

Your ref: PP-12270014

Knowsley Council
Huyton Library
Civic Way
Huyton
Knowsley
L36 9GD

Origin, 6th Floor, 70 Spring Gardens,
Manchester, M2 2BQ

T: 0161 498 1050

E: info@njlconsulting.co.uk

www.njlconsulting.co.uk

11th November 2025

Dear Sir/Madam,

Submission of Non-Material Amendment to Condition 2 associated with application ref. 22/00348/FUL

We write on behalf of our client, Caddick Developments, with a non-material amendment to Condition 2 associated with application ref. 22/00348/FUL for the following development:

'Erection Of 3 No. Commercial Units (Use Class B2 Or B8) Including Mezzanine Floor, Ancillary Office and Welfare Floorspace Together With Service Yard, Loading Bays, Car And Cycle Parking, Electric Vehicle Charging Points, Drainage Infrastructure And Landscaping Together With Improvements To Public Rights Of Way Linking Ormskirk Road And Knowsley Lane Including The Diversion of The Public Right Of Way And Other Pedestrian Accessibility Works'

The above application was approved on 12th May 2023 and detailed the following condition (Condition 2):

'The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.'

Following this approval, Caddick is now seeking to make some amendments to the quantum of office space proposed at first floor level due to direct interest from future occupiers. This NMA seeks to substitute the approved drawings as detailed below for the accompanying revised plans:

Approved Drawing			Revised Drawing
19011-FRA-AVXX-DR-A-90-1001	Rev P12	PROPOSED SITE PLAN	19011-FRA-AV-XX-DR-A-0501-P05
19011-FRA-V1-XX-DR-A-20-0004	REV P7	UNIT 1 PROPOSED GA ELEVATIONS	19011-FRA-V1-XX-DR-A-20-0004 P8
19011-FRA-V1-ZZ-DR-A-20-0002	REV P3	UNIT 1 PROPOSED OFFICE GA PLANS	19011-FRA-V1-ZZ-DR-A-20-0002 P4

19011-FRA-V1-00-DR-A-20-0001	REV P3	UNIT 1 PROPOSED GROUND FLOOR GA PLAN	19011-FRA-V1-00-DR-A-20-0001 P4
19011-FRA-V2-XX-DR-A-20-0004	REV P5	UNIT 2 PROPOSED GA ELEVATIONS	19011-FRA-V2-XX-DR-A-20-0004 P6
19011-FRA-V1-XX-DR-A-20-0004	REV P7	UNIT 1 PROPOSED GA ELEVATIONS	19011-FRA-V1-XX-DR-A-20-0004 P8
19011-FRA-V1-ZZ-DR-A-20-0002	REV P3	UNIT 1 PROPOSED OFFICE GA PLANS	19011-FRA-V1-ZZ-DR-A-20-0002 P4
19011-FRA-V2-ZZ-DR-A-0002	REV P3	UNIT 2 PROPOSED OFFICE GA PLANS	19011-FRA-V2-ZZ-DR-A-20-0002 P4
19011-FRA-V2-00-DR-A-0001	REV P3	UNIT 2 PROPOSED GROUND FLOOR GA PLAN	19011-FRA-V2-00-DR-A-20-0001 P4
19011-FRA-V2-R1-DR-A-20-0003	REV P2	UNIT 2 PROPOSED ROOF PLAN	19011-FRA-V2-R1-DR-A-20-0003 P3
19011-FRA-V3-XX-DR-A-20-0004	REV P5	UNIT 3 PROPOSED GA ELEVATIONS	19011-FRA-V3-XX-DR-A-20-0004 P6
19011-FRA-V3-ZZ-DR-A-0002	REV P3	UNIT 3 PROPOSED OFFICE GA PLANS	19011-FRA-V3- ZZ-DR-A-20-0002 P4
19011-FRA-V3-00-DR-A-20-0001	REV P3	UNIT 3 PROPOSED GROUND FLOOR GA PLAN	19011-FRA-V3-00-DR-A-20-0001 P4
19011-FRA-V3-R1-DR-A-20-0003	REV P2	UNIT 3 PROPOSED ROOF PLAN	19011-FRA-V3- R1-DR-A-20-0003 P3

Additional plans have been prepared, which did not form part of the approved list under Condition 2 but have been provided to detail the amendments and have been included to assist the Council in their review and approval:

- 19011-FRA-AV-XX-DR-A-20-0005 P4 Unit 1 – Typical Sections
- 19011-FRA-AV-XX-DR-A-20-0005 P4 Unit 2 – Typical Sections
- 19011-FRA-AV-XX-DR-A-20-0005 P4 Unit 3 – Typical Sections
- 19011-FRA-AV-XX-DR-A-20-0003-P2 Unit 1 – Roof Plan
- 22075-BGL-XX-XX-DR-X-00200 P06 - Proposed Levels
- 22075-BGL-XX-XX-DR-C-00210 P06 – Drainage Layout
- Transport Note detailing Trip Generation and Parking Provision

As detailed within the submitted documents, the amendments extend to changes to the first-floor office space which has required additional windows to be provided as detailed on the elevations. Due to the small uplift in total gross floorspace, there has been an associated

increase in trip generation and parking provision which has resulted in 6 additional spaces being provided and detailed on plans.

Given the minor nature of these amendments, a non-material amendment application is considered the suitable approach and has been agreed with Knowsley Council officers.

Summary

The potential for the amendment to have a material impact in planning terms has been assessed, and the potential impact has been demonstrated to be non-material. It has, therefore, been demonstrated that the proposed amendment will not have any material impact on the planning permission as a whole and the nonmaterial amendment should be granted.

The application has been submitted via the Planning Portal under reference PP-12270014. The requisite application fee has been paid via the Planning Portal. We trust you have sufficient information to enable the swift validation and allocation of the application. However, if you require anything further, please don't hesitate to contact me.

Yours sincerely,

Victoria Coleman
Senior Planner

For and on behalf of NJL Consulting