

Regeneration and Economic Development Department

APPLICATION NO: 19/00297/NMA1 **APPLICANT:** Vistry Partnerships NW

WARD AFFECTED: Prescott North

DEVELOPMENT: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00297/NMA (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.) TO ALLOW FOR AMENDMENT TO APPROVED PLANS COMPRISING CHANGES OF BLOCK PAVING TO NON ADOPTED AREAS TO TARMAC

LOCATION OF SITE: Land Adjacent To Existing Watch Factory Building, Bookbinders Lane, Prescott, Liverpool, Knowsley, L34 2TJ,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Industrial Area - Primarily Industrial Area

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

None required

Planning History

APP. NO: 19/00297/FUL
PROPOSAL: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.
DECISION: PER
DECISION DATE: 24 March 2020

APP. NO: 19/00297/NMA
PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00297/NMA (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.) TO ALLOW FOR AMENDMENT TO APPROVED PLANS COMPRISING CHANGES TO CILL HEIGHTS ON WINDOWS TO INDIVIDUAL DWELLINGS , ALTERATIONS TO WIDOW DETAIL TO ALLOW FOR MEANS

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

DECISION:
DECISION DATE:

OF ESCAPE AND MINOR AMENDMENTS TO ROOFLINES ON
CERTAIN PLOTS.
PDE

ISSUES AND ASSESSMENT:

Proposal

This application refers to a new residential development currently under construction at the Former Watch Factory site and adjacent land at Bookbinders Lane, Prescott.

This application is for a non – material amendment seeking consent to change the surfacing of the private driveway serving plots 41-44 and the main car park serving the apartment blocks from block paving to tarmac due to maintenance issue with the block paving and the limited availability of block paving materials.

Policy Considerations

The proposed amendments to the approved plans would in in accordance with Local Plan policy CS19 and guidance in NPPF (2021).

Design & Appearance

The approved plans indicated that the majority of drives and car parking spaces would be surfaced in tarmac aside from the private drive serving plots 41-44 and the car park for the apartments which would be surfaced in block paving.

These areas are now proposed to be changed to tarmac. This surface treatment is similar to numerous other developments in the borough and whilst the block paving would have provided some visual relief the use of tarmac would not be detrimental to the streets scene.

The proposed amendments are therefore considered to be acceptable.

Conclusion and Reason for Decision.

The alterations to the surfacing of the private drive and car park are considered to be non-material and are considered to be acceptable in terms of design and appearance of the street scene and would be in compliance with Local Plan Policy CS19.

RECOMMENDATION:

That the non- material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/08/2021	A DR 002	-	PROPOSED SITE PLAN

Informatives

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

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None

Mark Quinn

17 November 2021

Alan Kilroe

17 November 2021

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

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