



**Knowsley Council**

Caddick Developments  
c/o NJL Consulting - NJL Consulting  
NJL Consulting  
Origin, 6th Floor  
70 Spring Gardens  
Manchester  
M2 2BQ

Our Ref: 22/00348/NMA2

Date: 11 June 2026

Dear Sir/Madam

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

**LOCATION:** Tingle Peg Farm, Ormskirk Road, Knowsley Village, Knowsley, L34 9EY

I refer to your application for a non-material amendment which was received on the 14 November 2025. 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 TO 22/00348/FUL (ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORS SPACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS) TO ALLOW FOR INCREASED INTERNAL OFFICE FLOOR SPACE TO FIRST FLOORS, ADDITIONAL WINDOWS TO UNITS 1 AND 3 ELEVATIONS, ADDITIONAL 6 NO. CAR PARKING SPACES, MINOR AMENDMENTS TO DRAINAGE PLANS AND MINOR AMENDMENTS TO SITE PLAN

- 1) The plans listed below are those approved. The development must be taken in accordance with the approved plans on the original application, 22/00348/FUL and 22/00348/NMA1, unless amended by the plans included within Schedule 1 below, including any conditions attached to that permission. No substitution should be made without 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](http://www.knowsley.gov.uk)



**Approved Plan(s):-**

**SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b>                         | <b>Version</b> | <b>Drawing/Document Title</b>          |
|----------------------|----------------------------------------|----------------|----------------------------------------|
| 28/04/2026           | 19011-FRA-V2-XX-DR-A-20-0004           | Rev P8         | UNIT 2 – PROPOSED GA ELEVATIONS        |
| 12/03/2026           | 19011-FRA-V1-XX-DR-A-20-0004           | REV P9         | UNIT 1 - PROPOSED GA ELEVATIONS        |
| 12/03/2026           | 19011-FRA-V3-XX-DR-A-20-0004           | REV P7         | UNIT 3 - PROPOSED GA ELEVATIONS        |
| 14/11/2025           | 19011-FRA-V1-00-DR-A-20-0001           | REV P4         | UNIT 1 - PROPOSED GROUND FLOOR GA PLAN |
| 14/11/2025           | 19011-FRA-V1-R1-DR-A-20-0003           | REV P3         | UNIT 1 - PROPOSED ROOF PLAN            |
| 14/11/2025           | 19011-FRA-V1-ZZ-DR-A-20-0002           | REV P4         | UNIT 1 - PROPOSED OFFICE GA PLANS      |
| 14/11/2025           | 19011-FRA-V3-00-DR-A-20-0001           | REV P4         | UNIT 3 - PROPOSED GROUND FLOOR GA PLAN |
| 14/11/2025           | 22075-BGL-XX-XX-DR-C-00210             | REV P06        | DRAINAGE LAYOUT                        |
| 14/11/2025           | 19011-FRA-V3-ZZ-DR-A-20-0002           | REV P4         | UNIT 3 - PROPOSED OFFICE GA PLANS      |
| 31/03/2026           | 19011-FRA-AV-XX-DR-A-0501              | REV P06        | PROPOSED SITE MASTERPLAN               |
| 14/11/2025           | 22075-BGL-XX-XX-DR-C-00200             | REV P06        | PROPOSED LEVELS                        |
| 14/11/2025           | 19011-FRA-V3-R1-DR-A-20-0003<br>REV P3 | REV P3         | UNIT 3 – PROPOSED ROOF PLAN            |

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

A handwritten signature in black ink, appearing to read 'D. Milburn', with a stylized, cursive script.

**Dale Milburn**  
**Executive Director – PLACE**