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UNITED KINGDOM

7th November 2025

Project/File: 333102819.A5.TC

Knowsley Metropolitan Borough Council

Planning Services - Knowsley Council,
Municipal Buildings,
Huyton,
Knowsley,
L36 9UX

Dear Sir/Madam,

Reference: Section 73 Planning Application of condition 20 attached to 24/00686/FUL at Earlsfield Park, Arley Drive, Huyton, Knowsley

VARIATION OF CONDITIONS APPLICATION TO AMEND CONDITION 20 OF PLANNING PERMISSION 24/00686/FUL AT EARLSFIELD PARK ARLEY DRIVE HUYTON KNOWSLEY

On behalf of our Client, Commercial Development Projects (CDP), Stantec UK Ltd ('Stantec') hereby submit an application pursuant to Section 73 of the Town and County Planning Act (1990) for minor material amendments relating to the above permission. The application seeks to amend the wording of condition 20 attached to 24/00686/FUL (itself a S73 application amending 20/00376/OUT) to allow for B2 use on the site to enable a woodworking workshop in Unit 2 of the development. Said workshop comprises a joinery workshop for manufacture and storage of timber products. A separate S73 has also been submitted to the Council to amend the wording of condition 4 on application 24/00687/FUL (the RM pursuant to 24/00686/FUL) as both the Outline decision and the Reserved Matters decision included a condition that controlled the Use Classes of the development.

Permission is sought for the following:

'Application for the variation of wording condition 20 attached to permission 24/00686/FUL to allow for B2 use in unit 2 on the site known as Earlsfield Park, Arley Drive, Huyton, Knowsley.'

This application is accompanied by a completed application form and application fee paid through the planning portal of £2000 plus £85 service charge.

We also ask you consider the contents of this letter when determining the application. This provides the background to the Site and an explanation for the need for the proposed amendment.

Planning History Background

Outline application reference 20/00376/OUT was granted in February 2021 for:

'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)'

Reference: Section 73 Planning Application of condition 20 attached to 24/00686/FUL at Earlsfield Park, Arley Drive, Huyton, Knowsley

Pursuant to this, Reserved Matters application reference 23/01429/REM was granted in December 2023 for all Matters reserved by the Outline application. A Non Material Amendment (reference 23/01429/NMA) amended approved plans in February 2024 to amend other Units on the Site – Unit 2 was not impacted by this amendment.

Both the Outline decision and the Reserved Matters decision included a condition that controlled the Use Classes of the development. As such, in order to amend the permissible use classes, a S73 application is required to amend both the Outline and RM – these are submitted separately but are to be considered together. Please also application Planning Portal Reference PP-14468215.

A Section 73 application (24/00687/FUL) was granted in March 2025 to vary condition 4 of the Reserved Matters to allow for the extended use of unit 3 from class B1 (now class e (g) (ii) (iii)) and class B8 to include class F1 (a), training facilities.

At the same time, a Section 73 application reference 24/00686/FUL was granted in March 2025 to vary the wording of condition 26 on the Outline application reference 20/00376/OUT to allow for the extended use of unit 3 from class B1 (now class e (g) (ii) (iii)) and class B8 to include class F1 (a), training facilities. This condition 26 from the Outline became condition 20 on the S73 reference 24/00686/FUL.

As such, condition 20 currently reads as follows:

“The buildings hereby approved shall only be used for the following purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended):

- *Class E (g) comprising*
 - i. office*
 - ii. the research and development of products or processes or*
 - iii. any industrial process, (which can be carried out in any residential area without detriment to the amenity of that area)*
- or*
- *Class B8 comprising storage or distribution*

In the case of Unit 3 ONLY - Class F1 a) for the provision of education.”

Proposed Variation

This Section 73 application proposes to amend the wording of condition 20 to read as follows:

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the premises to which this permission relates shall be used only as below:

Unit 2 shall be used for any use falling within Use Classes E parts (g) (ii) (iii), Use Class B2 and Use Class B8.

Unit 3 is to be used for any use falling within Use Classes E parts (g) (ii) (iii), Use Class B8 and Use Class F1 a) for the provision of education and for no other purpose,

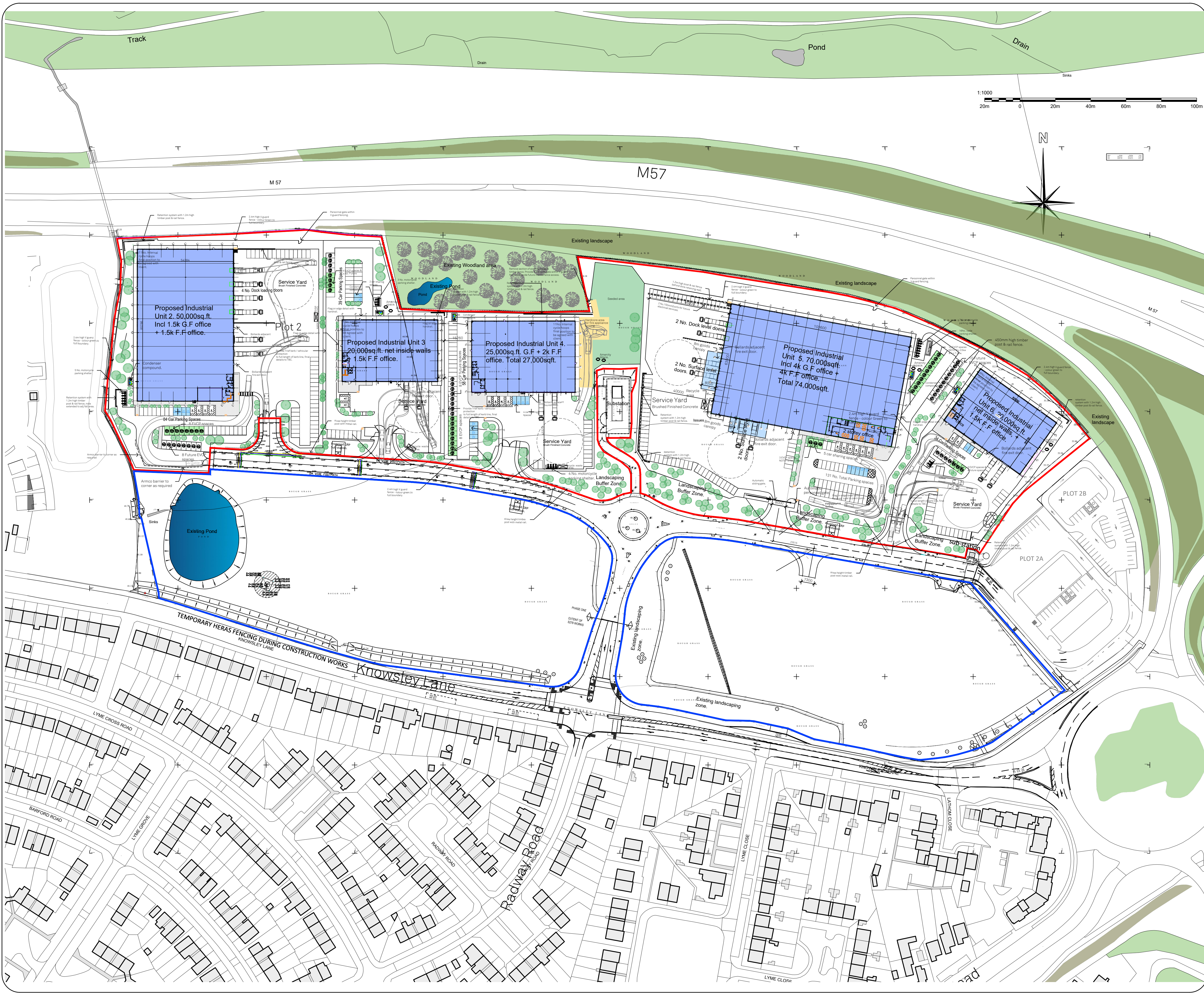
Reference: Section 73 Planning Application of condition 20 attached to 24/00686/FUL at Earlsfield Park, Arley Drive, Huyton, Knowsley

including any other use falling within Class E or Class F of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission

Units 4, 5 and 6 shall be used for any use falling within Use Classes E parts (g) (ii) (iii) and Use Class B8.

Noting the amendments made to condition 26 (which became condition 20) previously under 24/00687/FUL, this application proposes to split the condition out on a unit by unit basis for ease of understanding and legibility. Aside from this, the only proposed amendment to the condition is to allow B2 use in Unit 2. This approach has also been taken on the Section 73 application submitted in respect of Condition 4 of 24/00687/FUL (Planning Portal reference PP-14468215)

Unit 2 is the unit in the Western edge of the Layout approved under 23/01429/REM. This is replicated below for ease, showing the approved plan as amended under NMA reference 23/01429/NMA:



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Notes

Haunch height

Unit 2 = 12m
Unit 3 = 10m
Unit 4 = 10m
Unit 5 = 12m
Unit 6 = 10m

Revisions

Rev	Date	Description
Rev A	12.6.23	Updated with Knowsley Council Pre app comments, external cycle shelters removed & internal parking proposed.
Rev B	15.6.23	Planning blue line revised.
Rev C	16.6.23	Car parking spaces updated to each unit.
Rev D	26.6.23	Kerb line amended to unit 2 and retaining wall added to unit 5 service yard.
Rev E	17.8.23	Unit 5 - Spare ducts across service yard added and E.V charging points noted as 22kW.
Rev F	22.8.23	Additional section of footpath and pedestrian gate added to unit 5 site entrance & goods canopies revised to 6m projection. Proposed fencing note updated to match. Annotation areas updated & goods canopies revised to 8m to unit 5.
Rev G	18.9.23	
Rev H	20.9.23	Pedestrian footpath & gate revised to suit clients comments. Existing earth mound omitted.
Rev J	21.9.23	E.V spaces & notes updated.
Rev K	21.10.23	Unit 5 cycle parking revised to external shelter.
Rev L	6.10.23	Radius entrances updated.
Rev M	12.10.23	Unit 3 revised to spec unit, additional footpaths added to units 5 & 6 following highways comments.
Rev N	18.10.23	Unit 5 E.V charging spaces updated to 13 spaces.
Rev P	20.10.23	3 No. EV spaces to unit 5 revised to car park from service yard to suit clients comments.
Rev Q	1.11.23	Unit 4 revised floor plan and car parking area omitted.
Rev R	2.11.23	Unit 5 Section of car parking omitted to service yard to suit clients comments.
Rev S	9.11.23	V guard boundary fence position revised following discussions with Knowsley Council. Gate to existing woodland increased to 3.5m & additional gate added adjacent unit 2.
Rev T	9.01.23	Scale bar added following planning comments

BUILDING MANAGEMENT SERVICES LTD

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Building Management Services

Client

Project

Proposed mixed use site,
Knowsley Lane,
Knowsley.

Sheet

Proposed site plan

Drawn	DCH	Date	31.5.23
Scale	1:1000 @ A1.		
Status	Planning		
Drawing No.	M3167-100	Revision	Rev T

Justification for proposed amendment

Our Client has an end user who has expressed a developed interest in Unit 2 on the Site. The end user would use the building solely as a joinery workshop for manufacture and storage of timber products and as such requires permission for B2 use to carry out their woodworking activities in Unit 2 of the Site. The end user would use the unit for the production and storage of products prior to distributing these further around the country.

In terms of the processes to be undertaken by the joiners, sheet timber/mouldings are delivered, and these are cut to size in the machine shop. The manufacturer uses CNC Routers to cut the sheets to size and smaller saws to cut the smaller components. Sanders and Tenoners are used to shape and prep the cut material. The assembly is carried out using clamps with adhesive and nail/staples. Subject to material/finishes a small proportion go to spray booths and then through a drying tunnel. This work would be undertaken inside of the building to keep noise and disturbance to a minimum.

There will be a limited number of deliveries of raw sheet material per week with intermittent deliveries of other components on a much less frequent basis, all during daytime working hours. The dispatch of vehicles with finished products takes place on weekday mornings which requires a small number of lorries which return at the end of the day.

Impact on amenity

It is considered that there will be no detrimental impact on amenity as a result of the proposals to allow B2 use in Unit 2.

There are no external changes proposed to the facades of the building and as such any limited noise as a result of the woodworking will be contained within the building. This will result in no detrimental impact on amenity of neighbouring residents to the west compared to those that were deemed acceptable by the permitted uses on site.

It is also considered that there is unlikely to be a greater impact on the highways network as a result of granting B2 use in Unit 2. There is unlikely to be a greater impact than that which was deemed acceptable by the permitted uses and the prospective end user requires a limited number of deliveries a day.

The proposal has no material change to the structure or appearance of the building, and to the wider operation of the Site. The application purely seeks to allow B2 use in unit 2 to enable the occupation of an interested end user whose woodworking activity is classed under Use Class B2.

Conclusions

We trust that you have all the information you need to determine the application. However, should you require anything further please do not hesitate to get in touch. I look forward to receiving confirmation that the application has been validated in due course.

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Yours faithfully,

STANTEC UK LIMITED



Tom Carter
Planner
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