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Our ref 8429/AM/JG

8<sup>th</sup> April 2026

Reference: PP-14843135

Dear Sir/Madam,

**35 Wilson Road, Huyton, L36 6AE**

**Non-Material Amendment Following the Grant of Planning Permission (Application reference: 25/00205/FUL)**

We write on behalf of our client, Linden Hill - Capital Assets - ALX Limited, to notify you of the submission of an application under Section 96A of the Town and Country Planning Act 1990 ('the Act') for a Non-Material Amendment (NMA) following the grant of planning permission (ref: 25/00205/FUL).

This is in relation to the S73 planning application (ref 25/00205/FUL) which was approved 05 June 2025 and followed the original outline application (ref 22/00284/OUT) '*demolition of existing buildings and outline application for the erection of a logistics warehouse (use class b8) – approval sought for access (appearance, layout, landscaping and scale reserved for future approval)*', which was approved on 23 March 2023.

The planning fee of £400.00 has been paid online by credit card via Planning Portal.

A Reserved Matters Application (RMA) (25/00682/REM) has been submitted to Knowsley Metropolitan Borough Council (KMBC) and validated on 19 December 2025. At the time of submission of this NMA, the RMA is currently under consideration.

The case officer for application 25/00682/REM has been made aware of this NMA via MS Teams meeting (dated 3 April 2026) prior to submission. During this meeting it was confirmed between JLL and KMBC, that the Planning Officers are agreeable to the amendment being sought via a Non-Material Amendment.

The supporting document submitted alongside this cover letter and application forms is as follows:

- Parameters Plan (drawing ref: HWR-KMA-XX-XX-DR-A-9100 P1)

## **The Proposed Amendment**

### *Context*

This Non-Material Amendment is sought to allow minor amendments to the Parameters Plan (drawing ref: 12156-AEW-XX-XX-DR-A-0503-REV P08), approved by permission 25/00205/FUL.

The Parameters Plan was previously amended as part of application 24/00427/FUL. This approved *'an amendment to the parameters plan in order to change the maximum ridge height of the building at the front section of the site to comprise a gradual maximum ridge height between 17.5m and 21.6m in accordance with the site section on the parameters plan'*. The updated Parameters Plan (drawing ref: 12156-AEW-XX-XX-DR-A-0503-REV P06) is cited within Condition 4 of permission 24/00427/FUL.

The Parameters Plan was subsequently updated again as part of application 25/00205/FUL to *'allow for a second vehicular access point to be provided from Wilson Road.'* This updated Parameters Plan (drawing ref: 12156-AEW-XX-XX-DR-A-0503- REV P08), is again cited within Condition 4 of permission 25/00205/FUL and reads: *'The maximum ridge height of any building sited in the area shaded orange on the submitted Parameters Plan Drg No 12156-AEW-XX-XX-DR-A-0503- REV P08 shall be determined in accordance with section AA on the parameters plan.'*

### *Proposal*

As part of this application, it is proposed that the Parameters Plan (drawing ref: 12156-AEW-XX-XX-DR-A-0503- REV P08), be amended to remove the gradual height parameter (increasing from 17.5m to 21.6m at a 30m distance from the Wilson Road carriageway) to a continuous height parameter of 21.6m within the same 30m section within no build up to 7.8m set back from the Wilson Road carriageway.

This minor amendment is required as the RMA (25/00682/REM) proposes a building that maximises site efficiency to deliver an institutional-grade industrial unit tailored to current market demand, as advised by JLL North West Industrial Agency team. In order to achieve these requirements, the RMA proposes a building which slightly exceeds the parameters set by the Parameters Plan (drawing ref: 12156-AEW-XX-XX-DR-A-0503-REV P08).

When considered as a whole, the exceedance is considered to be minimal with the majority of any of the building sitting comfortably within the approved section A-A of the Parameters

Plan. It is estimated that the slight exceedance to the parameters equates to less than 1% of the overall volume of the proposed building. It is therefore considered this is negligible and does not harm the purpose of the condition.

The proposed building features a logical and operationally efficient layout tailored to the functional demands of a modern B8 logistics facility to meet market operational requirements. As part of this, a uniform building envelope is essential to delivering the internal clearances, racking efficiencies and operational floor-to-eaves continuity required for a building of this size. Large-scale logistics buildings depend on consistent internal volumetric space to facilitate modern automation, high-bay storage, and advanced material-handling systems.

Introducing variations in the building form within a single operational volume would compromise the building's efficiency, limit storage capacity, and undermine the viability of the scheme in commercial and functional terms.

The proposed form therefore reflects a technical necessity inherent to contemporary logistics development and is considered a minor amendment to the approved parameters. This change is considered to be negligible compared to the overall scale of development and will not materially alter the planning permission.

Overall, the impact of this change is as follows:

- Removal of the approved gradual height parameter from 17.5m to 21.6m up to 30m from the setback point with the Wilson Road carriageway boundary.
- Implementation of a continuous height parameter of 21.6m within the 30m set back point, leaving an area of approximately 7.8m no build area from the Wilson Road carriageway boundary.

Given the above, it is proposed to amend the list of approved drawings on the decision notice (condition 4) as set out in the table below:

| Drawing Name    | Approved Superseded Dwg Ref<br>(25/00205/FUL) | Proposed Revised Dwg Ref   |
|-----------------|-----------------------------------------------|----------------------------|
| Parameters Plan | 12156-AEW-XX-XX-DR-A-0503 P08                 | HWR-KMA-XX-XX-DR-A-9100 P1 |

## Conclusion

The proposed amendment is considered minor and not material, given the overall scale and nature of the of development approved. This Non-Material Amendment to the approved Parameters Plan will allow the building proposed by the associated Reserved Matters Application (25/00682/REM) to remain compliant with Condition 4 of permission 25/00205/FUL. The amendment does not affect the principle of development and remains in compliance with the Development Plan and NPPF.

It is therefore considered that the revisions can be approved by way of this submitted non-material amendment application. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Amy', written in dark ink.

Amy Murphy,  
Planning Consultant