

Knowsley Borough Council
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

EMAIL

14 August 2026

Dear Gila,

RE: PLANNING PORTAL SUBMISSION REF: PP-15179673

23/00456/FUL - ERECTION OF 2 NO. UNITS (USE CLASS E (G) (II) (III) OR B2 OR B8 USE) WITH ANCILLARY OFFICE SPACE, CAR PARKING AND VEHICULAR, PEDESTRIAN CIRCULATION WITH ACCESS ONTO ALCHEMY WAY

DISCHARGE OF PLANNING CONDITION 7

Spawforths are instructed on behalf of Network Space to submit details to discharge planning conditions 6 pursuant to the above application.

In accordance with the agreed procedures of Knowsley Borough Council, this application is submitted electronically via the Planning Portal. The application fee will be paid via the portal.

The table below outlines the relevant information submitted to discharge the conditions.

NO.	PLANNING CONDITION	INFORMATION SUBMITTED
7	Development shall not commence until 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) 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 as set out below. The maximum rate of discharge, off-site, shall not exceed 13lit/s (8lit/s for western unit and 5lit/s for eastern unit). The works shall be implemented in	The following information sufficient to discharge this condition: • Proposed Drainage Layout • Existing and Proposed Permeable and Impermeable area • Proposed Exceedance Flow Plan • Drainage Strategy Report • Aco Hydraulic Design (unit 4) • Aco Hydraulic Design (unit 5) • Drainage Network Unit 4: calcs • Drainage Network Unit 5 calcs

Spawforths

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Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

NO. PLANNING CONDITION**INFORMATION SUBMITTED**

accordance with the approved scheme before the development is brought into use.

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).

We trust that the submitted information is sufficient to enable the relevant planning condition to be discharged. Should you require any further information or clarification then please do not hesitate to contact us.

Yours sincerely,

GAVIN WINTER BA (Hons) MA RTPI
Associate Director: Chartered Town Planner

Encs: As detailed above

cc: J Burnett Network Space
File Ref: P6097-SPA-LT-TP-001-A