN
15/11/2023	PLA 01	I	PLANNING LAYOUT

The proposed amendments listed above are approved subject to the following condition(s):-

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully

Executive Director - Regeneration and Economic Development