

<u>APPLICATION NO:</u>	19/00684/NMA2	<u>CASE OFFICER:</u>	Kevin Foster
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot
<u>LOCATION:</u>	Whitakers Garden Centre, Liverpool Road, Prescot, Knowsley L34 3LX		
<u>PROPOSAL:</u>	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.		

Site Description

The application site consists of an on-going residential development of 227 properties on the site of the former Whitakers Garden Centre. The site is accessed via a new signal-controlled junction on Liverpool Road. The development is approximately 50% completed.

The development was approved as part of application 19/00684/FUL that was approved in December 2020.

Proposal

This application is for a non-material amendment to application 19/00684/FUL and proposes the following;

- Removal of a footpath adjacent to plots 13 & 14
- Amendments to the previously approved materials
- Provision of the planting of additional trees, following the removal of some previously agreed to be retained.
- Replacement of grassed verges with footpaths
- Re-siting of plots 46-48, 98, 184-189 & 201 because of site constraints
- Minor changes to the planting specification

Consultations

None required.

Representations

Not applicable.

Planning History

19/00684/FUL - ERECTION OF 227 NO. DWELLINGS TOGETHER WITH VEHICULAR/PEDESTRIAN ACCESSES, LANDSCAPING & ASSOCIATED INFRASTRUCTURE. Approved 18.12.2020.

Two subsequent applications for non-material amendments have been submitted. However, following discussion with the applicant they have been withdrawn and all the changes dealt with as part of this current application.

Assessment

Removal of a footpath adjacent to plots 13 & 14

A footpath was originally part of the approved details that was run in front of plots 13 and 14. The footpath would not be suitable for use for all persons because of the need to introduce steep steps and it also runs close to the ground floor habitable room windows of the above plots. Therefore, it is proposed to remove the footpath as alternative routes are available. This change is considered to be non-material.

Amendments to the previously approved materials

The materials used to construct the properties were approved as part of the planning approval for the site. The applicant has since experienced issues in sourcing adequate supplies of the approved bricks. The proposed alternatives are a close match to those previously approved and are therefore acceptable and the changes to be non-material.

Provision of the planting of additional trees, following the removal of some previously agreed to be retained.

As part of the construction works on site 3 trees that were initially identified for retention have been removed. The applicant has therefore proposed the planting of 6 trees in their place in line with the Council's Trees and Development SPD. This change is considered to be non-material.

Replacement of grassed verges with footpaths

The approved landscaping plans are not clear about the treatment of certain areas of the site and if they should be grassed service strips or footpaths. Following discussions with the applicant it has been determined that these areas should provide a footpath rather than grass verges. As the approved site layout drawing did show a footpath this amendment to the approved plans merely ensures full consistency across all the approved drawings and therefore is considered to be a non-material change.

Re-siting of plots 46-48, 98, 184-189 & 201 because of site constraints

These properties are proposed to be re-sited because of presence of historic mine workings beneath the site. The main change is plot 48 being relocated to be adjacent plot 185 and this involves the house type for plot 47 being amended and plot 185 being made into smaller unit to accommodate the relocation of plot 48. The remaining affected plots are proposed to be moved slightly but will remain the same houstypes.

This proposed amendment is mainly on part of the site that has yet to substantially progress as it is on the site of the former garden centre buildings. As approved, plot 48 is adjacent to a property currently occupied. However, the proposed amendment will ensure there is less of an impact on this property than there would be if the two properties remained. It is considered these proposed changes can be considered to be non-material.

Minor changes to the planting specification

A minor change to the planting specification is proposed that involves a change in the seed specification in the northwest portion of the site. This is required as the area in question has been subject to waterlogging and a more appropriate seed mix is proposed in response to the ground conditions. The seed mix is acceptable and can be considered as a non-material amendment.

Conclusion

The proposals are acceptable and are considered to be a non-material. Whilst there are a number of amendments across the scheme, they are not material when considered individually or as a whole. The application is recommended for approval.

Recommendation

That the non-material amendment be granted 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15.11.2023	PLA 01	I	Planning Layout
15.11.2023	6145.16	J	Landscape Masterplan
15.11.2023	6145.15	J	Detailed Landscape Proposals
15.11.2023	6145.14	J	Detailed Landscape Proposals
15.11.2023	6145.13	J	Detailed Landscape Proposals
15.11.2023	6145.12	J	Detailed Landscape Proposals
15.11.2023	6145.11	J	Detailed Landscape Proposals
15.11.2023	6145.10	J	Detailed Landscape Proposals
15.11.2023	6145.09	J	Detailed Landscape Proposals

15.11.2023	6145.08	J	Detailed Landscape Proposals
09.04.2024	MAT-01	U	Materials Plan

Signed Case Officer¹: **K Foster**

Signed Authorising Officer²: **Alan Kilroe**

Date: **7 May 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