

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

Date: 15 June 2026

Our ref: 41497/27/SPM/AWy/41247178v1

To Whom It May Concern

East Halewood Plot 1 and Plot 3

Application for Approval of Details Reserved by Condition 10 (Vehicular, Pedestrian and Cycle Route Standard)

On behalf of Redrow Homes Limited, Lichfields hereby submit this application for approval of details reserved by condition 10 attached to the Planning Permission at the above site (19/00521/HYB).

Hybrid planning permission was granted on 11 May 2021. The description of development was as follows:

“Hybrid planning application for the erection of up to 730 dwellings comprising: plot 1 - full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, plot 3 - full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered)”

The application was submitted via the Planning Portal (ref. PP-15005170). It comprises this covering letter and the following:

- Completed Application Forms;
- Vehicular & Pedestrian/Cycle Plan (ref. 4125-02-02-041 Rev A)
- Location Plan (ref. 20040-BGC-D-OWC-01)
- Existing Site Plan (ref. 20040-BGC-D-OWC-02)
- Proposed Site Plan (ref. 20040-BGC-D-OWC-03)
- Culvert Cross Section (ref. 20040-BGC-D-OWC-04 A)

- Culvert Long Section (ref. 20040-BGC-D-OWC-05 A)
- Culvert Headwall Details Plan (ref. 20040-BGC-D-OWC-06)
- Watercourse Long Section (ref. 20040-BGC-D-OWC-07 A)

Conditions

Condition 10

Condition 10 is worded as follows:

“The vehicular, pedestrian and cycle route between Lower Road and the southern boundary of plot 3 shall be constructed to a standard previously agreed in writing by the Local Planning Authority before the 180th property on Plot 3 granted full planning permission pursuant to this application is first occupied. For the avoidance of doubt this shall include provision of a structure to cross the drainage ditch along the southern boundary of the site. Once implemented the route shall be retained in full thereafter.”

The plans submitted with this application show the location of the vehicular, pedestrian and cycle route. One new culvert is proposed and shown on drawings, with detail provided on where and how this is to cross the culverted watercourse. As such, the submitted details are deemed to satisfy the requirements of condition 10 and we request the Council discharge them.

If you require clarification or further information on any aspect of this application, please don't hesitate to contact me.

Yours faithfully

Alex Wylie

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