

<u>APPLICATION NO:</u>	20/00124/NMA3	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	PLP Knowsley, Moss Lane/Marl Road, Kirkby		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOR PLANNING APPLICATION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE) AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO APPROVED PLANS COMPRISING; RESITING OF 99 NO. CYCLE PARKING SPACES AND ASSOCIATED ACCESS CONTROL INCLUDING ERECTION OF NEW SECURE FENCING; AMENDMENTS TO INTERNAL ROAD CONFIGURATION; AND INSTALLATION OF SECURITY FENCE TO TANKS AND PUMPHOUSE.		

Site Description

This application relates to a site of approximately 15.1 hectares and lies in the Northwest corner of Knowsley Industrial Park. The site is bound by Moss Lane, Lees Road and Ashcroft Road on the southern boundary with Marl Road forming the eastern boundary. To the north is a bunded area and rail freight line with Public Open Space and the LFC training ground and public playing pitches to the west extending to Simonswood Lane and the wider Northwood residential area beyond. The site formerly housed the Sonae Tfibra (UK) site and is now the site of a large Amazon warehouse distribution centre.

Proposal

This current non-material amendment planning application seeks minor amendments again due to end user requirements. The revisions are as follows: -

- Relocation of 99no. cycle parking spaces and associated access controls including erection of new secure fencing;
- Amendments to internal road configuration; and
- Introduction of security fence around tanks and pumphouse.

Consultations

Cadent Gas Limited – No objections in principle.

Representations

NA

Relevant Planning History

22/00330/ADV- DISPLAY OF SIGNAGE COMPRISING; 4 NO. INTERNALLY ILLUMINATED FASCIA SIGNS, 3 NO. INTERNALLY ILLUMINATED FREESTANDING SIGNS AND 30 NO. NON-ILLUMINATED POLE MOUNTED DIRECTIONAL SIGNS (AMENDMENT TO PROPOSAL PREVIOUSLY APPROVED UNDER PLANNING REF 22/00102/ADV). Granted: 19.07.2022.

22/00102/ADV - DISPLAY OF SIGNAGE COMPRISING; 4NO ALUMINIUM FACE LIT ILLUMINATED FASCIA SIGNS, 3NO ALUMINIUM FACE LIT ILLUMINATED TOTEM SIGNS AND 30 ALUMINIUM NON-ILLUMINATED POLE MOUNTED DIRECTIONAL SIGNS. Granted: 19.07.2022

20/00124/NMA2 - APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE) - AMENDMENT SOUGHT TO APPROVED PLANS TO ALLOW FOR CHANGES TO FENCING ALIGNMENT AROUND BALANCING POND ADJACENT TO CAR PARK; TYPE OF FENCING ADJACENT TO SUBSTATIONS AMENDED INCLUDING FENCE TO SEPARATE WOODLAND AND SUBSTATION; ROOF ACCESS LADDERS STYLE AND LOCATIONS AMENDED; ADDITIONAL FOOTPATH ADDED TO THE NORTHWEST OF THE SITE AND PEDESTRIAN CROSSING RELOCATED TO THE WEST OF THE SITE; GATE HOUSE AND GUARD HOUSE LOCATIONS AMENDED; WINDOW HEIGHTS WITHIN WAREHOUSE CLADDING AMENDED AT UPPER LEVELS; ADDITION OF BAILER CANOPY TO THE NORTH; AND ROOF PLANT AND WALKWAY SHOWN ON PLANS. Granted: 31.05.2022

20/00124/NMA1 - NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE) - AMENDMENT TO ALLOW FOR CHANGES TO APPROVED PLANS COMPRISING OF; AN INCREASE TO THE NUMBER OF HGV PARKING SPACES AVAILABLE (40 NO. ADDITIONAL SPACES) AND A REDUCTION IN THE NUMBER OF CAR PARKING SPACES AND RELOCATION OF TWO ACCESS POINTS ALONG MARL ROAD; RECONFIGURATION OF THE BUS DEPOT AND CAR PARKING AREA; REVISED LANDSCAPING SCHEME INCLUDING CHANGES TO BALANCING POND; AND AN INCREASE TO THE MEZZANINE FLOORSPEACE BY APPROXIMATELY 14,000 SQFT. Granted: 03.09.2021

20/00124/NMA – NON-MATERIAL AMENDMENT FOR PLANNING APPLICATION 20/00124/FUL (ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND INFRASTRUCTURE) AMENDMENT SOUGHT TO ALLOW CHANGES TO APPROVED PLANS, LANDSCAPING, EXTERNAL LIGHTING SCHEME, CYCLE STORE PROVISION AND ENERGY STATEMENT. Granted: 16.10.2020

20/00124/FUL - ERECTION OF B8 WAREHOUSE/DISTRIBUTION CENTRE INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE, AND WELFARE FLOORSPEACE, TRUCKERS FACILITIES PLUS GATEHOUSE, ACCESS, PARKING AND SERVICING AREAS TOGETHER WITH ASSOCIATED WORKS AND

INFRASTRUCTURE. Granted: 15.05.2020

Assessment

The overall development was assessed and considered

Visual Amenity

The proposals would alter the external works of the site to a degree, but the changes will be minimal in the context of the overall size of this very large site. The cycle store design has been determined with the proposal being a relocation whilst the design of the proposed fencing is acceptable, and neither would impact adversely on the visual amenities of the area. The proposed relocation of the cycle store and amendments to the internal road layout together with the security fencing around the tanks and pumphouse are for cycle security due to thefts, and safety with regard the proposed fencing, and the road layout change is to allow the cycle relocation to work and to improve circulation. Whilst these are physical changes and additions, they will have minimal impact on the appearance of the site and building given the context of the site and its size together with the extremely large mass and size of the building.

Highways Considerations

The proposed fencing would be around tanks and the pumphouse within the overall site and would not affect road safety. The changes to the internal road layout would not impact adversely road safety in the area whilst the relocated cycle store would be close to the main building. As such the proposals would not impact on vehicular or pedestrian safety in the locality.

Amenity Issues

The proposed changes to the scheme will not have more impact on the amenities of the nearest housing on Arbour Lane, Dale Lane and Simonswood Lane than the approved scheme and the application is therefore acceptable.

Conclusion

The proposed works are required to mitigate against cycle theft, for safety purposes and to allow the relocation of the cycle store. The works are minor in nature when considered in the context of the scale and size of the site and the scale and mass of the building and are considered non-material amendments. The proposed amendments would be acceptable in terms of visual impact and would not impact on the highway or the residential amenity of the nearest dwellings. The application is considered to accord with planning policies and is therefore recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/02/2023	B8391-AEW-XX-XX-DR-A-0503	P24	Proposed Site Plan
07/02/2023	B8391-AEW-XX-XX-DR-A-0504	P16	Proposed Boundary Treatment Plan
07/02/2023	B8391-AEW-XX-XX-DR-A-0516	P7	Proposed Cycle Store Details

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: K Foster

Date: 4 April 2023

Informatives

1. Cadent.

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

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