

Our ref: EW/AC/Q230156
Your ref: 23/02782/FUL
Email: eve.warwick@quod.com
Date: 11th September 2025



Planning Services
Knowsley Metropolitan Borough Council
Municipal Buildings
Huyton
Knowsley
L36 9UX

Submitted via Planning Portal (PP-14323669)

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended)
Approval of details reserved by Condition 8 (Construction Management Plan) (CMP)
of planning permission ref. 23/02782/FUL, dated 30th July 2025
Sovereign Industrial Park, Wilson Road, Huyton, Knowsley
Application submitted on behalf of DAVOS Property Developments Limited**

We are instructed by our client, DAVOS Property Developments Limited ('the Applicant'), to submit the enclosed details pursuant to Condition 8 (CMP) of planning permission ref. 23/02782/FUL, dated 30th July 2025, in respect of the redevelopment of Sovereign Industrial Park, Wilson Road, Huyton, Knowsley ('the Site').

The planning application has been submitted via the Planning Portal (PP-14323669) and includes the following documents, in line with your validation requirements:

- **Requisite application form, duly completed; and**
- **Decision Notice (ref. 23/02782/FUL, dated 30th July 2025);**
- **NMA Decision Notice (ref. 23/02782/NMA, dated 5th September); and**
- **Construction Environmental Management Plan, prepared by Barnfield Construction.**

A payment £298, along with the transaction fee, has been made to the Planning Portal on the day of the submission for the requisite planning application fee.

1 Background

Full planning permission (ref. 23/02782/FUL) was granted on 30th July 2025 (herein referred to as 'the July 2025 permission') for the following development:



“Erection of 1no. retail unit (use class E(a) with external display area and car parking and servicing arrangements. partial demolition, reconfiguration and refurbishment of existing employment building to create 2no. industrial/ warehouse buildings with ancillary offices (use classes E(g)(iii), B2 and B8) with servicing and car parking ; retention and amendment of existing site accesses along with internal estate roads; 2no. substations; landscaping; and associated works.”

This application was subject to 21no. conditions and a Section 106 Legal Agreement.

More recently, an application for a non-material amendment (ref. 23/02782/NMA) was approved on 5th September 2025. This permitted amendments to the timing triggers of Condition 5 (Vehicle Access) and Condition 6 (Cycle and Motorcycle Parking).

This application seeks to discharge Condition 8 (CMP) of the July 2025 permission.

2 Details pursuant to Condition 8

The condition requires the submission of a Construction Management Plan, prior to the development commencement, including any works of demolition. The condition reads:

“No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority.

This shall include the following:

“a. Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.

b. Methods for dust control and suppression.

c. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.

d. The areas for the storage of plant and materials.

e. A programme of works, including phasing

f. Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.

g. Scheme for recycling/disposal of waste resulting from demolition and construction works



h. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.

i. Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

j. Reasonable Avoidance Measures for the protection of badgers and hedgehog comprising of;

- *A pre-commencement check for badger and hedgehog mammals.*
- *All trenches and excavations should have a means of escape (e.g. a ramp).*
- *Any exposed open pipe systems should be capped to prevent mammals gaining access; and*
- *Appropriate storage of materials to ensure that mammals do not use them.*

k. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a trained Banksman (RoSPA or equivalent).

All site works shall then proceed only in accordance with the approved management plan.”

The CMP enclosed, prepared by Barnfield Construction, is enclosed as part of this submission to provide guidance on the proposed construction management during the enabling works and construction phases of the development. The requirements set out in the condition can be found in the document under the relevant chapters.

The requisite details have been provided, and Condition 8 can therefore be discharged without delay.



3 Conclusion

We are instructed by DAVOS Property Developments Limited to submit the enclosed application to discharge Condition 8, relating to the redevelopment of Sovereign Industrial Park, Wilson Road, Huyton, Knowsley. The requisite details have been provided in order to discharge the condition.

We trust that this information is sufficient for you to validate this application and approve the details pursuant to the aforementioned condition. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Adam Cornish
Associate Director

enc.

cc. DAVOS Property Developments Limited