



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Whitakers Garden Centre, Dis Scrان Van
Address Line 1	Liverpool Road
Address Line 2	
Address Line 3	Knowsley
Town/city	Prescot
Postcode	L34 3LX

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
346076	392819

Description

Applicant Details

Name/Company

Title

Miss

First name

Yen

Surname

chan

Company Name

Taylor Wimpey North West

Address

Address line 1

Taylor Wimpey North West, Washington House

Address line 2

Birchwood Park Avenue

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA3 6GR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

ERECTION OF 227 NO. DWELLINGS TOGETHER WITH VEHICULAR/PEDESTRIAN ACCESSES, LANDSCAPING & ASSOCIATED INFRASTRUCTURE

Reference number

19/00684/FUL

Date of decision (date must be pre-application submission)

06/12/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Condiion 2: Approved plans
Conditon 16: Arboricultural Impact Assessment

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

17/08/2020

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Conditions 2 and 16 are proposed to be varied to amend the landscaping and arboricultural plans. Retaining G17 is impractical as the trees sit on the legal boundary, preventing proper fencing and creating a narrow, unmanageable strip. The low-quality Category C trees are unsuitable for gardens and likely to be removed over time. The variation allows managed removal and replacement with ornamental birch and hornbeam trees, providing effective screening, visual amenity, and long-term maintainable mitigation.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

It is proposed that Condition 2 be varied to refer to updated landscaping plans 6145.10 Rev L and 6145.16 Rev M. Condition 16 is proposed to be varied to allow the development to be carried out in accordance with the revised Arboricultural Impact Assessment and updated landscaping plans, which reflect the managed removal of tree group G17 and its replacement with ornamental birch and hornbeam trees. This ensures the development remains consistent with the approved design while providing effective screening, visual amenity, and a maintainable long term landscape.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Removal of G17 related to 19/00684/FUL

Date (must be pre-application submission)

19/08/2025

Details of the pre-application advice received

Discussions held with the Head of Planning regarding the proposed removal of tree group G17 due to boundary and maintenance constraints. The advice received was that the Tree Officer's view should be sought and, subject to their agreement, the proposal should be formally submitted as a Non-Material Amendment for consideration.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Miss

First Name

Yen

Surname

chan

Declaration Date

20/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- Taylor Wimpey North West

Date

09/02/2026