

<u>APPLICATION NO:</u>	20/00063/NMA5	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council

LOCATION: RSPCA, Higher Road, Halewood, L26 9TX

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00063/FUL (RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 413 NO. DWELLINGS COMPRISING; PLOT 2 - ERECTION OF 98 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM GREENSBIDGE LANE; PLOT 4 - ERECTION OF 315 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM BAILEYS LANE; TOGETHER WITH ASSOCIATED WORKS (LANDSCAPING, ACCESS, ROADS, SEWERS, SUBSTATIONS, DRAINAGE, ENGINEERING WORKS TO FORM SURFACE WATER STORAGE AREAS AND OTHER INFRASTRUCTURE) - VARIATION TO AMEND THE WORDING OF CONDITION 27 (MATERIALS) AND UPDATE SCHEDULE 1 LIST OF APPROVED CONDITIONS ON APPLICATION 20/00063/FUL TO ADD 'WIENERBERGER TABASCO RED MULTI'

Site Description

The site subject of this non material application relates to the Miller site to the south of the East of Halewood development site. The site is currently under construction.

Proposal

The NMA seeks to amend the wording of condition 27 (materials) and update Schedule 1 list of approved conditions on application 20/00063/FUL to add 'Wienerberger Tabasco Red Multi'. This amendment would relate to the Halewood Oaks site only.

Consultations

No consultations requested.

Representations

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

Planning History

20/00063/NMA: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for changes to replacement of house types with tile hangings to brick versions; replacement of tiles on apartment blocks from smooth brown concrete plain to farmhouse brown clay tiles. Granted 12th January 2022.

20/00063/NMA1: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for (i) changes to approved brick types northern site from Forterra Woodside Mixture / Forterra Lindum Cottage reserve to brick types Manchester Brick Barcombe Blend / Marshalls Samwell Haze (ii) changes to approved brick types southern site Forterra Village Honey Gold/Forterra Woodside Mixture/Forterra Lindum Cottage Reserve/Forterra Teviot red to Manchester Baracombe Blend/Manchester Brick Kilmarnock Blend and Marshalls Lindon Haze and (iii) replacement of previously approved thespian house types in the southern parcel with lymner house types at the following plot numbers 28,33,52,88,101,104,127,130,150,178,179,208,211,222,231,242,278,281,282,309 & 315. Granted 3rd May 2022.

20/00063/NMA2: Non-material amendment following the grant of planning permission 20/00063/FUL(residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) - amendment sought to allow for changes to approved plans comprising of revised vehicular access to swale and resiting of substation. Granted 7th October 2022.

20/00063/NMA3: Non material amendment following the grant of planning permission 20/00063/FUL (residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) - amendments sought for the introduction of a turning head, relocation of bin stores and various layout amendments and changes to the approved brick types. Granted 28th April 2023.

20/00063/NMA4: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for changes to brick type material. Granted 5th May 2023.

Assessment

20/00063/NMA 3 approved the following brick types to be used on the development site:

The proposed Materials Layout ML01S Rev O consists of the following brick types:

Type A: Manchester Brick Barcombe Blend

Type B: Manchester Brick Kilmarnock Blend

Type C: Marshalls Lindon Haze

Type D: Ibstock Grampian Red Mixture

Type E: Wienerberger Sunset Red Multi

This NMA seeks to add an additional brick type:

Type F: Wienerberger Tabasco Red Multi

The cover letter accompanying the non material amendment application states that Bellway have experienced further supplier issues whilst sourcing the type D brick. Eight three units were identified to be clad with brick type D. Bellway have secured enough of brick type D to clad 14 of these units. The remaining 69 homes are proposed to be clad with the newly proposed with brick type F.

The proposed brick is comparable to those previously approved and the materials will overall tie in with the development as a whole.

Condition 27 on 20/00063/FUL states:

“The development shall be carried out in accordance with the approved materials sated on the approved Materials Plans reference ML01N Rev A and ML01S Rev A.”

Upo the approval of this non material amendment aplciation, the condition will be amended to:

The development shall be carried out in accordance with the approved materials sated on the approved Materials Plans reference ML01N Rev I and ML01S Rev R.

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 the following conditions:

1. The development shall be carried out in accordance with the approved materials sated on the approved Materials Plans reference ML01N Rev I and ML01S Rev R
2. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent form 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
10/04/2024	ML01S	REV R	Materials Layout
10/04/2024	24311340		Wienerberger Tabasco Red Multi information sheet

Signed Case Officer¹: **Jo Sheridan**

Signed Authorising Officer²: **K Foster**

Date: **29 April 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

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