

16 April 2026

Delivered via Planning Portal

Knowsley Metropolitan Borough Council
Municipal Buildings
Huyton
L36 9UX

Dear Sir/ Madam,

**PARTIAL DISCHARGE OF CONDITION 3 AND FULL DISCHARGE OF CONDITIONS 5, 7 AND 14 PURSUANT TO
PLANNING PERMISSION (REF. 23/02803/FUL) - HUYTON MIXED USE COMMERCIAL DISTRICT**

On behalf of Genr8 Kajima Regeneration Limited ("the Applicant"), we are pleased to submit this application seeking the partial discharge of Condition 3 and the full discharge of Conditions 5, 7, and 14 attached to planning permission reference 23/02803/FUL for the Huyton Mixed-Use Commercial District.

As you are aware, full planning permission was granted by Knowsley Metropolitan Borough Council ("KMBC") on 19 March 2024 for enabling works at the Huyton Mixed Use Commercial District ("HMCD") to facilitate a mixed-use development anchored by a new Council HQ, alongside opportunities for a hotel, office space, co-working centre, and residential accommodation. The description of the development is as follows:

"Enabling And Engineering Works Comprising Of Demolition Of The Municipal Building And Computer Building; Existing Car Parks And Hardstanding, Removal Of Trees, Ground Reprofilng And Remediation, Installation And Diversion Of Below Ground Infrastructure, Formation Of A Temporary Car Park, Installation Of Security Hoarding And Associated Works."

A hybrid planning application for St Michael's Place (LPA ref. 25/00606/HYB), submitted on 31 October, is currently pending determination. This application to discharge conditions has been submitted to facilitate and expedite the delivery of the approved enabling works. The hybrid application is intended to eventually supersede the existing enabling works consent, addressing inconsistencies between the two permissions, including differences in the red line boundary.

This application specifically seeks to discharge conditions 3 (drainage), 5 (Contaminated Land), 7 (Tree Protection), and 14 (Invasive Species). The submission has been made directly to KMBC and includes this covering letter, the application forms, and electronic copies of the supporting documents, as detailed below:

For Condition 3 (Drainage):

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

Condition 3 requires the submission of details relating to a sustainable surface water drainage scheme and a foul water drainage scheme. The specific requirements of each part of the condition are set out below, with the corresponding submitted information detailed in bold.

- I. The LLFA understands that an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365 has been undertaken. The results of infiltration tests will be required to disqualify the infiltrating-based SuDS methods from the drainage options.
 - **Ground Investigation Factual Report, prepared by CC Geotechnical, dated January 2024**
- II. The CCTV survey of all within-site drainage assets that remain after the enabling works will be required.
- III. The CCTV survey of exiting points of connections to the public sewer system before and after the enabling works will be required.
 - **CCTV Drainage and Utility Survey Sheet 1 of 2, dwg no. TS-2645_301**
 - **CCTV Drainage and Utility Survey Sheet 2 of 2, dwg no. TS-2645_302**
 - **CCTV Condition Report Report Issue 01**
 - **Manhole Record Card, prepared by Tower Surveys, dated 23.05.2025**
 - **CCTV Photos**
- IV. Levels of the proposed drainage systems (filter drains, swales and new manholes) including proposed ground and finished floor levels in AOD will be required.
 - **Enabling Works Proposed Drainage Plan, dwg no. HCO-BHE-XX-XX-DR-C-3110, Rev. P01**
 - **Enabling Works Drainage Details Sheet 1, dwg no. HCO-BHE-XX-XX-DR-C-3710, Rev. P01**
 - **Enabling Works Drainage Details Sheet 2, dwg no. HCO-BHE-XX-XX-DR-C-3711, Rev. P01**
 - **Enabling Works Proposed Manhole Schedule, dwg no. HCO-BHE-XX-XX-DR-C-3810, Rev. P01**
- V. To ensure that the capacity of downstream public sewers after the works are not compromised, a demonstration will be required to indicate that existing catchment areas to each outfall will be maintained. Where such a risk is applicable, incorporation of mitigation measures to manage the risk of sewer surcharge will be expected.
 - **Existing Drainage and Catchments, dwg no. HCO-BHE-XX-XX-SK-X-3100, Rev. P01**

Requirement vi relating to CEMP pollution control approval is not included above, as this will be discharged at a later stage; accordingly, this application seeks to partially discharge condition 3.

The scope of the above material was informally shared with the KMBC Flood Risk Team (Vahid Tayefi). During a meeting held on 8 April, it was confirmed that the information provided is sufficient to satisfy the requirements of the condition.

For Condition 5 (Contaminated Land)

- Generic Quantitative Risk Assessment and Remedial Strategy prepared by Buro Happold, ref. 0054419-BHE-XX-XX-RP-YG-0004, Rev P01, dated June 2025.
- Phase I Preliminary Risk Assessment Cover Pages prepared by Buro Happold, ref. 051610-BHE-XX-XX-RP-GE-0001, dated October 2025

- Ground Investigation Factual Report prepared by CC Geotechnical, ref. CCG-C-23-14178, dated January 2024.

For Condition 7 (Tree Protection)

- Tree Protection Plan (Enabling Works), prepared by Arbtech, dated 13 October 2025.

For Condition 14 (Invasive Species)

- Invasive and Non-Native Species Management Plan, prepared by Arbtech, dated 28 August 2025 (updated 06 October 2025).

The requisite application fee of £298 has been paid online via the Planning Portal.

Conclusion

We trust that the information provided is sufficient to validate this application and discharge the above conditions pursuant to planning permission ref. 23/02803/FUL. Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

Lydia Connell
Planner