

Our Ref: 2569-02/JM

01 September 2026

Dear Mr Hunt,

SUBMISSION TO DISCHARGE CONDITION 3 (WATER MAIN PROTECTION) OF PLANNING PERMISSION 25/00285/FUL FOR THE PROPOSED DEVELOPMENT OF A BATTERY STORAGE FACILITY AND ASSOCIATED INFRASTRUCTURE, LAND AT COOPERS LANE, KNOWSLEY INDUSTRIAL PARK, KIRKBY, KNOWSLEY, L33 7TT

I write on behalf of Pelagic Energy (the applicant), to submit details to discharge planning condition 3 of planning permission 25/00285/FUL at the above location.

This application has been submitted electronically via the Planning Portal (reference: PP-15194897) and comprises:

- Planning Application Forms;
- This covering letter;
- Pipe Cover Slab Structural Design Calculations report (ref. KIRK-BML-XX-XX-CA-S-0100 Rv02 Pipe Cover Slab Calculations);
- Existing Water Main Locations plan (ref. MAC-MC1605-TH-01 Rev.01);
- Ducts and Troughs Details plan (ref. KIRK-BML-SW-XX-DR-S-0131-P05-Ducts and Troughs Details);
- Cover Slab Details plan (ref. KIRK-BML-SW-XX-DR-S-0141-P01-Cover Slab Details); and
- Application fee of £400.00, which includes the £91.00 Planning Portal handling fee (paid online).

Condition 3

For the avoidance of doubt, the wording of condition 3 is copied below.

Condition 3

Prior to commencement of development (except for clearance works), details of the means of ensuring the water main infrastructure within the site boundary is protected from damage shall be submitted to and approved by the Local Planning Authority in writing.

In the event that a diversion/diversions of the infrastructure or a build over agreement is required, the developer shall submit evidence to the Local Planning Authority that a diversion or build over has been agreed with the relevant statutory undertaker and

that the approved works have been undertaken prior to commencement of development, or in the event of a build over, that agreement has been reached with the relevant statutory undertaker prior to commencement of development.

The applicant (and their appointed construction contractors) has been communicating with United Utilities (UU). UU own the water mains infrastructure which cross beneath the access road to the site. These discussions have concluded in the agreed use of a concrete slab installed over the access road to protect the water main infrastructure beneath.

To this end, the applicant has provided the following materials (which have been agreed with UU) to discharge planning condition 3:

- A 'Pipe Cover Slab Structural Design Calculations' report (ref. KIRK-BML-XX-XX-CA-S-0100 Rv02 Pipe Cover Slab Calculations);
- A plan showing the 'Existing Water Main Locations' (ref. MAC-MC1605-TH-01 Rev.01);
- A plan showing the 'Ducts and Troughs Details' (ref. KIRK-BML-SW-XX-DR-S-0131-P05-Ducts and Troughs Details);
- A plan showing the 'Cover Slab Details' (ref. KIRK-BML-SW-XX-DR-S-0141-P01-Cover Slab Details).

In addition, an email from UU's engineering team has been provided at Enclosure A to this letter. The email confirms their agreement with the proposed concrete slab solution. It is noted that the engineer raises a question about ducting over the slab, however this is not considered a barrier to the principle and design of the mains protection solution. It is understood that the applicant is near finalising these minor details through further communications with UU engineers.

I trust the contents of this submission are clear. Should you have any questions please contact the undersigned.

Yours sincerely

Senior Planning Consultant on behalf of Axis

Enclosure A: Email Communications with United Utilities Engineers

Jonathan Maginness

Subject: FW: UU Ref 06721395 - Land off Coopers Lane, Knowsley Industrial Park, L33 7TT DC/24/2204

Attachments: Standard Conditions for Works Adjacent to Pipelines issued July 2015 (002).pdf; KIRK-BML-XX-XX-CA-S-0100 Rv02 Pipe Cover Slab Calculations.pdf; MAC-MC1605-TH-01 Rev.01 (1).pdf; KIRK-BML-SW-XX-DR-S-0131-P05-Ducts and Troughs Details.pdf; KIRK-BML-SW-XX-DR-S-0141-P01-Cover Slab Details.pdf

Subject: RE: UU Ref 06721395 - Land off Coopers Lane, Knowsley Industrial Park, L33 7TT DC/24/2204

Hello All

Our Engineering team have approved the calculations for the concrete slab designs over the water mains for both the 900mm and 400mm water mains (as attached)

There is the outstanding question about the ducting over the slabs and plans to support the calculations confirming location and design

I have also attached our standard conditions for working near our assets

Thanks

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