
<u>APPLICATION NO:</u>	22/00163/NMA	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Land Bounded By Villiers Road & Penrhyn Road , Knowsley Business Park, Knowsley		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00163/FUL (ERECTION OF A INDUSTRIAL/COMMERCIAL BUILDING (USE CLASSES B2/B8 AND E (g) (iii)) INCLUDING MEZZANINE ANCILLARY OFFICE SPACE TOGETHER WITH THE CONSTRUCTION OF 2 NO. NEW VEHICULAR ACCESSES TO VILLIERS ROAD, SERVICE YARDS, CAR/CYCLE PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS) AMENDMENTS SOUGHT TO APPROVED PLANS FOR ERECTION OF CONDENSER COMPOUND, LOUVRES ADDED TO OFFICE ELEVATION, BAT BOXES ADDED TO NORTH ELEVATION, PV PANELS REVISED, ROOF HATCH AND ROOF LANDING PLATFORM ADDED, VEHICLE ENTRANCES REVISED, LINE OF SECURITY FENCE AMENDED, DISABLED PARKING BAYS _ MOTOR CYCLE SPACE RELOCATED, PERSONNEL ESCAPE STAIRS RECONFIGURED.		

Site Description

This application relates to a site bounded by Villiers Road and Penryn Road on Knowsley Business Park. Planning permission was granted in 2022 for the erection of an industrial building. (ref 22/00163/FUL). Development is now nearing completion.

Proposal

This is a non material amendment application which proposes various amendments to the approved scheme.

The amendments proposed are as follows:-

- The erection of a condenser compound
- Louvres added to the office (west) elevation.
- Bird Boxes added to northern elevation.
- Photovoltaic panels are revised
- Roof Access Hatch and roof landing platform added
- Vehicle entrances revised
- Line of security fence amended
- Disabled parking bays & Motor Cycle space relocated.
- Personnel escape stairs reconfigured.
- Stairs adjacent to the amenity area

Consultations

Knowsley Parish Council - No Comments Received
Highway Authority - No objections

Planning History

22/00163/FUL - ERECTION OF A INDUSTRIAL/COMMERCIAL BUILDING (USE CLASSES B2/B8 AND E (g) (iii) INCLUDING MEZZANINE ANCILLARY OFFICE SPACE TOGETHER WITH THE CONSTRUCTION OF 2 NO. NEW VEHICULAR ACCESSES TO VILLIERS ROAD, SERVICE YARDS, CAR/CYCLE PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS – APPROVED 29.11.2022

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

Assessment

The condenser compound would be located close to the western elevation and would measure 2.2m by 3m. The compound would be finished in galvanised steel frame, clad in Trespa Meteon panels. (Dark grey finish).

There would 7 louvres panels to the west elevation located above the first floor offices.

Two small bird boxes are proposed to the north elevation.

The PV panels are now proposed to be condensed into a smaller area of the roof compared to what was originally proposed.

A small hatch is proposed to the roof to allow access onto the roof area. The roof landing platform would measure 3m x 2.5m. Buildings of this type require roof access to clean and maintain the gutters – this is typically every 12 months but can be every 6 months. This is achieved via mobile elevated platforms at ground floor externally. A landing platform is for

the operative to safely access the roof for these occasions so not to damage the roof and also provide a surface to collect any waste before removing.

The vehicle entrances have been revised to extend the existing footways further into the application site and to ensure the plans comply with the S278 agreement drawings.

The line of the security fence has been revised to extend it out by approximately 1m towards the site boundary on all sides.

The position of the motor cycle spaces was previously in two locations of 4 and 6 spaces it is now proposed to have areas of 3 and 7 spaces. With regard to the disabled car spaces these are now in two areas of 3 and 2 spaces instead of the 5 spaces together.

The personnel access points (to both sides of the building) are proposed to be changed to include steps and an additional paved area.

The stairs from the amenity area to the site boundary are proposed to be reduced in width.

All of the above amendments are considered to be acceptable in terms of siting, design and appearance and would all be considered as non- material and would comply with Local Plan policies CS7 and CS19

Conclusion

The proposed amendments are considered to be acceptable and would be non material in the context of the approved scheme.

Recommendation

That the Non Material Amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/11/2023	6982 - 011	REV N	EXTERNAL FINISHES PLAN
20/11/2023	6982 - 010	REV N	SITE LAYOUT
16/11/2023	6982 - 015	REV G	PROPOSED ELEVATIONS
15/11/2023	6982 - 251	-	CONDENSER COMPOUND
11/10/2023	6982 - 014	REV E	PROPOSED ROOF PLAN

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

K Foster

Date:

11 December 2023

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

