

Regeneration and Economic Development Department

APPLICATION NO: 18/00062/NMA3

APPLICANT: ION Property Developments

WARD AFFECTED: Stockbridge

DEVELOPMENT: APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 18/00062/HYB (DETAILED APPLICATION FOR 4,180 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1), 3,275 SQ.M ANCILLARY FLOOR SPACE (USE CLASSES A1/A4/C1/SUI GENERIS), 154 RESIDENTIAL DWELLINGS, IMPROVEMENTS TO LORD DERBY PLAYING FIELDS/OAK PLANTATION AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE INCLUDING A DEDICATED 500kVA SUBSTATION FOR THE RESIDENTIAL NEIGHBOURHOOD AND A 1000kVA SUBSTATION FOR THE EASTERN EMPLOYMENT AREA AND THE DEMOLITION OF KNOWSLEY LANE FARM. OUTLINE APPLICATION FOR UP TO 26,350 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASSES B1) AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE) AMENDMENT SOUGHT TO HARD LANDSCAPING SCHEDULE

LOCATION OF SITE: Earlsfield Park, Land At Knowsley Lane, Knowsley, L34 4AH

KNOWSLEY LOCAL PLAN ALLOCATION –

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

TECHNICAL CONSULTATIONS:

Knowsley Parish Council - No Comments Received

NEIGHBOUR NOTIFICATION:

Not Applicable.

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to a mixed use development site currently under construction at Earlsfield Park, Knowsley Lane, Huyton. This non-material amendment proposes some minor changes to the hard landscaping schedule. It relates to two short sections of pedestrian footpaths from Knowsley Lane to the individual plots.

The materials originally approved in June 2018 can no longer be sourced hence the request to use alternative materials.

The two footpath links are from Knowsley Lane to the Euro Garages plot and from Knowsley Lane to Marstons plot.

DESIGN CONSIDERATIONS

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

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The path to Euro garages was approved as 400mm x 200mm paviours in 3 different shades of grey to a stretcher bond pattern. It is now proposed to be a Marshall's keyblock product (200mm x 100mm) in a charcoal colour and stretcher bond pattern.

The path to Marstons was approved as 240mm x 160mm & 160mm x 160mm paviours in traditional or brindle mix colour to a broken bond pattern. It is now proposed to use Marshall's Tegula sett paving, 160mm x 160mm in a traditional colour and to a random pattern.

The proposed materials have been chosen to not be dissimilar to the materials originally approved and the proposal materials have either been used on or are very similar to the hard landscaping details subsequently approved for the Marstons and Eurogarages plots it is considered that the change would not have a material effect on the appearance of the development.

HIGHWAY ISSUES

The pedestrian paths connect the adopted highway at Knowsley Lane to the development plots. The pedestrian paths will not be adopted and therefore a change in surfacing materials presents no highway safety issues.

CONCLUSION & REASON FOR DECISION

The proposed surfacing materials are considered to be acceptable and would present a high quality finish for the pedestrian routes into the site from Knowsley Lane. The amendments are considered to be non material and would be in compliance with the Local Plan policies listed above.

RECOMMENDATION:

That the amendments proposed are considered to be non material and are hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/05/2021	SHF.1439.001.L. D.400.A	-	HARD LANDSCAPE SCHEDULE
17/05/2021	0001 REV P3	-	LOCATION PLAN

Informatives

None

Mark Quinn

15 June 2021

Alan Kilroe

15 June 2021

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