

<u>APPLICATION NO:</u>	21/00959/NMA	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Imagination 2, Image Business Park , Acornfield Road, Knowsley Industrial Park, Kirkby, Knowsley,		
<u>PROPOSAL:</u>	ERECTION OF A DETACHED INDUSTRIAL BUILDING (MIXED E(g)(iii), B2 & B8 USES) WITH ANCILLARY OFFICES, CAR PARKING, SERVICE AREA AND SOFT LANDSCAPING. NON MATERIAL AMENDMENT TO PLANNING APPLICATION 21/00959/FUL TO RESITE THE BUILDING AND ALL EXTERNAL AREAS FOOTPRINT (CAR PARKING, SERVICE AREA) 2.95M TO THE EAST, AMENDMENT TO PLANTING PLANS, AMENDMENT TO SITE LEVELS, INSTALLATION OF GATES TO ACCESS EXISTING WATER METER AREA ON ACORNFIELD ROAD, INSTALLTION OF A CONDENSOR UNIT TO THE NORTH WEST CORNER OF THE SERVICE YARD, AMENDMENT TO THE REFUSE AREA ENCLOSURE TO THE EAST AND THE CAR PARKING ADJACENT TO IT (3 ADDITIONAL SPACES) AND THE REMOVAL OF 2 CAR PARKING SPACES TO THE NORTH OF THE WATER METER AREA.		

Site Description

This application relates to an area of vacant land to the east of Acornfield Road, within Image Business Park, which in turn is within the wider Knowsley Business Park. The site has been cleared of all buildings; however, hardstanding remains. There is a tree belt to the north of the site and a relatively new industrial building to the east of the site. To the south is an internal access road and to the west is Acornfield Road.

Proposal

The application is a non-material amendment to planning application 21/00959/FUL to re site the building and all external areas footprint (car parking, service area) 2.95m to the east, amendment to planting plans and amendment to site levels

The applicant has stated that the resiting is required due to an existing high voltage electricity cable which encroaches slightly into the site from the existing substation, located outside of the north west corner of the site and adjoins Acornfield Road. The applicant states that a clear 3m wide easement is required from the centre line of the cables for the long-term future access and this can only be provided by moving the building by 2.95m to the east.

The nonmaterial amendment includes amendments to the planting plans and the site levels. The NMA has been amended since it was submitted to include the following addition nonmaterial amendments:

- Installation of gates to access existing water metre area on Acornfield Road;
- Installation of a condensor unit to the northwest corner of the service yard;
- Amendment to the refuse area enclosure to the east and the car parking

- adjacent to it (3 additional spaces); and
- The removal of 2 car parking spaces to the north of the water metre area.

Consultations

No consultations requested.

Representations

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

Planning History

21/00959/FUL: Erection of a detached industrial building (mixed E(g)(iii), B2 & B8 uses) with ancillary offices, car parking, service area and soft landscaping. Granted planning permission 22/09/2022.

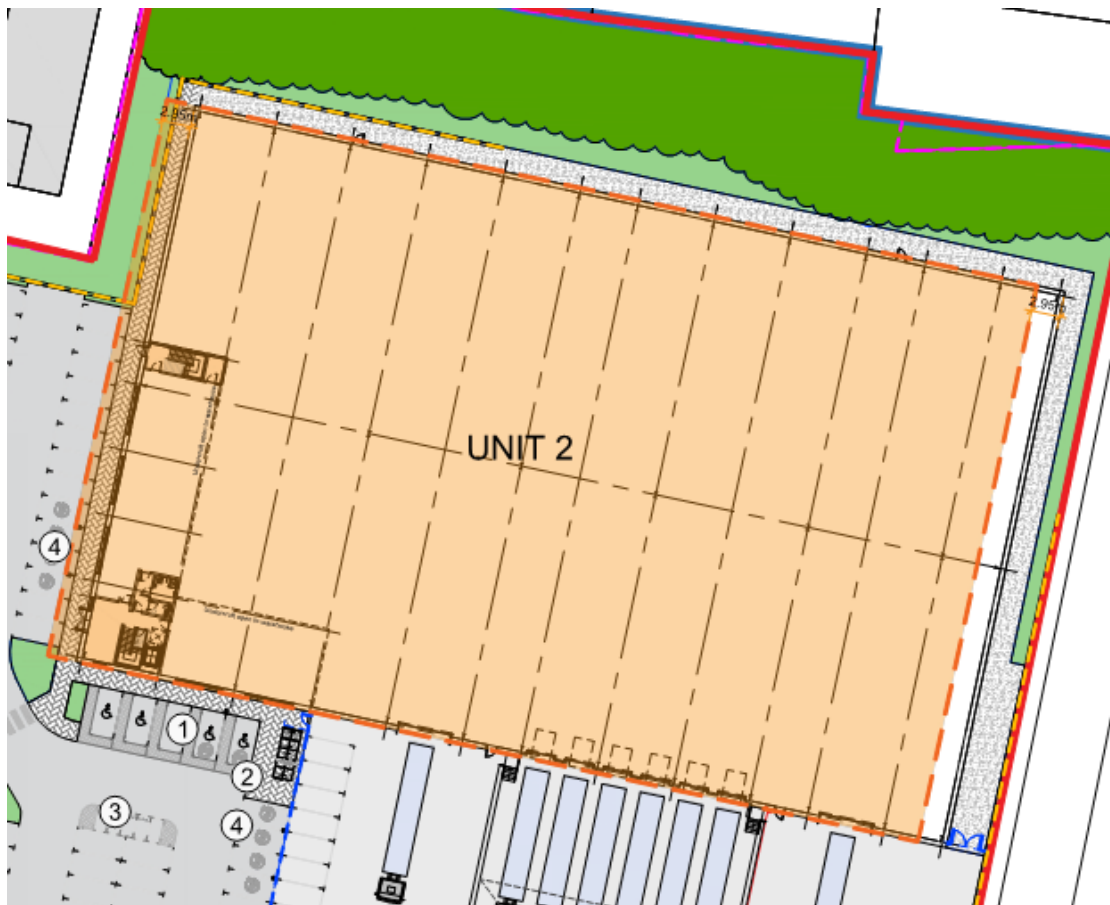
Assessment

The application is a non-material amendment to planning application 21/00959/FUL for the following:

- To re site the building and all external areas footprint (car parking, service area) 2.95m to the east;
- Amendment to planting plans and
- Amendment to site levels
- Installation of gates to access existing water metre area on Acornfield Road;
- Installation of a condensor unit to the north west corner of the service yard;
- Amendment to the refuse area enclosure to the east and the car parking adjacent to it (3 additional spaces); and
- The removal of 2 car parking spaces to the north of the water metre area.

Re siting of the building and all external areas footprint (car parking, service area) 2.95m to the east:

The re siting of the building by 2.95m to the east is considered a non material amendment. It would not alter the premise of the original application and all other aspects of the development proposal would remain as approved with the exception of the planting plans (see below).



Drawing No. 21065-PL1006 Rev – (not to be an approved plan – illustration purposes only)

Amendment to planting plans:

Planting Plan Rev F was approved with the planting of 47 trees. The NMA planting plan illustrated an overall reduction of trees to 40. The applicant, at the request of the local planning authority, has increased the tree planting to 49 which is 2 more than the approved plans.

The hedging planting has increased slightly, whilst the shrub planting has decreased by half.

It is considered that these amendments are non-material and would not alter the character of the originally approved scheme. Whilst the shrub planting has decreased, tree and shrub planting have increased overall.

Amendment to site levels:

The finished floor levels of the proposed building would remain as originally proposed at 44.00.

The proposed changes to site levels are mainly at the northwest corner of the site. A retaining wall was proposed in the area with a height of 0.8m rising to 2.4m and reducing to 1.15m. The proposed site levels would see a reduction in the height of the retaining wall with the wall being 1.2m high, rising to 1.5m high and reducing to 1.15m.

The existing water meter within the site to the west was proposed to be raised by 1.3m-15.m, however, this is to remain at existing ground level.

Installation of gates to access existing water metre area on Acornfield Road:

The applicant has advised that the gates to be inserted into the existing steel palisade fence on Acornfield Road will be of the same height and entirely to match the fence and therefore will be in the same palisade steel.

Whilst the use of palisade fencing would not normally be accepted, given that this is the boundary treatment to the site, it is acceptance in this instance.

Acornfield Road is not a classified road (confirmed by highways).

Installation of a condensor unit to the north west corner of the service yard:

The condenser unit is to be sited where an accessible parking space was located. Installation of a condensor unit would not impact the development proposal and is nonmaterial in nature. The accessible space has been relocated so the number remains as approved.

Amendment to the refuse area enclosure to the east and the car parking adjacent to it (3 additional spaces):

The refuse area was previously sited to the south east of the building approximately 2.5m from the building. The area has been re-sited so that it is now approximately 13m from the building. It is also proposed to have some parking spaces adjacent to it. The relocation of the refuse area is nonmaterial and does not impact the approved development. The additional parking spaces is simply making best use of the space within the site.

The removal of 2 car parking spaces to the north of the water metre area:

The removal of the two car parking spaces would not impact the development. With that said, additional parking spaces have been provided elsewhere within the site. The amendment is considered to be non-material.

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and are considered to be non-material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway any more than the approved scheme.

Recommendation

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

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent form 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/11/2024	21065-PL1002	Rev J	PROPOSED SITE PLAN
26/11/2024	9865-PTA-XX-XX-DR-C-8300	Rev P09	PROPOSED LEVELS
05/11/2024	9865-PTA-XX-XX-DR-C-8350	Rev P03	PROPOSED SECTIONS OVERVIEW
05/11/2024	9865-PTA-XX-XX-DR-C-8351	Rev P03	PROPOSED SECTIONS
26/11/2024	21065-PL1003	Rev C	PROPOSED BLOCK PLAN
26/11/2024	21-59-03	Rev J	PLANTING PLAN
26/11/2024	21065-PL 1005	Rev B	PROPOSED SITE WASTE MANAGEMENT PLAN
26/11/2024	21-59-02	REV G	TREE PROTECTION PLAN

Signed Case Officer¹:

Jo Sheridan

Signed Authorising Officer²:

K Foster

Date:

4 December 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