

Our ref: EW/AC/Q230156
Your ref: 25/00556/FUL
Email:
Date: 30th April 2026



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

Submitted via Planning Portal (PP-14912435)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Approval of details reserved by Condition 19 (Sub-stations) of planning permission
ref. 25/00556/FUL, approved 27th March 2026
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 19 (Sub-stations) of planning permission ref. 25/00556/FUL, approved 27th March 2026, 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-14912435) and includes the following documents, in line with your validation requirements:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. 23/02782/FUL, dated 30th July 2025);**
- **S73 Decision Notice (ref. 25/00556/FUL, dated 27th March 2026);**
- **Sub-station Plans (refs. N23-159-SUB.01 Rev A and N23-159-SUB.02 Rev A); and**
- **Photograph of sub-station brick.**

A payment £309, 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 for the following development:

Quod | 21 Soho Square London W1D 3QP | 020 3597 1000 | quod.com

Quod Limited. Registered England at above No. 7170188





“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.

A non-material amendment (ref. 23/02782/NMA) was approved on 5th September 2025, allowing changes to the timing triggers for Condition 5 (Vehicle Access) and Condition 6 (Cycle and Motorcycle Parking).

More recently, a Section 73 application (ref. 25/00556/FUL) was approved on 27th March 2026. This permitted amendments to the site layout and unit facades along with a correction of unit sizes.

Conditions 19 (formerly referred to as Condition 21 within 23/02782/FUL) was previously submitted pursuant to the July 2025 permission, however, this submission has been subsequently withdrawn to ensure alignment with the most recent planning permission (ref. 25/00556/FUL).

This application therefore seeks to discharge Condition 19 pursuant to the March 2026 permission.

2 Details pursuant to Condition 19

The condition requires details of the sub-stations to be submitted and approved prior to the commencement of these structures. The condition reads:

“Prior to the commencement of any works to the sub stations hereby permitted full details of their design, including elevations, floor plans and material finishes shall be submitted to and approved in writing by the Local Planning Authority. The sub stations shall thereafter be constructed in accordance with the approved details.”

The enclosed Sub-station Details Plan (refs. N23-159-SUB.01 Rev A and N23-159-SUB.02 Rev A) sets out the design of the proposed sub-stations at the Site. Details provided on the plan include the elevations, specification, floor plans, material finishes and scale, as per the requirements set out in the condition.

The sub-stations will be built in a Howlite (concrete) as per the enclosed photograph. The colour and specification of the doors and louvres will be mild steel in standard green (14/C-39).

The requisite details have been provided, and Condition 19 can therefore be discharged without delay.



3 Conclusion

We are instructed by DAVOS Property Developments Limited to submit the enclosed application to discharge Condition 19, 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,

Associate Director

enc.

cc. DAVOS Property Developments Limited