

Portal ref: PP-138232428
Maze ref: 471-01-CL
Date: 24 June 2025



Knowsley Council

Regeneration and Economic Development
via Planning Portal

Dear Sir / Madam,

Proposed warehouse development for Applied Nutrition

Former Syntor Fine Chemicals, Acornfield Road, Knowsley Industrial Park, Liverpool L33 7UW

1. We are working on behalf of **Ryder & Granite Estates Limited** ('the applicant').
2. This submission asks for planning permission to erect a warehouse on vacant land within Knowsley Industrial Park, at Acornfield Road. The building would be occupied by Applied Nutrition, an established Knowsley business needing space for growth.



3. **Appendix A** list the planning application documents submitted for consideration. The package is informed by pre-application advice (January 2025) and the Council's local validation requirements for planning applications (February 2019).
4. We look forward to working with officers and consultees to enable early validation and determination of the planning application.

Your faithfully,

Andrew Watt MRICS

Chartered Planning & Development Surveyor

MAZE Planning Solutions

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Regulated by RICS

Appendix A

Planning Application Documents

Forms and notices

Application form	Full planning permission
Landowner notices	Certificate A completed The applicant is landowner There is no tenant

Plans and drawings

Drawing Number	Drawing Title
Architectural	
S4711-BDN-XX-XX-DR-A-(05)5000 P3	Location Plan
S4711-BDN-XX-XX-DR-A-(05)5001 P4	Existing Site Plan
S4711-BDN-XX-XX-DR-A-(05)5002 P4	Proposed Site Plan
S4711-BDN-XX-XX-DR-A-(05)5003 P4	Proposed Floor Plans
S4711-BDN-XX-XX-DR-A-(05)5004 P5	Proposed Elevations
S4711-BDN-XX-XX-DR-A-(05)5005 P1	Proposed Hard Surfaces Plan
S4711-BDN-XX-XX-DR-A-(05)5006 P1	Proposed Boundary Treatments
S4711-BDN-XX-XX-DR-A-(05)5007 P1	Proposed Site Fixtures
Civil	
S4711-BDN-XX-XX-DR-C-0100	Proposed Levels Plan
S4711-BDN-XX-XX-DR-C-0101	Proposed Drainage Arrangement
Landscape	
R/2883/1	Proposed Landscape Plan

Reports, Assessments and Statements

Document Title	Author
Biodiversity Net Gain Statement UG-3078, 20 June 2025	Urban Green
Biodiversity Metric Calculation UG-3078, 20 June 2025	Urban Green
Design and Access Statement S4711-BDN-XX-XX-RP-A-(05)5001 P2 June 2025	BDN
Drainage Strategy S4711-BDN-XX-XX-RP-C-02, Feb 2025	BDN
Ecological and Bat Appraisal UG3078, June 2025	Urban Green
Flood Risk Assessment S4711-BDN-XX-XX-RP-C-01, Mar 2025	BDN
Health Impact Assessment pro-forma Knowsley Council pro-forma, March 2025	Maze Planning
Planning Statement 471-01-PS – 24 June 2025	MAZE Planning Solutions
Site Investigation - Phase 1 Preliminary Risk Assessment S2405/01, October 2024	Spire Geotechnical
Site Investigation – Phase 2 Geoenvironmental Appraisal S2405/02, February 2025	Spire Geotechnical
Site Investigation – Phase 3 Remediation Strategy S2405/03, March 2025	Spire Geotechnical
Social Value Strategy 18462	Fusion 21
Sustainability and Energy Statement 25-E028-002, March 2025	Ensphere
Transport Assessment 1225-TA, March 2025	iTransport Planning
Travel Plan Framework 1225-TP, March 2025	iTransport Planning

Other Documents

Document Title	Author
Heads of Terms S106 Planning Agreement S4711, 14 March 2025	Ryder & Granite Estates Limited