



PLP And Knowsley Unit Trust
c/o Mr Alec Drake - WSP
8 First Street
Manchester
M15 4GU

Our Ref: 20/00124/NMA1

Date: 3 September 2021

Dear Sir

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

LOCATION: Former Sonae Site, Moss Lane / Marl Road, Kirkby, Knowsley, L33 7XQ

I refer to your application for a non material amendment which was received on the 11 June 2021. The proposed amendments have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material subject to the conditions listed below.

The development must be undertaken in accordance with the approved plans and conditions on the original application, except where amended by those below. 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.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans under planning permission 20/00124/FUL with the relevant plans and documents substituted as listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The development shall be carried out only in accordance with the approved landscaping scheme and shall be completed by the end of the first planting and seeding seasons following the substantial completion of the development works. The landscaping shall be established and maintained in accordance with submitted details. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: To ensure that the landscaping is implemented and maintained in the interests of visual amenity and to comply with Policies CS19 and CS21 of the Knowsley Replacement Unitary Development Plan adopted January 2016.

- 7) Notwithstanding approved drawings/documents (and any previous confirmations that this condition has been discharged) within 3 months of this decision a scheme for the provision and implementation of a surface water

regulation system to manage the risk of flooding from both overland flow and from the sewer network, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include hydraulic calculations for a 1 in 30yr storm and a 1 in 100yr storm with 30% climate change. The agreed scheme shall be implemented prior to the first occupation of the development.

For the avoidance of doubt, surface water must drain in accordance with the rates set out in the 'Flood Risk Assessment & Drainage Statement (C1324-2020001 version Rev C dated 11 February 2020) - Table 6.5'. No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details. The surface water drainage scheme should be consistent with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan Core Strategy January 2016.

- 9) Noise from the operational phase of the development, as demonstrated within the Noise Assessment report by Terra Tech, dated June 2021, Job No. 784-A116561 (rev 4), shall not exceed the relevant levels stated in British Standard BS 8233:2014 and the World Health Organisation's 'Guidelines for Community Noise' at all of the closest sensitive receptors during both the daytime and night-time.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 11) The acoustic barrier shall be in place prior to the site being brought into use and shall be of a close-boarded design, have a height of 4.0m and a minimum density of 10kg/m², and shall be finished or stained the same as the example acoustic fence shown on drawing ref B8391-AEW-XX-XX-DR-A-0504_P9_Proposed Boundary Treatment Plan unless previously agreed in writing by the Local Planning Authority prior to installation.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 13) The external lighting for this development shall follow the scheme as detailed in the 20-010 External LED Lighting Assessment Report P3, to ensure there is no impact from glare and / or light overspill on the nearby residential properties.

Reason: In the interests of residential amenity and bat foraging habitat and to comply with Policies CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV3 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 15) Notwithstanding any previously agreed details, within 2 months of this decision the developer shall begin the process of seeking to implement a Traffic Regulation Order (TRO) has been commenced and indicated as such in writing to the Local Planning Authority by the applicant stating the steps taken to commence the TRO. The TRO is to provide on-street waiting restrictions and/or corner protection, at any applicable areas on Marl Road, in the form of signage and/or lining, and/or other features as appropriate in order to prevent obstructive and/or dangerous parking. It is expected that the applicant will meet all costs of the making and the advertising of the TRO's and the subsequent physical works such as the signage and road markings shall be carried out as part of the s278 works.

Reason: To preserve the safety and function of the highway network and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 17) The cycle store hereby approved by plan ref B8391-AEW-XX-XX-DR-A-0516_P4 Cycle Store Details shall be installed on site prior to the first use of the development hereby permitted and shall be retained for cycle parking purposes at all times that the development is on site.

Reason: To provide suitable cycle parking facilities for employees in the interests of sustainable transport and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Plan Title	Approved Reference	Revised Reference
Proposed Site Plan	B8391-AEW-XX-XX-DR-A-0503_P15	B8391-AEW-XX-XX-DR-A-0503_P19
Proposed Ground Floor Plan	B8391-AEW-XX-XX-DR-A-0507_P3	B8391-AEW-XX-XX-DR-A-0507_P5
Proposed Mezzanine Floor	B8391-AEW-XX-XX-DR-A-0508_P3	B8391-AEW-XX-XX-DR-A-0508_P5
Proposed Roof Plan	B8391-AEW-XX-XX-DR-A-0509_P4	B8391-AEW-XX-XX-DR-A-0509_P5
Proposed Elevations	B8391-AEW-XX-XX-DR-A-0510_P8	B8391-AEW-XX-XX-DR-A-0510_P9

Proposed Building Sections	B8391-AEW-XX-XX-DR-A-0511_P4	B8391-AEW-XX-XX-DR-A-0511_P5
Boundary Treatment Plan	B8391-AEW-XX-XX-DR-A-0504_P8	B8391-AEW-XX-XX-DR-A-0504_P9
External Finishes Plan	B8391-AEW-XX-XX-DR-A-0517_P5	B8391-AEW-XX-XX-DR-A-0517_P6
Proposed Cycle Store Details	B8391-AEW-XX-XX-DR-A-0516_P3	B8391-AEW-XX-XX-DR-A-0516_P4
Landscape Proposal Plan (1 of 2)	BCA 2029-19-05-D	BCA 2029-19-05-F
Landscape Proposal Plan (2 of 2)	BCA 2029-19-06-E	BCA 2029-19-06-G
Tree Retention Protection and Removal Plan (1 of 2)	BCA 2029-19-03-C	2029-19-03-G
Tree Retention Protection and Removal Plan (2 of 2)	BCA 2029-19-04-B	2029-19-04-F
Soft Landscaping Maintenance and Management Statement	2029/19-RP01-B	2029/19-RP01-C
External Lighting Report	20-010 External LED	20-010 External LED Lighting Assessment Report P3
External Lighting Layout	20-010 EX 001	20-010 EX 001-T4
Noise Assessment	A116561	A116561 – Rev 4

Plan Title	Approved Reference	Revised Reference
Visibility Splays (Multiple)	N/A	11647-HYD-XX-XX-DR-TP-0001-P01.06 11647-HYD-XX-XX-DR-TP-0002-P01.06 11647-HYD-XX-XX-DR-TP-

		0003-P01.06 11647-HYD-XX-XX-DR-TP-0004-P01.06
Swept Path Analysis (Multiple)	N/A	11647-HYD-XX-XX-DR-TP-0005-P01.06 11647-HYD-XX-XX-DR-TP-0006-P01.06 11647-HYD-XX-XX-DR-TP-0007-P01.06 11647-HYD-XX-XX-DR-TP-0008-P01.06 11647-HYD-XX-XX-DR-TP-0009-P01.06 11647-HYD-XX-XX-DR-TP-00010-P01.06 11647-HYD-XX-XX-DR-TP-00011-P01.06 11647-HYD-XX-XX-DR-TP-00012-P01.06 11647-HYD-XX-XX-DR-TP-00013-P01.06

Yours faithfully



Executive Director - Regeneration and Economic Development