



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 26/00186/FUL

Name and address of applicant

OEP Energy Centre Ltd
C/o Agent

Name and address of agent

WSP
1 Capital Quarter
Tyndall Street
Cardiff
CF10 4BZ

Date of Receipt: 17 April 2026

Date Valid: 8 May 2026

Address/Location Of Development:

Getrag Ford
South Road
Halewood
Knowsley

Description of Development:

S73 APPLICATION FOR THE VARIATION OF CONDITIONS 1 (APPROVED PLANS), 2 (TRAVEL PLAN), 3 (LANDSCAPING AND TREE MITIGATION), 4 (LIGHTING), 5 (BIRD BOXES), 9 (ECOLOGICAL MITIGATION STRATEGY) AND 10 (DRAINAGE) ATTACHED TO PLANNING PERMISSION 23/01899/FUL (PROPOSED EXTENSION TO EXISTING CAR PARK, ERECTION OF SOLAR CAR PORTS TO EXISTING AND PROPOSED PARKING AREAS, INSTALLATION OF GROUND MOUNTED SOLAR ARRAY AND ASSOCIATED WORKS) TO ALLOW FOR AMENDMENTS TO THE SOLAR PANELS ON SITE, INCLUDING A REDUCTION IN THE AMOUNT OF PV MODULES, THE LAYOUT AND SPECIFICATION OF PV MODULES, RETENTION OF TREES ON THE EASTERN BOUNDARY AMENDMENT TO THE 20 FT CONTAINER AND INTRODUCTION OF INVERTERS. CONDITIONS 2, 3, 4, 5, 9 AND 10 ARE SOUGHT AS COMPLIANCE CONDITIONS.

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. The development shall be carried out in accordance with the approved Travel Plan Ref: P23 -1502_R001v0_TR_Travel Plan dated March 2024.. An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of five years (2024-2028 as set out within the approved Interim Travel Plan). The report shall include a review of the Travel plan measures, monitoring data and updated action plan. The travel plan shall continue to be implemented as long as any part of the development is occupied and is use.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policies T6 and T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

3. Hard and soft landscaping shall be carried out in accordance with the approved documents: - Landscaping Plan (V2 - February 2026) - Grassland Management and Monitoring Plan - Hedgerow Management and Monitoring Plan - Tree Management and Monitoring Plan

The approved landscaping works shall be implemented and completed within the first available planting season following the development being brought into use.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan and the National Planning Policy Framework.

4. External lighting shall be installed and thereafter retained in accordance with the approved details:

Lighting Layout Plan (ADI18/6935R/01--01)
Holophane Lighting Specification sheets (Q183 -1409-02)

Reason: To ensure that the impacts of the lighting scheme are mitigation on ecology. To ensure compliance with Policy CS8 of the Knowsley Local Plan Core Strategy adopted January 2016 and guidance in NPPF.

5. The bird boxes shall be installed in accordance with the approved Landscaping Plan (V2 - February 2026) prior to first use of the solar panels and shall be retained at all times thereafter[JS1.1].

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

6. The following reasonable avoidance measures should be put in place throughout the duration of development:
 - A pre-commencement check for hedgehog.
 - 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.
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: To ensure the protection of hedgehogs which are a priority species and to ensure compliance with policy CS8 in the Knowsley Local Plan, Core Strategy.

7. If 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.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

8. No 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: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

9. Within 3 months of the date of this decision a mitigation strategy to compensate for the loss of the locally rare bee orchids shall be submitted to and approved in writing by the Local Planning Authority. The strategy should include the salvage of remaining soils to suitable receptor site within the application site, provision of details as to how the Bee Orchids will be encouraged to grow and provision of a grassland management regime. The mitigation strategy shall be implemented in accordance with an agreed timescale and managed in accordance with the approved details.

Reason: To mitigate for the loss of the locally rare bee orchids and to ensure compliance with policy CS8 in the Knowsley Local Plan, Core Strategy.

10. Within 3 months of the date of this permission a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), shall be submitted to and approved in writing by the Local Planning Authority. The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set below. The maximum rate of discharge, off-site, shall not exceed 4.5l/s regardless of the surface water discharge destination (i.e. infiltration or discharge to surface water drainage systems). The works shall be implemented in accordance with the approved scheme in accordance with an agreed timescale and maintained as such thereafter.

The submitted drainage strategy shall include the following:

- a. Any drainage strategy proposal should clearly demonstrate how the movement down the hierarchy has been considered and that the selection of the most appropriate set of SuDS techniques has taken into account the site geological and topographical characteristics. To assess the feasibility of infiltration techniques as part of the proposed drainage strategy, evidence must be provided to show that a suitable number of soakaway tests have been completed across the whole site within different geology and to a suitable depth (i.e. a similar depth to the proposed infiltration devices). The tests should be completed according to the BRE 365 method and their results should be submitted with the full application.
- b. Drainage Plan showing drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details.
- c. Design details of the online control device (e.g. orifice), attenuation storage, and intercepting drains proposed at the north boundary of the site will be required.
- d. Plan showing overland exceedance routes in the storm event in excess of the 1 in 100 + 40% CC storm event. A 1 in 200 years plus 40% event would normally be recommended as the Exceedance event and expected that where manholes are surcharged to be identified, and volume and maximum depth of flood water and where the flood water pools or flows to be determined.

Reason : To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/04/2026	-	V2	Landscaping Plan
17/04/2026	-	-	Leapton Solar Spec Sheet
17/04/2026	ADI18-6935R-01	-	Lighting Layout
17/04/2026	OSE1010-101.2 REV 0	0	PV Layout and sections
17/04/2026	Q183-1409-02	-	Holophane Lighting
17/04/2026	SE90K	-	Solar Edge inverter datasheet
17/04/2026	S1000- S1200_DS- 000122	-	Solar Edge Power Optimiser
17/04/2026	-	-	Solarport digital brochure

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS23 - Renewable and Low Carbon Infrastructure

CS24 - Managing Flood Risk

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ4 - Trees and Development

ENV5 - Contaminated Land

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Andrew Hunt on 0151 443 2204)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

**IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY
COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED**

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions, and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised, and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.



Dale Milburn

Executive Director – PLACE

Date: 13 July 2026

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.