



Knowsley Council

Redrow Homes Limited
c/o Mr Steve Rowe - Lichfields
Ship Canal House
King Street
Manchester
M2 4WU

Our Ref: 19/00521/NMA7

Date: 19 June 2025

Dear Sir/Madam

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

LOCATION: Plot 1 - Land to North of Railway Line Bounded by Lower Road, Greensbridge Lane and Ditton Brook Watercourse, Halewood; And Plot 3 - Land to South of Railway Line Bounded by Lower Road, Finch Lane and Baileys Lane, Halewood,

I refer to your application for a non material amendment which was received on the 5 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 FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00521/HYB (HYBRID PLANNING APPLICATION FOR THE ERECTION OF UP TO 730 DWELLINGS COMPRISING:
PLOT 1 - FULL PLANNING APPLICATION FOR THE RE- GRADING OF THE SITE, ENGINEERING WORKS TO FORM A FLOOD STORAGE AREA AND THE ERECTION OF 148 DWELLINGS WITH ASSOCIATED WORKS (INCLUDING LANDSCAPING, ACCESS, ROADS AND OTHER ASSOCIATED INFRASTRUCTURE); AND PLOT 3 - FULL PLANNING APPLICATION FOR THE RE- GRADING OF THE SITE, AND THE ERECTION OF 196 DWELLINGS WITH ASSOCIATED WORKS (INCLUDING LANDSCAPING, ACCESS, ROADS AND OTHER ASSOCIATED INFRASTRUCTURE) AND OUTLINE PLANNING APPLICATION FOR UP TO 386 DWELLINGS (ACCESS TO BE CONSIDERED)
- VARIATION TO AMEND THE CONDITION 2 (SCHEDULE OF APPROVED PLANS); CONDITION 11 (PLOT 1 ACCESS ROUTE); CONDITION 12 (BOUNDARY TREATMENT) AND CONDITION 14 (MATERIALS) TO ALLOW THE SUBSTITUTION OF A THREE BEDROOM HOUSETYPE WITH A FOUR BEDROOM HOUSETYPE AFFECTING 8 PLOTS ON PLOT 1 (NORTHERN PARCEL) (Plots 727, 800, 816, 823, 826, 829, 837 AND 844)

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.



Knowsley Metropolitan Borough Council
PO Box 21 Archway Road Huyton Knowsley Merseyside L36 9YU
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Approved Plan(s):-

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/03/2025	4150-02-02-001	REV U	DETAILED SITE LAYOUT
05/03/2025	4150-02-02-006	REV M	MATERIALS LAYOUT
05/03/2025	4150-02-02-008	REV M	BOUNDARY TREATMENT LAYOUT
05/03/2025	EG_OXFO_DM.2	-	PROPOSED PLANS AND ELEVATIONS - OXFORD SERIES G

The proposed amendments listed above are approved subject to the following condition(s):-

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without 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.
2. Condition 11 of 19/000521/HYB is hereby amended to read: The vehicular, pedestrian and cycle route between Greensbridge Lane and the southern boundary of Plot 1 as detailed on plan reference 4150-02-02-001 rev U shall be constructed before the 100th property on Plot 1 granted full planning permission pursuant to this application is first occupied. Once implemented the route shall be retained in full thereafter.
3. Condition 12 of 19/000521/HYB is hereby amended to read: The boundary structures for each dwelling, as approved on plan references 4150-02-02-008 rev M and 4152-BTL-001 rev D shall be completed in full prior to occupation of that dwelling.
4. Condition 14 of 19/000521/HYB is hereby amended to read The development shall be carried out in full accordance with the approved materials stated in plans referenced 4150-02-02-006 rev M and 4152-ML-001 rev K.

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



Executive Director - Regeneration and Economic Development