
APPLICATION NO: 23/01197/NMA **CASE OFFICER:** Mark Quinn

WARD: Northwood **PARISH:**

LOCATION: Land To The North East Of The Junction Of Gale Road And Admin Road, Knowsley Industrial Park, Kirkby, Knowsley.

PROPOSAL: ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR B8) WITH ANCILLARY OFFICE SPACE INCLUDING SERVICE YARD, PARKING, SUB STATION AND OTHER ASSOCIATED WORKS. NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 23/01197/FUL. AMENDMENT SOUGHT TO THE SUPPLIER AND COATING FINISH, AND COLOUR REFERENCES, OF SOME OF THE EXTERNAL CLADDING STATED ON THE ELEVATIONS AND AMENDMENTS TO THE SETTING OUT OF ROOF LIGHTS.

Site Description

The application site comprises primarily a vacant plot of land located at the junction of Gale Road and South Boundary Road on Knowsley Business Park. (This was formerly the site of office buildings owned by Knowsley Council which have been demolished and the site cleared).

Land to the south of the site bounded by South Boundary Road and Admin Road is an existing car park. Part of the land to the south of the site is currently adopted highway.

Proposal

It is proposed to erect an industrial unit for a use within use class B2 (General Industrial) or Use Class B8 (Storage & Distribution). The building would be sited towards the eastern site boundary and would extend across the majority of the width of the site.

The primary site access would be from Gale Road serving the loading bays and main car park, however the smaller car park to the south would be served from a separate (existing) access off Admin Road. This would serve 23 car parking spaces and there would be a pedestrian link from this car park into the main site.

Planning permission was originally granted under ref 23/01197/FUL in February 2024. This application is for a Non Material amendment to the original scheme and seeks to amend the supplier , coating finish and colour reference to some of the areas of cladding on the building and also to revise the position of the roof lights.

Consultations

Cadent Gas Limited - No objections.

Representations

No publicity required.

Planning History

APP. NO: 18/00520/KMBC1
PROPOSAL: DEMOLITION OF BUILDINGS, LANDSCAPING WORKS AND
ERECTION OF HOARDING
DECISION: GRANTED
DECISION DATE: 13 November 2018

APP NO: 23/011197/FUL
PROPOSAL: ERECTION OF 1 NO. INDUSTRIAL UNIT (USE CLASSES B2 OR
B8) WITH ANCILLARY OFFICE SPACE INCLUDING SERVICE
YARD, PARKING, SUB STATION AND OTHER ASSOCIATED
WORKS

DECISION: GRANTED

DECISION DATE: 26/02/24

Assessment

The proposed amendments to the finish of the cladding only alter the supplier and the finish of the cladding. In terms of appearance there would be very little change. There would be a slight change to the colour finish of the cladding panels below the windows on two of the elevations. The approved colour is RAL9002 – Grey White and the proposed colour would be RAL 9010 Pure White.

The approved cladding was Euroband Rockspan and the proposed would be Euroclad Elite and Kingspan Quadcore.

The proposed positioning and number of rooflights have been amended and this had resulted in an increase in the number of rooflights.

The solar panels are shown on the roof plan as “notional” at this stage and full details of the position and type of solar panels are to be submitted pursuant to condition 12 attached to the main planning permission.

Conclusion

The proposed amendments are considered to be acceptable in terms of design and appearance

and are considered to be non-material.

Recommendation

That the proposal is considered to be a non-material amendment and is hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/11/2024	12877-AEW-XX-XX-DR-A-0525	P02	PLANNING ELEVATIONS
05/11/2024	12877-AEW-XX-RF-DR-A-0526	P01	ROOF PLAN
05/11/2024	12877-AEW-XX-SI-DR-A-0500	P1	LOCATION PLAN

Signed Case Officer¹: **Mark Quinn**

Signed Authorising Officer²: **K Foster**

Date: **28 November 2024**

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Appendix 1 – Site Photographs