
**APPLICATION
NO:**

22/00662/NMA1

CASE OFFICER:

Mark Quinn

WARD:

St Gabriels

PARISH:

LOCATION:

Interchange Motorway Estate, Wilson Road, Huyton

PROPOSAL:

APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 22/00662/FUL FOR DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL BUILDINGS TO INCLUDE 24 NO. UNITS COMPRISING OF 2 NO. UNITS (USE CLASS E (g) (iii), 4 NO. UNITS (USE CLASS B8) AND 18 NO. UNITS (USE CLASS B2). APPROVAL SOUGHT TO AMEND THE ACCESS MANAGEMENT PLAN APPROVED UNDER APPLICATION REF 22/00662/NMA.

Site Description

This application relates to the part of Interchange Motorway industrial estate off Wilson Road, Huyton. This part of the estate contains two blocks of single storey commercial units in use within use classes B2 or B8.

The site is bounded by existing residential In Kipling Avenue to the west, Wilson Road and Chapel Brook trade park to the east, the remainder of Interchange Motorway estate to the south and Wolseley plumbing merchants to the north.

Some landscaping areas and large expanses of hardstanding areas for car paring/manoeuvring are also present on the site.

Proposal

Planning permission for DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL BUILDINGS TO INCLUDE 24 NO. UNITS COMPRISING OF 2 NO. UNITS (USE CLASS E (g) (iii), 4 NO. UNITS (USE CLASS B8) AND 18 NO. UNITS (USE CLASS B2) TOGETHER WITH OTHER ASSOCIATED WORKS was granted in April 2023 under ref 22/00662/FUL. Works have now commenced on site.

This application is for a non-material amendment to allow an amendment to the "Access Management Plan" which was approved in March 2025 under non-material amendment 22/00662/NMA.

The amendment comprises removing references to a previous named management company with minor revisions to operational and management procedures to reflect current site management arrangements. There are no changes to the hours or protocols in terms of how the landlord opens and closes the site.

Consultations

Merseyside Fire & Rescue Authority - No objections in principle.
Cadent Gas Limited - No objection in principle
Highway Authority – No objections

Representations

No publicity required for a non-material amendment.

Planning History

APP. NO. 22/00662/FUL

PROPOSAL: DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL BUILDINGS TO INCLUDE 24 NO. UNITS COMPRISING OF 2 NO. UNITS (USE CLASS E (g) (iii), 4 NO. UNITS (USE CLASS B8) AND 18 NO. UNITS (USE CLASS B2) TOGETHER WITH OTHER ASSOCIATED WORKS

DECISION: GRANTED

DECISION DATE : 27 MAY 2023

APP.NO. 22/00662/NMA

PROPOSAL : APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 22/00662/FUL FOR DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL BUILDINGS TO INCLUDE 24 NO. UNITS COMPRISING OF 2 NO. UNITS (USE CLASS (g) (iii), 4 NO. UNITS (USE CLASS B8) AND 18 NO. UNITS (USE CLASS B2) APPROVAL SOUGHT FOR AMENDMENTS TO SITE ACCESS GATES, ROOF PLANS REVISED TO INCLUDE SOLAR PANEL VENT LOCATIONS, REVISIONS TO ELEVATIONS TO ALLOW FOR THE PROVISION OF SIGNAGE, INCREASE IN HEIGHT OF PALADIN FENCE TO REAR OF SITE FROM 1.8M TO 2.4M AND REVISED PHASING DRAWING.

DECISION: GRANTED

DECISION DATE : 14 MARCH 2025

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.

Assessment

The access management plan sets out how the site would be managed in terms of opening the gates, when the site access gates would be open and how the access would be monitored by 24 hr CCTV.

The proposed amendments are very minor in nature and comprise the removal of the management company's details as these have subsequently changed since 2025. Subsequent minor changes to the text have been incorporated.

These changes are considered to be non- material and are acceptable.

Conclusion

That the proposed amendment to the access management plan are considered to be non-material.

Recommendation

The Non- Material Amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/06/2026	MA/DDML/008-06/R008 v1	-	Access Management Plan Addendum

Signed Case Officer¹: **Mark Quinn**

Signed Authorising Officer²: **Jo Sheridan**

Date: **06/08/2026**

Informatives

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

1. See attached letters from The Fire Authority and Cadent GAS.

