
**APPLICATION
NO:**

23/01197/NMA1

CASE OFFICER:

Mark Quinn

WARD:

Northwood

PARISH:

LOCATION:

Land To The North East Of The Junction Of Gale Road And Admin Road, Knowsley Industrial Park, Kirkby, Knowsley,

PROPOSAL:

NON MATERIAL AMENDMENT TO PLANNING PERMISSION 23/01197/FUL. (ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR B8) WITH ANCILLARY OFFICE SPACE INCLUDING SERVICE YARD, PARKING, SUB STATION AND OTHER ASSOCIATED WORKS). AMENDMENT SOUGHT TO RAL COLOUR OF COMPOSITE CLADDING PANELS ABOVE FIRST FLOOR WINDOW LEVEL TO OFFICES TO MATCH CLADDING PANEL BELOW WINDOW LEVEL.

Site Description

The application site comprises primarily a vacant plot of land located at the junction of Gale Road and South Boundary Road on Knowsley Business Park. (This was formerly the site of office buildings owned by Knowsley Council which have been demolished and the site cleared).

Land to the south of the site bounded by South Boundary Road and Admin Road is an existing car park. Part of the land to the south of the site is currently adopted highway.

Proposal

It is proposed to erect an industrial unit for a use within use class B2 (General Industrial) or Use Class B8 (Storage & Distribution). The building would be sited towards the eastern site boundary and would extend across the majority of the width of the site.

The primary site access would be from Gale Road serving the loading bays and main car park, however the smaller car park to the south would be served from a separate (existing) access off Admin Road. This would serve 23 car parking spaces and there would be a pedestrian link from this car park into the main site.

Planning permission was originally granted under ref 23/01197/FUL in February 2024. A non-material amendment (ref 23/01197/NMA) was granted in November 2024 to amend the supplier, coating finish and colour reference to some of the areas of cladding on the building and to revise the position of the roof lights.

This application is for a further non-material amendment to change the RAL colour of the cladding above the first floor window level to the offices to match the cladding

panel below the window level.

Consultations

Non required

Representations

No publicity required.

Planning History

APP. NO: 18/00520/KMBC1

PROPOSAL: DEMOLITION OF BUILDINGS, LANDSCAPING WORKS AND
ERECTION OF HOARDING

DECISION: GRANTED

DECISION DATE: 13 November 2018

APP NO: 23/011197/FUL

PROPOSAL: ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR
B8) WITH ANCILLARY OFFICE SPACE INCLUDING SERVICE
YARD, PARKING, SUB STATION AND OTHER ASSOCIATED
WORKS

DECISION: GRANTED

DECISION DATE: 26/02/24

APP. NO: 23/01197/NMA

PROPOSAL: ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR B8)
WITH ANCILLARY OFFICE SPACE INCLUDING SERVICE YARD,
PARKING, SUB STATION AND OTHER ASSOCIATED WORKS. NON
MATERIAL AMENDMENT TO PLANNING PERMISSION
23/01197/FUL. AMENDMENT SOUGHT TO THE SUPPLIER AND
COATING FINISH, AND COLOUR REFERENCES, OF SOME OF THE
EXTERNAL CLADDING STATED ON THE ELEVATIONS AND
AMENDMENTS TO THE SETTING OUT OF ROOF LIGHTS.

DECISION: GRANTED

DECISION DATE: 28 November 2024

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 (2024)

Assessment

This amendment effects the southern and western building elevations.

Two panels of cladding above the first floor office windows on both elevations are proposed to be changed from Kingspan Quadcore Colour Onyx Anthracite (RAL 7016) to Kingspan Quadcore Colour Pearl (RAL 9010).

This amendment is required due to an availability issue the main contractor has encountered with the supply chain.

There would still be a variety of materials/colours on the main elevations of the buildings, therefore this proposed relatively minor change would not adversely impact on the street scene or visual amenity. The proposed design would still remain in compliance with Local Plan policy CS19.

Conclusion

The proposed amendment is considered to be acceptable in terms of design and appearance and considered to be non-material.

Recommendation

That the proposal is considered to be a non-material amendment and is hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/01/2025	12877-AEW-XX-XX-DR-A-0525-REV P03-	P03	PROPOSED ELEVATIONS

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: K Foster

Date: 18 February 2025

Informatives

None Required

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

