



Knowsley Council

Mrs Miranda Bell - Commercial Development
Projects Ltd
Marshall House
Huddersfield Road
Elland
HX5 9BW

Our Ref: 23/01429/NMA

Date: 13 February 2024

Dear Sir/Madam

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

LOCATION: Plots 2-6 Earlsfield Park, Land At Knowsley Lane, Huyton, Knowsley, L34 4AH

I refer to your application for a non-material amendment which was received on the 14 December 2023. 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 FOLLOWING THE GRANT OF RESERVED MATTERS 23/01429/REM (APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) AMENDMENTS SOUGHT TO APPROVED PLANS FOR , ANCILLARY OFFICE FLOOSPACE REDUCED ON UNITS 3 &, 4. FLOORSFACE AND CAR PARKING SPACES REDUCED AND MOTOR CYCLE PARKING REVISED TO UNIT 4, , REVISIONS TO CAR PARK LAYOUT TO UNIT 5, INCLUDING ELECTRIC VEHICLE SPACES MOVED TO MAIN CAR PARK ,FOOTPATHS ADDED TO SITE ENTRANCE ON ALL UNITS, SITE RADIUS ALTERED TO 15M ON BOTH SIDES OF ENTRANCE TO ALL UNITS & SUBSEQUENT CHANGES TO LANSCAPING PLANS FOR ALL UNITS

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.



Knowsley Metropolitan Borough Council
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Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/01/2024	SF 3422 LL03 Rev D	-	LANDSCAPING -UNIT 4
16/01/2024	SF 3422 LL05 Rev D	-	LANDSCAPING - UNIT 6
16/01/2024	SF 3422 LL04 Rev D	-	LANDSCAPING - UNIT 5
16/01/2024	SF 3422 LL02 Rev E	-	LANDSCAPING - UNIT 3
16/01/2024	SF 3422 LL01 Rev E	-	LANDSCAPING - UNIT 2
16/01/2024	M3167-100 (Rev T)	-	PROPOSED SITE LAYOUT
16/01/2024	M3167-(3)-200 (Rev D)	-	FLOOR LAYOUT PLAN - UNIT 5
16/01/2024	M3167-(3)-200 (Rev D)	-	FLOOR LAYOUT - UNIT 4
16/01/2024	M3167-(3)-100 (Rev D)	-	FLOOR LAYOUT - UNIT 3

Informative

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability

purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

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

Executive Director - Regeneration and Economic Development