

THE EMERSON GROUP

EST. 63 YEARS

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Our ref: PH/Planning

8th August 2023

Dear Mr Osborne,

RE: SECTION 96A APPLICATION FOR A NON-MATERIAL AMENDMENT TO AMEND THE SITE LAYOUT AND THE APPEARANCE OF UNIT 6A IN RELATION TO PLANNING PERMISSION 19/00337/OUT AT ACADEMY BUSINESS PARK, LEES ROAD, KNOWSLEY INDUSTRIAL PARK – SUBMITTED ON BEHALF OF ORBIT INVESTMENTS (PROPERTIES) LIMITED

Please find enclosed application forms and plans for the above non-material amendment application which has been submitted through Planning Portal.

Outline planning permission was granted by Knowsley Council on 26th February 2020 (app ref: 19/00337/OUT) for the redevelopment of Academy Business Park.

Orbit are part way through redeveloping the site and are looking to commence work on Unit 6A (drive thru restaurant) as soon as possible as a lease has now been agreed with a tenant to occupy this unit.

Following discussions with the tenant, we are seeking consent to amend Unit 6A and the layout of this part of the site as follows:

- The 'pull ahead' bay has been repositioned adjacent to the unit from the other side of the drive thru lane to improve safety for staff;
- A window has been removed from the south west elevation;
- A door on the north east elevation has been replaced with a window;
- A new door has been provided to the side of the drive thru bay to the north east of the unit and;
- Additional cladding has been provided on the north east and south west elevations to break up the brickwork.

The previously approved Proposed Site Plans and the Proposed Elevations, Proposed Roof Plan and Proposed Floor Plan for Unit 6A have all been updated to reflect the proposed changes.

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I trust that the above and enclosed is satisfactory and I look forward to progressing this application with you shortly. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Peter Hilldrup
Senior Planner

Enc. (Electronic submission - Planning Portal)

- 1 x Application Form
- 1 x Proposed Site Plan (1250) (Drawing No. 389-PL-2102-G)
- 1 x Proposed Site Plan (500) (Drawing No. 389-PL-2103-G)
- 1 x Unit 6A – Proposed Floor Plan (Drawing No. 389-PL-2116-B)
- 1 x Unit 6A – Proposed Roof Plan (Drawing No. 389-PL-2117-A)
- 1 x Unit 6A – Proposed Elevations (Drawing No. 389-PL-2118-A)

Planning application fee paid by BACS to Planning Portal

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