



Knowsley Council

Miss Natalie Ernest - Vistry
301 Bridgewater Place
Birchwood Park
WA3 6XF

Our Ref: 23/02378/NMA

Date: 30 September 2025

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 96A
APPLICATION FOR NON-MATERIAL CHANGE TO PLANNING PERMISSION**

LOCATION: Land South Of Lickers Lane, Windy Arbor Road, Halsnead Garden Village, Whiston

I refer to your application for a non material amendment which was received on the 28 March 2025. The proposed amendment(s) as listed below have been considered under s96A of the Town and Country Planning Act 1990 and have been determined to be non material.

KNOWSLEY MBC HEREBY GRANTS PERMISSION FOR THE FOLLOWING NON-MATERIAL AMENDMENT(S):- NON-MATERIAL AMENDMENT TO RESERVED MATTERS CONSENT REFERENCE 23/02378/REM (RESERVED MATTERS APPLICATION PURSUANT IN PART TO PLANNING PERMISSION 20/00399/OUT FOR THE ERECTION OF 239 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT, SCALE AND ACCESS TO ADJACENT LAND) TO VARY CONDITION NOS. 2 (APPROVED PLANS) AND 7 (BOUNDARY TREATMENTS/RETAINING STRUCTURES/LEVELS) TO CHANGE THE RETAINING WALL DESIGN FROM GABION BASKETS TO GEO-WALL IN OAKWOOD AND MASONRY WALLS TOGETHER WITH SITE WIDE LEVELS CHANGES AND ASSOCIATED WORKS

The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. No substitution should be made without the prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

Approved Plan(s):-

Finished Levels and Retaining Walls Masterplan reference HGV-AJP-XX-00-DR-C-1400 C04 (excluding levels for the SUDS basin/Village Green area which is covered by condition 9 of the reserved matters application reference 23/02378/REM)
Lickers Lane Gateway Entrance Wall Detail plan (using St Bees red sandstone) reference RG-L-03 Rev D

Knowsley Metropolitan Borough Council

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Condition 7 of reserved matters consent reference 23/02378/REM is amended to read as follows:

The bollards and knee rail fence adjacent to plot 104 (shown on landscape drawing number RG-L-05 Rev F) and the bollards to prevent vehicular access to the verge west of plot 104 and the footpath running to the front of plots 99-104, shown on the approved drawings entitled 'Elevation of Plot 104' drawing no. RG-LD-41 and 'Village Green Design' drawing no. RG-LD-10-01 Rev C, shall be erected in accordance with these details approved under discharge of condition application reference 23/02378/COND1. The bollards and the knee rail fence shall be provided prior to first occupation of any of the plots numbered 99-104. For the avoidance of doubt no part of this fence shall be higher than 0.6m.

The boundary treatment adjacent to the parking courts shall be erected in accordance with the siting details shown on Site Layout plan drawing no. MR-M-DWG-03 REV SS and the details approved under discharge of condition reference 23/02378/COND1 shown on approved drawing reference RG-LD-40 'Boundary Treatment adjacent to parking courts', prior to first occupation of the dwelling to which it relates.

The boundary treatments and retaining walls/structures, other than the knee rail fence and the boundary treatments adjacent to the parking court areas referred to above, shown on the Landscape Proposals Sheets 01-09 (identified within the approved plans list in condition 1) and shown on the Finished Levels and Retaining Walls Masterplan reference HGV-AJP-XX-00-DR-C-1400 C04 (identified on the approved plans list in condition 1) shall be erected in accordance with the approved details and approved materials for each plot, prior to that plot being occupied. The 1.8m high fencing hereby permitted shall be closed boarded timber and shall be stained in a brown colour. For the avoidance of doubt, the retaining structure on the Finished Levels and Retaining Walls Masterplan shown as a yellow dotted line on this plan, shall only be constructed from Tobermore blocks in red sandstone/'heather' colour, and shall not be constructed of any other material unless the alternative material has been previously submitted to and approved in writing by the Local Planning Authority. The retaining wall shall then only be constructed in accordance with the alternative approved material.

The boundary treatment walls within the site shall be constructed in materials that match the dwelling to which it relates unless alternative wall materials have been submitted to and approved in writing by the Local Planning Authority prior to their erection. The boundary treatment walls shall then be erected in accordance with the approved details. The Cheshire Estate railing and gates shall be painted black.

Reason: In the interests of visual amenity and to deliver an enhanced scheme incorporating high quality design.

Informative

1. The applicant's attention is drawn to comments from the LHA.

Please note that this is not a decision under Building Regulations and separate consent may be required. Please contact Building Control for more information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Gibson'. The signature is fluid and cursive, with a large initial 'D'.

Executive Director - Regeneration and Economic Development