

<u>APPLICATION NO:</u>	23/02815/NMA	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	WHITEFIELD	<u>PARISH:</u>	
<u>LOCATION:</u>			
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 23/02815/FUL (ERECTION OF A 53 NO. APARTMENT RETIREMENT LIVING DEVELOPMENT (USE CLASS C3), LANDSCAPING, CAR PARKING AND ALL ASSOCIATED WORKS) VARIATION TO CONDITION 2 TO AMEND THE APPROVED PLANS TO ADD THE CYCLE STORE AND A REDESIGN OF THE INTERNAL PATH.		

Site Description

The site subject of this non material application relates to an area of land approximately 0.35ha in area, situated between St Chad's Drive to the west and County Road to the east.

Proposal

The non material amendment seeks to vary condition 2 (compliance with Schedule 1 list of approved plans) to add the cycle store and a redesign of the internal path.

Consultations

No consultations requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

23/02815/FUL: Erection of a 53 no. apartment retirement living development (Use Class C3), landscaping, car parking and all associated works. Planning permission granted 26/04/2024.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

Assessment

Approved plans:

Proposed Site Plan	1002 REV P3
Landscape Masterplan	RR-2714-1K
Planting Details	R/2714/2C

Plans proposed to be approved:

Proposed Site Plan	EVS2939-BSA-ARC-XX-DR-A-0730 Rev P05
Landscape Masterplan	R/2714/1L
Planting Details	R/2714/2E

The application for a non material amendment seeks to update the list of approved plans under condition 2 of 23/02815/FUL to update the cycle store details and the redesign of the internal pedestrian path.

The cycle parking was discharged under application 24/00520/DISCON and has therefore been agreed.

The realignment of the footpath is a minor detail within the scheme and is considered to be a positive amendment as it appears less structured and more natural in its alignment.

Conclusion

The amendments proposed are minor in nature and are appropriate to be considered as non material. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The non material amendment application be granted subject to the following condition:

1. SCHEDULE 1

Drawing	Drawing No	Received
Proposed Site Plan	EVS2939-BSA-ARC-XX-DR-A-0730 Rev P05	28/05/2025
Landscape Masterplan	R/2714/1L	28/05/2025
Planting Details	R/2714/2E	28/05/2025

Signed Case Officer¹: **Jo Sheridan**

Signed Authorising
Officer²: **Alan Kilroe**

Date: **25 June 2025**

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

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