



**Knowsley Council**

Mr Adrian Fabczak - Bloor Homes North West  
1 Campion Park  
London Road  
Holmes Chapel  
Cheshire  
CW4 8AX

Our Ref: 22/00213/NMA

Date: 3 July 2024

Dear Sir/Madam

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

**LOCATION:** Land North Of M62 Motorway, Off Windy Arbor Road, (Halsnead), Knowsley, Whiston, L35 1RB,

I refer to your application for a non-material amendment which was received on the 13 May 2024. 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):-** APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00213/REM (RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS -APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) - AMENDMENTS SOUGHT FOR REPLACEMENT OF 16 TWO AND A HALF STOREY MAKENZIE TO TWO AND A HALF STOREY MCQUEEN HOUSE TYPE

The plan(s) listed below are those approved. 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.



Knowsley Metropolitan Borough Council  
PO Box 21 Archway Road Huyton Knowsley Merseyside L36 9YU  
Telephone: 0151 489 6000 [www.knowsley.gov.uk](http://www.knowsley.gov.uk)



Approved Plan(s):-

# SCHEDULE 1

| Date Received | Ref. No         | Version | Drawing/Document Title                                                                                                             |
|---------------|-----------------|---------|------------------------------------------------------------------------------------------------------------------------------------|
| 15/12/2022    | NW034-LS-019    | REV E   | LANDSCAPING PLAN                                                                                                                   |
| 15/12/2022    | NW034-LS-020    | REV E   | LANDSCAPING PLAN                                                                                                                   |
| 15/12/2022    | NW034-LS-021    | REV E   | LANDSCAPING PLAN                                                                                                                   |
| 15/12/2022    | NW034-LS-022    | REV E   | LANDSCAPING PLAN                                                                                                                   |
| 15/12/2022    | NW034-LS-023    | REV E   | LANDSCAPING PLAN                                                                                                                   |
| 07/11/2022    | NW056-2002      | REV A   | MEANS OF ENCLOSURE                                                                                                                 |
| 21/12/2022    | NW056-PD-2007   | REV D   | MATERIALS LAYOUT - NOTE: The substitution with similar materials if the approved material is not available is NOT hereby approved. |
| 06/04/2022    | 385.PL-01       | -       | HENLEY BRICK                                                                                                                       |
| 06/04/2022    | 385.PL-02       | -       | HENLEY RENDER                                                                                                                      |
| 15/12/2022    | NW056-PD-2011   | REV C   | VEHICLE CHARGING LAYOUT                                                                                                            |
| 15/12/2022    | NW056-PD-2012   | REV C   | PROPOSED SHED AND BIN STORE LAYOUT                                                                                                 |
| 07/11/2022    | NW056-PD-2045   | -       | PROPOSED FENCING DETAILS                                                                                                           |
| 04/04/2023    | NW056-PD-2004   | REV E   | MEANS OF ENCLOSURE                                                                                                                 |
| 06/04/2022    | 301.PL-02       | -       | LAWRENCE RENDER                                                                                                                    |
| 16/12/2022    | 1627-SP05       | REV A   | SWEPT PATH ANALYSIS                                                                                                                |
| 06/04/2022    | GL01.PL-01      | -       | SINGLE GARAGE                                                                                                                      |
| 06/04/2022    | GL02.PL-01      | -       | DOUBLE GARAGE                                                                                                                      |
| 06/04/2022    | 301.PL-01       | -       | LAWRENCE BRICK                                                                                                                     |
| 06/04/2022    | 372_372-1.PL-01 | -       | BYRON BRICK                                                                                                                        |
| 06/04/2022    | 372_372-1.PL-02 | -       | BYRON RENDER                                                                                                                       |
| 06/04/2022    | 385.PL-03       | -       | HENLEY TUDOR                                                                                                                       |
| 06/04/2022    | 386_386-1.PL-01 | -       | KILBURN BRICK                                                                                                                      |
| 06/04/2022    | 400.PL-01       | -       | HILLCOTT BRICK                                                                                                                     |
| 06/04/2022    | 386_386-1.PL-02 | -       | KILBURN RENDER                                                                                                                     |
| 06/04/2022    | 386_386-1.PL-02 | -       | GROVIER BRICK                                                                                                                      |
| 06/04/2022    | 389_389-1.PL-02 | -       | GROVIER RENDER                                                                                                                     |
| 06/04/2022    | 400.PL-02       | -       | HILLCOTT RENDER                                                                                                                    |
| 06/04/2022    | 400.PL-03       | -       | HILLCOTT TUDOR                                                                                                                     |
| 06/04/2022    | 401.PL-01       | -       | WOLLATON BRICK                                                                                                                     |
| 06/04/2022    | 401.PL-02       | -       | WOLLATON RENDER                                                                                                                    |
| 06/04/2022    | 401.PL-03       | -       | WOLLATON TUDOR                                                                                                                     |
| 06/04/2022    | 401.PL-05       | -       | WOLLATON FLOOR PLANS                                                                                                               |
| 06/04/2022    | 470.PL-01       | -       | HALLAM BRICK                                                                                                                       |
| 06/04/2022    | 470.PL-02       | -       | HALLAM RENDER                                                                                                                      |

|            |               |       |                             |
|------------|---------------|-------|-----------------------------|
| 06/04/2022 | 470.PL-03     | -     | HALLAM TUDOR                |
| 06/04/2022 | 471.PL-01     | -     | LYDGATE BRICK               |
| 06/04/2022 | 471.PL-02     | -     | LYDGATE RENDER              |
| 06/04/2022 | 471.PL-03     | -     | LYDGATE TUDOR               |
| 06/04/2022 | 471.PL-05     | -     | LYDGATE FLOOR PLANS         |
| 06/04/2022 | 476.PL-01     | -     | WYATT BRICK                 |
| 06/04/2022 | 476.PL-02     | -     | WYATT RENDER                |
| 06/04/2022 | 476.PL-03     | -     | WYATT TUDOR                 |
| 06/04/2022 | 476.PL-05     | -     | WYATT FLOOR PLANS           |
| 06/04/2022 | 477.PL-01     | -     | MORRIS BRICK                |
| 06/04/2022 | 477.PL-02     | -     | MORRIS RENDER               |
| 06/04/2022 | 486.PL-01     | -     | LOCKE BRICK                 |
| 06/04/2022 | 486.PL-02     | -     | LOCKE RENDER                |
| 06/04/2022 | 486.PL-03     | -     | LOCKE TUTOR                 |
| 06/04/2022 | 807.PL-01     | -     | LYTTELTON BYRON BRICK       |
| 06/04/2022 | 807.PL-02     | -     | LYTTELTON BYRON RENDER      |
| 06/04/2022 | 807.PL-04     | -     | LYTTELTON BYRON FLOOR PLANS |
| 15/12/2022 | NW056-PD-2010 | REV C | HARD SURFACING PLAN         |
| 16/12/2022 | 1627-SP05     | -     | SWEPT PATH ANALYSIS PLAN    |
| 07/11/2022 | NW056-PD-2002 | -     |                             |

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

1. The development hereby permitted shall be carried out in accordance with the approved plans listed below which are hereby approved by this Non-Material Amendment application and the remaining plans approved under 22/00213/REM, all listed within Schedule 1.

Location Plan drawing number NW056-PD-2002 REV A received 01/07/24.

Site Layout drawing number NW056-PD-2001 REV A received 01/07/24.

McQueen CLA Brick drawing number 315SM\_315SM-1.PL-01 received 13.5.24

(Materials to be in accordance with plan reference NW056-PD-2007 REV D, note the substitution with similar materials are not hereby approved unless such details are submitted for prior approval by the Local Planning Authority).

McQueen Floor Plans 315SM\_315SM-1.PL-01 received 13.5.24.

Reason: For the avoidance of doubt.

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

Executive Director - Regeneration and Economic Development

### Informative

1. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Informative Note valid from 1st January 2023 until 31st December 2024

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant the non material amendment.