

APPLICATION NO: 21/00929/NMA **CASE OFFICER:** Mark Quinn

WARD: Prescott North **PARISH:**

LOCATION: Land Off , School Lane, Knowsley Business Park

PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 21/00929/NMA (APPLICATION FOR THE RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION REFERENCE 19/00243/OUT FOR THE ERECTION OF PETROL FILLING STATION OF UP TO 476 SQ.M (SUI GENERIS), A DRIVE THRU UNIT OF UP TO 225 SQ.M (USE CLASS A1/A3/A5) AND ASSOCIATED WORKS TO THE CAR PARK AND LANDSCAPING) - TO ALLOW FOR RELOCATION OF SUBSTATION

Site Description

The application site forms part of the Nexus commercial site off School Lane, Knowsley. The site is bounded by the existing Nexus development, School Lane, and the M57 and roundabout controlled junction. It is partly used for parking storage and partly unused land. Outline planning permission was granted for a mixed-use development in April 2020 and reserved matters for a petrol filling station and drive thru was granted in August 2022.

Proposal

On the approved drawings the sub station was located close to the site entrance off School Lane, adjacent to the staff parking area.

It is now proposed to revert this area to landscaping. The sub station is proposed to be sited towards the eastern site boundary approximately halfway through the site. The electric kiosk which had been approved in this area would be sited alongside the substation and the landscaping and car parking would be revised accordingly. (resulting in the loss of 2 parking spaces)

Consultations

Highways – No objections

Representations

No neighbour consultation required

Planning History

PROPOSAL: 19/00243/OUT
OUTLINE APPLICATION FOR ERECTION OF PETROL FILLING STATION OF UPTO 476 SQ.M (SUI GENERIS), A DRIVE THRU UNIT OF UPTO 225 SQ.M (USE CLASS A1/A3/A5) TO THE WESTERN PARCEL AND ERECTION OF 3 NO. INDUSTRIAL UNITS OF UPTO 3,827 SQ.M (USE CLASS B2/B8) TO THE EASTERN PARCEL, TOGETHER WITH CONSTRUCTION OF VEHICULAR/PEDESTRIAN

ACCESSES (ACCESS TO BE CONSIDERED - ALL OTHER MATTERS
RESERVED FOR FUTURE APPROVAL)
DECISION: PER
DECISION DATE: 6 April 2020

APP. NO: 21/00929/REM
PROPOSAL: APPLICATION FOR THE RESERVED MATTERS PURSUANT TO
OUTLINE PLANNING PERMISSION REFERENCE 19/00243/OUT FOR
THE ERECTION OF PETROL FILLING STATION OF UP TO 476 SQ.M
(SUI GENERIS), A DRIVE THRU UNIT OF UP TO 225 SQ.M (USE
CLASS A1/A3/A5) AND ASSOCIATED WORKS TO THE CAR PARK
AND LANDSCAPING
DECISION: PER
DECISION DATE: 4 August 2022

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The footprint of the sub-station would be reduced from 8.3 x 3.5m to 3.9 x 5.5m. The height would remain unchanged at 2.8m.

The appearance of the sub- station would be very similar to that already approved the main material for the walls being facing brickwork. There is a condition on the reserved matters application for the submission and approval of all materials.

The siting and appearance of the substation is considered acceptable.

The reduction in parking by two spaces would not have a significant impact on highway safety and there would still be an acceptable level of parking within the site.

Conclusion

The re-siting of the substation is a non- material amendment to the approved scheme.

The re-siting of the substation is acceptable in terms of location and appearance. The proposed site would be less prominent than the approved location.

The proposed loss of two spaces would not have any significant impact on highway safety and a sufficient quantum of car parking would remain.

Recommendation

That the Non Material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/03/2023	5I	-	SITE LAYOUT
13/03/2023	01	D	LANDSCAPE LAYOUT
30/03/2023	1	-	SITE LOCATION PLAN

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

K Foster

Date:

15 March 2023

Informatives

Non Required

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