

Regeneration and Economic Development Department

APPLICATION NO: 19/00511/NMA

APPLICANT: EG Group

WARD AFFECTED: St Gabriels

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 19/00511/REM (RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 17/00301/HYB FOR ERECTION OF PETROL FILLING STATION AND ASSOCIATED KIOSK CONTAINING 2 NO. FOOD RETAIL UNITS, AND 1 NO. COFFEE SHOP WITH 1 DRIVE THRU LANE (USE CLASS A3) TOGETHER WITH CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. ALL MATTERS TO BE CONSIDERED) - AMENDMENT SOUGHT TO ALLOW REGULARISATION OF EXISTING SUBSTATION MATERIALS (RETROSPECTIVE)

LOCATION OF SITE: Land At Coppice Lane, Between Cronton Road And M62 Motorway Sliproad (Junction 6), Tarbock,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Coal Consultation Zone - Coal - High Risk Area

Coal Consultation Zone - Coal - High Risk Area

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

Strategic Road Network - Strategic Road Network

Land for Employment development - Land For Employment Development

Primary Industrial Area - Primarily Industrial Area

Primary Industrial Area - Primarily Industrial Area

Site of Biological or Geological Interest - Site Of Biological Or Local Geological Interest

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

TECHNICAL CONSULTATIONS:

Merseyside Fire And Rescue Authority -

Tarbock Parish Council - No comments received.

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

ISSUES AND ASSESSMENT:

APPLICATION

In January 2019 the council granted a hybrid planning permission (17/00301/HYB) comprising full planning permission for a food store and 1161 sq.m of B1/B2 use with associated car parking, landscaping, highway works, pumping station, substation and associated works including bund and noise attenuation boundary treatment along the western boundary of site; and outline planning permission for up to 7500 sq.m B1/B2 use, petrol filling station with up to 400 sq. m of associated A1 use, up to 1000sq.m of A3/A4 use (pub/restaurant) with associated car parking, servicing areas, highway works and other associated works with all matters reserved for future approval.

Subsequently two S73 approvals were granted linked to the conditions attached to the hybrid approval including 19/00261/FUL referenced in this application description which was to allow for changes to conditioned delivery and waste collection times. The hybrid approval and subsequent s73 approvals were conditioned such that details of a bund with boundary treatment on was required to be submitted to and approved in writing by the lpa and implemented prior to the food store being brought into use (the food store is fully operational and has been for a number of months). The reserved matters approval for the petrol filling station and a Starbucks has been approved with a McDonalds drive-thru and restaurant full application (19/00610/FUL) being submitted and approved (within phase 2 but a separate full application as this was not covered by the terms of the outline approval).

A further application for the removal of Condition 22 of 19/00610/FUL relating to the submission, approval and implementation of an acoustic barrier along the western boundary of the overall development site with regard to the development of the McDonalds drive-thru and restaurant was approved in May 2021 (19/00611/NMA).

The current application seeks retrospective planning consent for changes made to the materials/elevations of the constructed substation through a non-material amendment application approval.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy.

DESIGN, ACCESS AND CRIME PREVENTION

The approved drawings show the sub-station to be of grp walls with grp doors and a raised roof unit; single large louvres to the side elevations near the base and two large louvres on the rear top and bottom were also proposed. The built sub-station is of dark brick with grp doors and a low profile cambered roof. Additionally, there are four louvers on the rear elevation and four louvers on the side (east) elevation with no louvres on the other side elevation. The changes to the substation are acceptable visually and do not materially affect the overall development.

HIGHWAYS

No highways issues are raised.

RESIDENTIAL AMENITY

No residential amenity issues are raised.

CONCLUSION

Taking the above into consideration the changes to the materials/elevations do not materially affect the development materials and are acceptable visually. As such the application is recommended for approval as a non-material amendment to the original planning approval.

RECOMMENDATION:

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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
28/01/2022	MN211368-CIVIL-200 Rev1	-	PROPOSED FLOOR PLANS AND ELEVATIONS (RETROSPECTIVE)

Informatives

- 1 Merseyside Fire Authority

Lee Osborne

16 March 2022

Alan Kilroe

21 March 2022

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PS/DC/OP04/05	003	23/9/02

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