



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

This application is subject to a S106 Agreement of The Town & Country Planning Act 1990 and needs to be read in conjunction with that Agreement.

PLANNING PERMISSION

Application No: 25/00627/FUL

Name and address of applicant

Lidl Great Britain Limited
Regional Distribution Centre
Eastgate Way
Manor Park
Runcorn
WA7 1NT

Name and address of agent

Rapleys LLP
York House
York Street
Manchester
M2 3BB

Date of Receipt: 19 November 2025

Date Valid: 17 December 2025

Address/Location Of Development:

**Car Park Off Telegraph Way
Kirkby Town Centre
Knowsley**

Description of Development:

ERECTION OF TWO UNITS FOR FOOD AND NON-FOOD RETAIL USE (USE CLASS E(A)) INCLUDING ROOFTOP SOLAR PANELS, SERVICING AREA AND ACCESS, SUB-STATIONS, PLANT COMPOUNDS, REARRANGEMENT OF EXISTING CAR AND BICYCLE PARKING, MOTORCYCLE PARKING, LANDSCAPING AND ASSOCIATED WORKS.

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. 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.

3. No development shall commence (excluding site clearance and enabling works) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

The CMP shall include, but not limited to:

- Construction vehicle access arrangements and routing strategy
- Location and layout of the site compound, including areas for loading/unloading material storage and contractor parking
- Traffic management measures and delivery time restrictions to avoid peak hours
- Wheel washing and measures to control mud/debris or other materials
- Measures to control noise
- Phasing and programme of construction works
- Construction Hours - (No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays).

The development shall be carried out in full accordance with the approved CMP for the duration of the construction works.

Reason: To minimise disruption during construction, maintain highway safety, and protect the amenity of neighbouring occupiers in accordance with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, (adopted June 2006) and Policy CS2 (Development Principles) of the Core Strategy (adopted January 2016).

4. Prior to the commencement of development of works on the building, a biodiversity gain plan and Habitat Management and Monitoring plan (HMMP) must be submitted to the local planning authority. The plan must include the following:
 - (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
 - (b) the pre-development biodiversity value of the onsite habitat,
 - (c) the post-development biodiversity value of the onsite habitat,
 - (d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
 - (e) any biodiversity credits purchased for the development, and
 - (f) such other matters as the Secretary of State may by regulations specify.

The plan will be informed by a landscaping scheme (see condition 4). Development cannot commence until the biodiversity net gain plan and Habitat Management and Monitoring plan have both been approved by the local planning authority.

Reason: To comply with the Environment Act 2021.

5. Development shall not commence until a detailed SuDS scheme based upon the principles of the SUDS Manual (C753) (June 2025) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2) has been submitted and approved in writing by the Local Planning Authority (LPA). The applicant should

provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works using principles of the surface water drainage design as set out in Flood Risk Assessment report dated April 2025. The maximum rate of discharge, off-site, shall not exceed the greenfield runoff rate unless otherwise agreed in writing with the LPA. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

Reason: In order to avoid potential harm from flood risk impacts.

6. No development shall commence other than as may be required in relation to site clearance and remediation until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the local planning authority. This shall include information of the height of the building, gardens and fences in relation to neighbouring dwellings. The development shall be carried out in accordance with the approved details.

Reason: To ensure an acceptable visual appearance to the development and to protect the outlook and privacy of neighbours.

7. Notwithstanding the submitted plans, no fencing or means of enclosure shall be erected, until details of boundary treatments have been submitted to and been approved by, the local planning authority. The boundary treatments shall be erected in accordance with the plans prior to the occupation of the site and retained as such hereafter.

Reason: In order to ensure appropriate boundary treatments.

8. Prior to the implementation of any plant the recommendations as per the noise report, included with the application, by Miller Goodall Ltd, report No. NA103320_V2 shall be implemented. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

Reason: To protect neighbours from harmful noise levels.

9. Prior to the occupation of the building, a landscape and ecological management plan to maintain landscaping and enhance biodiversity shall have been submitted to and have been approved by

the local planning authority. The works shall be carried out in accordance with the submitted details.

The landscaping shall include native tree and plant species.

Any landscaping or tree planting shall be wholly implemented in its finally approved

form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the

first available planting season following the date of loss or damage.

Reason: To enhance biodiversity and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

10. Prior to the occupation of each unit, a Travel Plan for that unit must have been submitted to and been approved by the Local Planning Authority in consultation with the Local Highway Authority.

The approved Travel Plan shall include:

- oActive travel measures, including, EV/pool vehicles, and engagement with local community groups and Merseytravel.
- Funding for promotional events and materials.

The approved Travel Plan shall be fully implemented within 3 months of occupation of each retail unit.

Reason: To encourage sustainable travel behaviour, reduce reliance on private vehicles, and ensure safe, efficient and accessible transport options in line with NPPF paragraphs 104-111, promoting sustainable transport and reduced congestion

and the objectives of Policy CS15 (Transport Infrastructure) of the Knowsley Local Plan: Core Strategy (adopted January 2016).

11. The development shall not be occupied until a scheme for the provision of cycle and motorcycle parking, in accordance with the Council's current standards, has been submitted to and been approved by, the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

12. The development hereby permitted shall not be occupied until details of bird and bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details. Evidence of implementation (i.e. photographs) will need to be provided to the Local Planning Authority to enable discharge of the condition. The bird and bat boxes shall be retained hereafter in accordance with the approved details.

Reason: In order to provide habitats for birds.

13. The development hereby permitted shall not be occupied until detailed visibility splays have been submitted to and been approved by the local planning authority demonstrating safe access into the site.

Reason: In order to ensure appropriate highways visibility.

14. The site shall be used for food and non food retail units only and for no other purpose (including any other purpose in Class [Class E] of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision

equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To prevent an inappropriate use of the site.

15. The habitats on site are suitable for hedgehog (a Priority Species). The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:

- 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; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: In order to avoid harm to hedgehogs during construction.

16. 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.

Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

Soil/Material (Either Imported or Site Won)

No top soil is to be imported or used on 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/used 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.

17. No mezzanine flooring shall be erected on site without planning permission having been granted by the local planning authority.

Reason: In order to avoid unrestricted mezzanine floorspace causing shortage of parking.

18) Telegraph Way Access

The Telegraph Way access to the site shall be used for deliveries and servicing only, with no customers being allowed to use this access.

19. a. No building shall be open to the public outside the hours of 07:00 to 23:00 on any day.
- b. No deliveries or refuse collection shall take place outside the hours of 07:00 to 23:00 hours on any day.

Reason: To reduce noise impacts on neighbours.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/01/2026	XX-XX-D-A-91006	P07	Proposed Surface Treatment Plan
06/01/2026	XX-XX-D-A-91001	P29	Proposed Site Plan
12/12/2025	XX-XX-DR-A-03001	P06	GA Proposed Sections
12/12/2025	XX-XX-DR-A-02002	P02	PROPOSED ELEVATIONS
12/12/2025	XX-XX-D-A-99005	P05	SITE SECTIONS
12/12/2025	XX-XX-D-A-90002	P06	LOCATION PLAN
12/12/2025	XX-RF-D-A-01001	P13	PROPOSED ROOF PLAN
12/12/2025	XX-00-D-A-01001	REV P12	PROPOSED GROUND FLOOR PLAN
19/11/2025	DWG 00	-	LIAS DESIGN NOTES & LUMINAIRE SCHEDULE
19/11/2025	DWG 01	-	LIGHTING - SPILL LIGHT @ 0M
19/11/2025	DWG 02	-	LIGHTING - CALCULATION RESULTS
19/11/2025	SCP-250134-0001	P04	Drainage Strategy General Arrangement
19/11/2025	SQ4S-PV-LIDL-K2367-R-A	-	PV Roof Layout
19/11/2025	01B	-	VISUALS
27/02/2026	R/2923/1E	Rev E	Landscape Plan

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

CS4 - Economy and Employment

CS6 - Town Centres and Retail Strategy
CS7 - Transport Networks
CS8 - Green Infrastructure
CS10 - Principal Regeneration Area - Kirkby Town Centre
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk

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

DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light Pollution
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.

2 Works within the Highway

It is an offence under the Highways Act 1980 to carry out any works within the public highway without the written consent of the Highway Authority. Planning permission does not grant consent. Any off-site highway work must be delivered through legal agreements under Sections 38 and/or 278 of the Highways Act 1980. Early engagement is required.

Contact: Knowsley's Highways Team - HighwaysEnquiries@knowsley.gov.uk

Travel Plan Monitoring Fee

The applicant is advised that the Council applies a charge for assessing and monitoring Residential Travel Plans in accordance with the published Fees and Charges Schedule. The applicant should contact the Local Highway Authority at the earliest opportunity to confirm the applicable fee and payment arrangements.

Off-site Works and Discharge of Conditions

Any off-site highway works required by planning condition must be secured via a Section 278 agreement with Knowsley Council as Highway Authority. Discharge of planning conditions does not remove the developer's obligation to ensure that designs meet all technical, safety, and adoption requirements under the Highways Act 1980.

Where the Section 278 or S38 technical approval process results in revisions to the works approved under planning conditions, the developer must submit these revisions to the Local Planning Authority for approval as a Non-Material Amendment (or minor material amendment where appropriate). This ensures that the development delivered remains consistent with the approved planning permission and meets all legal and technical standards.

This ensures works are deliverable, safe, and enforceable prior to occupation, in accordance with NPPF paragraph 110 and Policy CS19 of the Knowsley Local Plan: Core Strategy (adopted January 2016).

Streetworks and Utility Coordination

The developer must coordinate statutory undertakers works within Knowsley with Knowsley Council's Streetworks Team to minimise disruption to highway users. A programme of implementation must be agreed, with works planned to reduce impact.

Contact: Knowsley's NRSWA Team - NRSWA.TeamDRES@knowsley.gov.uk

Highway Condition Survey

Prior to the commencement of development, a joint inspection of the condition of the surrounding carriageways and footways should be undertaken with Knowsley Council. Any damage arising from construction works will be the responsibility of the developer to repair.

Contact: Knowsley's Highways Site Development Team - SiteDevelopment@knowsley.gov.uk

Site Cleanliness and Highway Protection

The developer is reminded that under Sections 131, 148 and 149 of the Highways Act 1980 it is an offence to deposit mud, debris or materials onto the highway, or to damage the road surface. Appropriate wheel washing and site management measures must be in place throughout construction. The Highway Authority will recover costs for any necessary cleansing or repairs and may prosecute persistent offenders.

Street Lighting, Traffic Signs and Traffic Signals Maintenance

Any new street lighting, traffic signal and traffic signs to be installed on the existing public highway or highway proposed for adoption will be subject to a commuted sum to cover its future maintenance as part of the Council's Street Lighting and Signing PFI Contract. Installation must be undertaken or agreed in advance with the relevant PFI Service Provider and approved in writing by the Highway Authority.

Contact: Knowsley's Highways Team - HighwaysEnquiries@knowsley.gov.uk

3 Merseyside Fire Authority



Executive Director - PLACE

Date: 6 March 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.