

Regeneration and Economic Development Department

APPLICATION NO: 19/00297/NMA2

APPLICANT: Vistry Partnerships NW

WARD AFFECTED: Prescott North

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 19/00297/FUL (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.) - AMENDMENT SOUGHT FOR CHANGES TO SITING OF PLOTS 83 AND 84

LOCATION OF SITE: Land At Greenwood Close, Cross Lane And At Former Watch Factory Site, Off Bookbinders Lane, Prescott, Knowsley,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Coal Consultation Zone - Coal - High Risk Area

Coal Consultation Zone - Coal - High Risk Area

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS7 - Transport Networks

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

Merseyside Fire and Rescue Authority - No objections in principle

Highway Authority - No objections

NEIGHBOUR NOTIFICATION:

Not Applicable

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to a site at Greenwood Close, Cross Street and Former Watch Factory Site in Prescot.

Planning permission was granted in 2020 for 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. Ref 19/00297/FUL.

This proposal seeks to amend the siting of plots 83 & 84.

Plots 83 and 84 are sited close to an existing building to the south comprising a car repair garage and residential dwelling.

Following structural survey the footings of these dwellings need to be a minimum distance of 2.5m from the rear elevation of this building. This has resulted in an amended layout being submitted for plots 83 & 84 which seeks to shift plot 83 forward by 2.5m to achieve the required separation distance from the existing building at the rear. The car parking for plot 83 has also been relocated to within the turning head.

POLICY CONSIDERATIONS

The proposed amendment would be in compliance with the Local Plan policies listed above.

HIGHWAY SAFETY

Pre applications discussion have taken place with the Highways Team with regards to the proposed parking and associated manoeuvring of vehicles and tracking diagrams have been submitted to demonstrate that the Council's refuse vehicles can access this road with the proposed amendments to the cul de sac and car parking.

Highways are satisfied that the proposed amendments are acceptable in terms of highway safety including the provision of car parking for these plots and manoeuvrability of vehicles.

The proposal would therefore be in compliance with Local Plan policies CS7 & CS19.

DESIGN & LAYOUT

The overall design of the elevations remains unaltered from the original approval however the semis are now staggered with Plot 84 being set back by approximately 2.5m from the rear elevation of plot 83.

The associated car parking for plot 83 has been relocated from the front of the plot into the revised turning head area. There is no alteration proposed to the parking for plot 84.

The alteration to the dwelling positions is considered acceptable and would not have any significant impact on the street scene.

The proposal would be in compliance with policy CS19.

OTHER CONSIDERATIONS

None

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CONCLUSION AND REASON FOR DECISION.

The proposed amendments are considered to be non-material and are acceptable in terms of highway safety and visual/residential amenity.

The proposal would be in compliance with the Local Plan policies listed above,

RECOMMENDATION:

That the proposed amendment is considered to be non-material and should be approved.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/04/2022	1125_A_DR_349 REV E	-	FLOOR PLANS AND ELEVATIONS
20/04/2022	1125_A_DR_102 REV G	-	PROPOSED SITE PLAN
20/04/2022	WAT-AJP-ZZ-00- DR-C-1580-P03	-	ROAD 4 AUTOTRACKING

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Mark Quinn
7 June 2022

Alan Kilroe
13 June 2022

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PS/DC/OP04/05	003	23/9/02