



Knowsley Council

Mr Gary Fox - Breck Homes Limited
20 Sceptre Court
Bamber Bridge
Preston
Lancashire
PR5 6AW

Our Ref: 25/00344/NMA

Date: 6 August 2026

Dear Sir/Madam

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

LOCATION: Former Boundary Pub Site, Pilch Lane, Roby, Knowsley,

I refer to your application for a non material amendment which was received on the 2 July 2026. 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):- APPLICATION FOR A NON- MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 25/00344/FUL - ERECTION OF 34 NO. AFFORDABLE RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE . APPROVAL SOUGHT TO REMOVE AFFORDABLE FROM THE DESCRIPTION OF DEVELOPMENT AND ALTERATION TO THE HIGHWAY/ACCESS IN FRONT OF PLOTS 7-11.

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.

Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/07/2026	PilchLane/SiteMasterPlan	REV B	SITE MASTER 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.



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



Yours faithfully

A handwritten signature in black ink, appearing to read 'Dale Milburn'. The signature is fluid and cursive, with the first letter 'D' being large and prominent.

Dale Milburn

Executive Director – PLACE