



Witherslack Group  
c/o Miss Katharine Morgan - Cushman &  
Wakefield  
St Pauls House  
23 Park Square South  
Leeds  
LS12ND

Our Ref: 21/00398/NMA

Date: 8 February 2022

Dear Sir/Madam

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

**LOCATION:** Wheathill Riding Centre , Naylor's Road, Roby, L27 2YA

I refer to your application for a non material amendment which was received on the 8 December 2021. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

**KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):-**

- Omission of solar panels and the use of composite slates on the roof of the two storey part of the development
- Changes to condition 21 to allow internal works to be carried out at all times

The plan(s) listed below are those approved by this decision. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. 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.

**Approved Plan(s):-**

**SCHEDULE 1**

| Date Received | Ref. No                   | Version | Drawing/Document Title                                             |
|---------------|---------------------------|---------|--------------------------------------------------------------------|
| 08/12/2021    | 20034-C4P-BB-ZZ-DR-A-2101 | P12     | Elevations as Proposed Primary - School B1 and Secondary School B3 |
| 08/12/2021    | 20034-C4P-B1-ZZ-DR-A-2101 | P9      | Primary School Elevations as Proposed                              |

The proposed amendments listed above are approved subject to the following condition(s):-

- 1) The development hereby permitted shall be amended in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) Notwithstanding any description of materials in the application, a sample of the composite slate to be used externally on the two storey element of the building shall be submitted and approved prior to the installation of the tiles on the building. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 3) No external work for the construction of these developments including demolition and deliveries to and from the site shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday.

08.00 - 13.00 on Saturdays: and no work should be carried out on Sundays or officially recognised public holidays.

Reason: In the interests of 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.

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully

**Dale Milburn**  
Executive Director - Regeneration and Economic Development