

**APPLICATION
NO:**

23/01949/NMA

CASE OFFICER:

Clare Appleyard

WARD:

Whiston & Cronton

PARISH:

Whiston Town
Council

LOCATION:

Site of Cronton Colliery, Cronton Road, Cronton, Knowsley L35
1QR

PROPOSAL:

NON-MATERIAL AMENDMENT TO APPLICATION
23/01949/REM TO ALLOW FOR MINOR AMENDMENTS TO THE
APPROVED PLANS INCLUDING MINOR CHANGES TO THE
HEIGHT, FLOOR AREA AND SITING OF UNIT 02, LAYOUT
ALTERATIONS AND CHANGES TO HARD AND SOFT
LANDSCAPING

Knowsley Local Plan

Allocated as a Sustainable Urban Extension

Relevant Policies

All listed within the principal permission and the reserved matters consent for the site.

Technical Consultations

Highways – No objections raised.

Environment Agency – No objections or comments to make.

The Coal Authority – No objections or comments to make.

ESS – The street trees (*Betula albosinensis* fascination, *pinus sylvestris* and *sorbus aucuparia* should be replaced with *Acer platanoides* Columnare and *Carpinus betulus* Frans Fontane.

Merseyside Fire Authority – No comments received.

Neighbour Notification

There is no statutory requirement to publicise NMAs. No representations have been received.

Site Description

The site is located within the masterplan area allocated for employment uses and a country park within Halsnead Garden Village. The site is access off Cronton Road and has residential properties to the south and north/northeast. The Country park site area of Cronton Colliery lies to the east and the M62 lies due north. The mineral line runs to the south of the site.

Proposal

The proposal is for non-material amendments to the building (unit 02) and the layout. The changes are listed below:

Unit 02

The haunch height of unit 02 has been reduced from 20m to 17.9m. The unit has been re-sited very slightly by 1m southwest and 3.5m northwest. The unit 02 building has also been reduced in size from 272,071sqft to 272,026sqft.

Wider Layout

The minor updates to the layout include the inclusion of a bypass lane on the access road to the north of unit 02 to align with the most recent reserved matters application submission for units 3 and 4 (although it is noted that this REM application has not been determined yet. The changes include the addition of a retaining wall to the overflow car park to facilitate the carriageway widening and associated bypass lane. One car parking space has been relocated from the main parking area to the overflow car park to avoid the retaining wall. The car park entrance has also been changed slightly to accommodate these changes.

Additionally, the surfacing of the overflow car park is proposed to change from 'road grade block paving on sandbed in charcoal' to 'permeable block paving in driveline priora colour charcoal' as shown on the External Finishes Plan.

Landscaping and planting plans have been amended to take account of the layout amendments and to take account of the substation underground ducting from the substation at the HGV entrance of the site and to ensure the visibility spays at the site entrance and overflow car park entrance remain unobstructed. The landscaping drawings have also been updated to include 12-14cm girth heavy standard trees and altering the planting densities which has been agreed with the Council's Landscaping Officer.

Planning History

20/00494/HYB	HYBRID PLANNING APPLICATION COMPRISING: FULL APPLICATION FOR THE DEVELOPMENT OF 161,900 SQ FT (15,041 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8), INCLUDING ANCILLARY OFFICES (USE CLASS B1), SECURITY GATEHOUSE, SITE ACCESS ROAD, ENGINEERING EARTHWORKS TO FORM A PART COUNTRY PARK, PUBLIC CAR PARK TO SERVE COUNTRY PARK, AND ASSOCIATED WORKS; AND OUTLINE APPLICATION WITH DETAILS OF POINT OF ACCESS (DETAILS OF PART-ACCESS, LANDSCAPING, APPEARANCE, SCALE AND LAYOUT ARE RESERVED) FOR THE DEVELOPMENT OF UP TO 838,100 SQ FT (77,862 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8), WITH ANCILLARY OFFICES AND LIGHT INDUSTRIAL (USE CLASS B1); ENGINEERING EARTHWORKS TO FORM COUNTRY PARK AND DRAINAGE ATTENUATION PONDS; PEDESTRIAN/CYCLE/EQUESTRIAN ROUTE CONNECTING EXISTING M62 FOOTBRIDGE WITH PROPOSED COUNTRY PARK; AND ASSOCIATED WORKS
23/01949/REM	APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) COMPRISING OF THE DEVELOPMENT OF 272,091 (GIA) OF STORAGE SPACE AND DISTRIBUTION

FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE
CLASS E(g)), PROVISION OF INFRASTRUCTURE SUBMITTED
PURSUANT TO PLANNING PERMISSION 20/00494/HYB

Assessment

The hybrid planning application, approved 4.3.24, gave consent for 1m square foot of industrial and logistics floorspace which included 161,900sqft of floorspace within the detailed application and up to 838,100 square ft in outline. The reserved matters application, reference 23/01949/REM, approved 19.3.24, was for the development of 272,091 square ft of storage and distribution floorspace. This is referred to as unit 02.

The proposed non-material amendments relate to both the building siting and scale and the wider plot layout. The changes to the siting of unit 02 are due to an updated topographical survey being undertaken which found there to be some land within the ownership of the Coal Authority which was sited within the unit 02 plot boundary. The NMA therefore seeks to amend the Coal Authority boundary alignment through an updated site plan and topographical survey. The scale of the proposed development is reduced from that approved under the original reserved matters consent and as such are considered to be non-material.

The minor layout and landscaping changes are small scale in nature and do not constitute material changes beyond that of the principal permission or the reserved matters consent. The changes also include a change to the external finishes plan which changes the hard landscaping materials as well as the soft landscaping. Again these are considered to be non-material in nature. The Highways Engineer has confirmed that the changes serve to regularise the site layout to accommodate modifications made to the spine road and are not expected to result in any detrimental effects from a highway safety perspective.

The NMA also needs to include changes to those conditions listed within the original consent that referenced plans amended by this application. The updated conditions include condition 1 (the approved plans condition), condition 2 (landscaping), condition 3 (materials), condition 4 (boundary treatments) and condition 5 (cycle shelter details).

Conclusion

The proposed changes will not materially impact on visual amenity, character of the area, design, landscape, highways impacts, residential amenity, overlooking, and dominance beyond the principal permission and the reserved matters consent. On this basis, the proposed revisions are non-material in nature, and it is recommended that this NMA be approved.

Recommendation

The development hereby permitted shall be carried out in accordance with the approved plans listed in Schedule 1 below which are hereby approved by this Non-Material Amendment application and the remaining plans/documents approved under 23/01949/REM.

Conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans listed below which are hereby approved by this Non-Material Amendment

application, listed within Schedule 1, and the remaining plans/documents approved under 23/01949/REM.

SCHEDULE 1

Location Plan drawing number 22604-UMC-XXSI-SI-DR-A 0601 Rev P06
Unit 02 Cycle Shelter Details drawing no. 22604 - UMC- SI02 - DR - A 0703 REV P05
Soft Landscape Schedule (planting specification) Document number
ENZ.00.XX.SH.L.45.001 REV PL08
Planting Plan drawing no. MAN.1453.007.ENZ.XX.00.DR.L.45.002 PL09
Phase 2 Country Park Cut and Fill drawing no. L005-TIE-ZZ-XX-DR-C-6040 REV P3
Proposed Levels Mineshaft Lowered drawing no. T_18_2126-60-53 REV T12
Unit 02 Site Plan drawing no. 22604 - UMC - SI02 -SI - DR - A 0603 REV 12
Illustrative Masterplan drawing no. 22604 - UMC - XXSI - SI - DR - A 0602 REV P15
Unit 02 Indicative Sprinkler Tank and Pump House Details drawing no. 22604 - UMC - SI02
- SI - DR -A 0705 P06
Unit 02 Bin Store Details drawing no. 22604 - UMC - SI102 - DR - A 0704 P05
Unit 02 Fencing Details drawing no. 22604 - UMC -SI02 - DR - A 0702 P06
Unit 02 External Finishes Plan drawing no. 22604 - UMC - SI02 - DR - A 0701 P10
Unit 02 Gatehouse Details drawing number 22604 - UMC - 0002 - SI - DR - A - 0801 P05
Unit 02 Elevations drawing no. 22604 - UMC - 0002 - ZZ - DR - A 1301 P04
Unit 02 Typical Building Sections drawing no. 22604 - UMC - 0002 - ZZ - DR - A 1101 P03
Unit 02 Office Plans drawing no. 22604 - UMC - 0002 - ZZ - DR - A 1002 P04
Unit 02 Roof Plan drawing no. 22604 - UMC - 0002 - RF - DR - A 1003 P03
Unit 02 Building Plan drawing no. 22604 - UMC - 0002 - DR - A 1001 P04

Reason: For the avoidance of doubt.

2 Condition 2 of 23/01949/REM is amended to:

The hard landscaping around Unit 02 shall be undertaken in accordance with the External Finishes Plan, drawing no. 22604-UMC-XXXX-SI-DR-A-0701 REV P10, and these hard landscaped areas shall be fully laid out and completed prior to first occupation of unit 02 hereby permitted. Prior to first occupation, a detailed regime for the ongoing and longer-term management/maintenance of all landscaped areas (for a ten year period) shall be submitted to and approved in writing by the local planning authority. The landscaped areas shall be managed/maintained in accordance with the approved details.

The soft landscaping shall be managed/maintained in accordance with the approved Landscape Specification document (reference MAN.1453.008.ENZ.RP.I.45.001) and shall include the use of slow release fertiliser which shall include use of fertiliser tablets incorporated 200mm deep with the backfill when pit planting or 200mm deep into a notch and evenly distributed around each plant on the following basis, unless such amended fertiliser schedule is otherwise submitted to and approved in writing by the Local Planning Authority:

- 1 Nr tablet for plants up to 1 Ltr.
- 2 Nr tablets for plants up to 3 Ltrs.
- 3 Nr tablets for plants up to 5 Ltrs.
- 4 Nr tablets for plants up to 10 Ltrs.
- 5 Nr tablets for plants up to 15 Ltrs.

The landscaping of unit 02 shall be undertaken in accordance with the Planting Plan, drawing no. MAN.1453.007.ENZ.XX.00.DR.L.45.002 REV PL09 and the Soft Landscape Schedule reference ENV.00.XX.SH.L.45.001 REV PL08 and shall include the remediation mix being planted at 2m centres.

The approved soft landscaping works shall be implemented and completed prior to first occupation of unit 02 unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

3. Condition 5 of 23/01949/REM is amended to:

The development hereby permitted shall only be constructed in accordance with the approved materials set out on approved plan reference 22604-UMC-XXXX-ZZ-DR-A-1301 P04 entitled 'Elevations'.

Reason: To ensure the building is of acceptable appearance in the interests of protecting visual amenity.

4. Condition 6 of 23/01949/REM is amended to:

The fencing and gates shown on plan reference 22604-UMC-SI02-DR-A-0702 REV P06 entitled 'Unit 02 Fencing Details' are hereby approved. Any additional boundary treatments for Unit 02, including retaining structures shall be submitted to and approved in writing by the Local Planning Authority before Unit 02 is first occupied. The agreed details shall be implemented in full before the first occupation of Unit 02.

Reason: To ensure the provision of acceptable boundary treatment to the site.

5. Condition 7 of 23/01949/REM is amended to:

The cycle shelters shall be constructed in accordance with the approved elevation plan reference 22604-UMC-SI02-DR-A-0703 P05. Prior to their erection full details of how non-standard cycles can be accommodated within the shelter(s) shall be submitted to and approved in writing by the Local Planning Authority and the cycle shelter(s) shall then make provision for the non-standard cycle parking in accordance with the approved details. Prior to the erection of the cycle shelters, the external finish shall be submitted to and approved in writing by the local planning authority. The cycle shelters shall then be constructed in accordance with the approved external finish prior to first occupation of unit 2 hereby permitted.

Reason: To promote sustainable transport modes and to provide cycle shelter facilities suitable for a range of cycle types including non standard cycles to accommodate people with mobility impairments.

6. Conditions 3, 4, 8, 9, 10 and 11 of 23/01949/REM still apply.

Informatives:

Coal Authority;

Reason for Grant;

Working proactively

Signed Case Officer¹: *C Appleyard*

**Signed Authorising
Officer²:** K Foster

Date: 4 November 2024

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