

04 August 2025
L250711- SAV Cover Letter

savills

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SUBMITTED VIA PLANNING PORTAL REF: PP-14212751

Dear Alan,

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DEMOLITION OF EXISTING BUILDINGS/STRUCTURES AND ERECTION OF INDUSTRIAL & LOGISTICS
WAREHOUSE UNITS (USE CLASS B2 AND/ OR B8 AND/ OR E(G)(III)), WITH ANCILLARY OFFICES,
INCLUDING PROVISION OF REVISED ACCESS ARRANGEMENTS FROM ALCHEMY WAY AND ALL
ASSOCIATED WORKS OF LANDSCAPING, CAR PARKING AND SERVICING ARRANGEMENTS.
LAND TO THE EAST OF MOORGATE POINT, ALCHEMY WAY, KNOWSLEY BUSINESS PARK, KIRKBY
INDURENT MANAGEMENT LIMITED**

We write on behalf of the above client to apply for planning permission for the development of the above site, to provide new industrial and logistics floorspace, along with all associated works, landscaping and access.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This cover letter;
- The completed application forms and certificates;
- Planning and Economic Statement, undertaken by Savills;
- Air Quality Assessment, undertaken by AQC;
- Tree Survey and Arboricultural Impact Assessment, undertaken by Lowther;
- Biodiversity Impact Assessment, prepared by SK Environmental;
- Design & Access Statement, undertaken by UMC Architects;
- Drainage Strategy and Flood Risk Assessment, undertaken by HSP Consulting;
- Economic Benefits Assessment, undertaken by Savills;
- Energy Strategy, prepared by MBA;
- Health Impact Assessment, undertaken by Savills;
- Landscape Plans and details, undertaken by BCA Design, including:
 - Landscape Concept Proposal (Dwg Ref: 2465-25-01 Rev 06)
 - Amenity Area Concept Proposal (Dwg Ref: 2465-25-02 Rev 03)
 - Landscape Concept Sections (Dwg Ref: 2465-25-03 Rev 03)
 - Tree Pit Details
 - Management & Maintenance Report
- Lighting Strategy, undertaken by MBA;
- Preliminary Ecology Appraisal, undertaken by SK Environmental;
- Social Value Strategy, prepared by Fusion 21;
- Transport Assessment, undertaken by SWECO;
- Travel Plan, undertaken by SWECO;
- The following plans/ drawings, undertaken by UMC Architects;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Dwg Ref: 22520-UMC-ZZZZ-SI-DR-A-0503[P03] – Site Location Plan
- Dwg Ref: 22520-UMC-ZZZZ-SI-DR-A-0502[P01] – Existing Site Plan
- Dwg Ref: 22520-UMC-ZZZZ-SI-DR-A-0601[P10] – Proposed Site Plan
- Dwg Ref: 22520-UMC-ZZZZ-SI-DR-A-0602[P01] – Proposed Demolition Plan
- Dwg Ref: 22520-UMC-ZZZZ-SI-DR-A-0611[P06] – Proposed Site Plan – Alternate Layout for B2 Parking Standards
- Dwg Ref: 22520-UMC-ZZZZ-SI-DR-A-0701[P05] – External Finishes
- Dwg Ref: 22520-UMC-ZZZZ-SI-DR-A-0702[P03] – Fencing and Protection Site
- Dwg Ref: 22520-UMC-K135-00-DR-A-1001[P03] – Building Layout
- Dwg Ref: 22520-UMC-K135-RF-DR-A-1003[P03] – Roof Layout
- Dwg Ref: 22520-UMC-K135-SI-DR-A-0702[P02] – Fencing and Protection Layout
- Dwg Ref: 22520-UMC-K135-SI-DR-A-0703[P02] – Ancillary Buildings Details
- Dwg Ref: 22520-UMC-K135-SI-DR-A-0704[P03] – Cycle Storage Details
- Dwg Ref: 22520-UMC-K135-ZZ-DR-A-1002[P02] – Office Layout
- Dwg Ref: 22520-UMC-K135-ZZ-DR-A-1101[P01] – Building Section
- Dwg Ref: 22520-UMC-K135-ZZ-M2-A-1301[P02] – Building Elevations
- Dwg Ref: 22520-UMC-K072-00-DR-A-1001[P01] – Building Layout
- Dwg Ref: 22520-UMC-K072-RF-DR-A-1003[P03] – Roof Layout
- Dwg Ref: 22520-UMC-K072-SI-DR-A-0702[P02] – Fencing and Protection Layout
- Dwg Ref: 22520-UMC-K072-SI-DR-A-0703[P02] – Ancillary Buildings Details
- Dwg Ref: 22520-UMC-K072-SI-DR-A-0704[P03] – Cycle Storage Details
- Dwg Ref: 22520-UMC-K072-ZZ-DR-A-1002[P01] – Office Layout
- Dwg Ref: 22520-UMC-K072-ZZ-DR-A-1101[P01] – Building Section
- Dwg Ref: 22520-UMC-K072-ZZ-M2-A-1301[P02] – Building Elevations

As the application has been submitted electronically via the Planning Portal website (**PP-14212751**), the requisite application fee has been paid by BACS transfer.

Conclusion

The technical plans and documents listed above are those which have been agreed are required in order for the Local Planning Authority to register and determine the application.

The plans and documents submitted confirm that the proposal accords with the development plan and there are no material considerations which outweigh the presumption in favour of development. Accordingly, the application should be approved and planning permission granted pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Matthew Sobic or Brad Wiseman at these offices.

Yours faithfully,



Savills (UK) Limited
Planning

