

APPLICATION NO:

23/02819/NMA

CASE OFFICER:

Mark Quinn

WARD:

Northwood

PARISH:

LOCATION:

Mersey Pallets Co , Kirkby Bank Road, Knowsley Industrial Park

PROPOSAL:

APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 23/02819/FUL FOR THE ERECTION OF 4NO INDUSTRIAL UNITS (USE CLASS B8 - STORAGE AND DISTRIBUTION) AND ASSOCIATED WORKS (SITE ACCESS TO BE TAKEN FROM ACORNFIELED ROAD AND KIRKBY BANK ROAD) AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO HEIGHT INCREASES TO EAVES AND RIDGE HEIGHTS AND AMENDMENTS TO DOOR AND WINDOW LOCATIONS TO UNITS D, E, F & G WITH PHOTOVOLTAIC INSTALLATION TO ROOFS.

Site Description

The site is located at the junction of Acornfield Road and Kirkby Bank Road. The part of the site bounded by Acornfield Road is currently vacant and the part of the site bounded by Kirkby Bank Road has been occupied by a timber pallet company. The surrounding area comprises predominantly existing industrial units.

Proposal

Planning permission was granted for 4 industrial units in May 2024 (ref 23/02819/FUL). This application is for a non- material amendment to the above application.

It is proposed to increase the height of units E, F and G fronting Kirkby Bank Road (previously referred to as Units 1, 2 & 3) by 900mm from an approved ridge height of 9.5m to a proposed ridge height of 10.4m.

The height of Unit D fronting Acornfield Road (previously referred to as Unit E3) would increase in height by 1.5m from an approved ridge height of 9.1m to a proposed ridge height of 10.6m.

Various amendments are proposed to the size and position of delivery doors, (they have been reduced in size) the glazing panels are reduced at the unit entrance points, 1st for windows have been reduced, single access doors have been removed and photovoltaic panels are now proposed to the roof areas of all 4 of the units.

Consultations

None required

Representations

No publicity required.

Planning History

APP. NO: 23/02819/FUL
PROPOSAL: ERECTION OF 4NO INDUSTRIAL UNITS (USE CLASS B8 - STORAGE AND DISTRIBUTION) AND ASSOCIATED WORKS (SITE ACCESS TO BE TAKEN FROM ACORNFIELD ROAD AND KIRKBY BANK ROAD)
DECISION: PER
DECISION DATE: 10 May 2024

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan.

The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

Assessment

The applicant's agent has advised that the warehouse heights are proposed to be increased upon meetings with the property agent and current demand. The first floor windows are being reduced over the stairwell locations in all units due to potential maintenance /cleaning access to these areas. PV panels have been introduced to the roofs to improve the buildings sustainability and to reduce costs to tenants/occupiers. The entrance glazing is proposed to be reduced as an aesthetic reason (they are too large) and a cost saving exercise.

The proposed amendments to the approved elevations would not have a significant impact on the appearance or design of the buildings. There would still be a variety of materials to the front elevations including various types and colours of cladding together with glazing panels and their appearance would be in keeping with the existing recently constructed commercial units on Acornfield Road. The reduction in the glazing is slightly disappointing, however on balance this change would not warrant the application to be refused and the reasons put forward by the applicant for all of the amendments are accepted by the Local

Planning Authority.

With regard to the building heights the proposed increases are relatively modest and the proposed heights of the buildings would still be lower than the buildings recently constructed on Acornfield Road which are over 17m to ridge height.

As the surrounding uses are predominately warehouse/ industrial/ open storage uses the proposed increase in height would not have any adverse impact on the surrounding occupiers.

Conclusion

The proposed amendments are considered to be acceptable, would be in compliance with Local Plan policy CS19 and are considered to be non-material.

Recommendation

The proposals are considered to be non- material and are hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/02/2025	PPC59-XX-DR-A-D010	REV B	PROPOSED SITE PLAN
03/02/2025	PPC59-XX-DR-A-D011	REV B	PROPOSED FLOOR PLANS - UNITS E, F & G
03/02/2025	PPC59-XX-DR-A-D012	REV B	PROPOSED ROOF PLANS - UNITS E, F & G
03/02/2025	PPC59-XX-DR-A-D013	REV B	PROPOSED ELEVATIONS UNITS E, F & G
03/02/2025	PPC59-XX-DR-A-D021	REV B	PROPOSED FLOOR AND ROOF PLAN - UNIT D
03/02/2025	PPC59-XX-DR-A-D022	REV B	PROPOSED ELEVATIONS - UNIT D
03/02/2025	K2 Base Version 3.2.23.1	-	PV SPECIFICATION

Signed Case Officer¹:

Mark Quinn

Signed Authorising Officer²:

Jo Sheridan

Date:

24/02/2025

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

Informatives

None Required

