



Planning Policy
Knowsley Council
Huyton Library
Civic Way
Huyton
Knowsley
L36 6GD

14 October 2025

Dear Sir/Madam,

APPLICATION TO VARY CONDITION NO.1 ATTACHED TO PLANNING PERMISSION 18/00177/FUL (APPLICATION TO VARY CONDITION NO.2 ATTACHED TO PLANNING PERMISSION 17/00053/FUL - ERECTION OF 79NO. DWELLINGS TOGETHER WITH ASSOCIATED) - VARIATION TO APPROVED PLANS SOUGHT TO ALLOW FOR AMENDMENT TO AFFORDABLE HOUSING PROVISION AND THE REVISION OF HOUSE TYPE, MATERIALS AND LANDSCAPING TO PLOTS 29-43, 46, 63-68 TOGETHER WITH 2 NO. TEMPORARY PARKING BAYS AND FOOTPATH ACCESS FOR PLOT 2

On behalf of Barratt Homes, please find enclosed an application for the Approval of Details Reserved by Condition pursuant to planning approval 19/00519/FUL and specifically the following conditions:

- Condition 2 – Sustainable Drainage System Management and Maintenance Plan
- Condition 3 – Implementation of Approved Remediation Scheme
- Condition 10 – Public Open Space Footpath Lighting Details

The application has been submitted via the Planning Portal (PP-14345548). The application fee of £383 has been paid.

Condition 2

"If the sustainable drainage system is not adopted by a public body or statutory undertaker then, within one month of the date of this permission a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- *Details of provision for management and maintenance by a resident's management company.*
- *A schedule for on-going inspections relating to performance and condition.*
- *Details for planned maintenance and a mechanism for remedial and urgent repair works.*
- *Means of access for inspection and maintenance purposes.*

The plan shall be implemented and completed in accordance with the agreed timescales contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development and to ensure compliance with policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016)."

Document	Reference
Sustainable Drainage: Operation and Maintenance Plan.	Nomvula Park
Report on Surface Water Drainage Strategy	Revision 2

The Council's 'Sustainable Drainage: Operation and Maintenance Plan' proforma has been completed, which confirms management company, Trust Green are responsible for the maintenance of the Geocellular Storage Tank. The submitted 'Report on Surface Water Drainage Strategy' also provides further detail on the management and maintenance of the sustainable drainage system.

On this basis, the requirements of condition 2 have been addressed in full and are considered satisfied.

Condition 3

"The remediation scheme approved pursuant to condition 6 attached to planning permission 17/00053/FUL shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Importation of Soil/Material

No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.”

Document	Reference
Verification Completion Report	R2469B-R02-v2
Remediation Earthworks Completion Report	R2469-R01-v4 FINAL

The enclosed Verification Reports have previously been submitted and discharged as part of application 18/00177/DISCON in relation to planning permission 18/00177/FUL. The previous discharge of condition decision notice is enclosed for reference.

Therefore, the submitted Verification Reports have already been reviewed and deemed acceptable by the Council. On this basis, the requirements of condition 3 are considered acceptable and can be discharged without delay.

Condition 10

“The path through the public open space shall be lit to ILP standards with the lighting column being accessible and maintainable in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the installation of the lighting column. The lighting column shall be installed prior to the first use of the public open space and retained in accordance with the approved details at all times thereafter.

Reason: In the interests of residential amenity and public safety and to ensure compliance with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies DQ2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.”

Document	Reference
Engineering Layout	463/ED/02 Rev 27

The enclosed Engineering Layout confirms that no lighting has been installed by Barratt Homes along the path through the public open space area, as there was an existing lighting column within the public open space area. The public open space area has since been adopted by management company; Trust Green. As no further details are required, it is considered the requirements of condition 10 are satisfied.

Yours Faithfully,

Annie Stirk