

Our ref: EW/AC/Q230156
Your ref: 25/00556/FUL
Email:
Date: 9th June 2026



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

Submitted via Planning Portal (PP-14998535)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Approval of details reserved by Condition 14 (Air Source Heat Pumps) of planning permission ref. 25/00556/FUL, approved 27th March 2026
Sovereign Industrial Park, Wilson Road, Huyton, Knowsley
Application submitted on behalf of DAVOS Property Developments Limited

We are instructed by our client, DAVOS Property Developments Limited ('the Applicant'), to submit the enclosed details pursuant to Condition 14 (Air Source heat Pump) of planning permission ref. 25/00556/FUL, approved 27th March 2026, in respect of the redevelopment of Sovereign Industrial Park, Wilson Road, Huyton, Knowsley ('the Site').

The planning application has been submitted via the Planning Portal (PP-14998535) and includes the following documents, in line with your validation requirements:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. 23/02782/FUL, dated 30th July 2025);**
- **S73 Decision Notice (ref. 25/00556/FUL, dated 27th March 2026);**
- **Air Source Heat Pump Location Plan (ref. 006 Rev C);**
- **Mitsubishi Electric Corporation Sheet; and**
- **Mitsubishi Electric PUZ-ZM200 / 250YKA R32 Specification Sheet.**

A payment £309, along with the transaction fee, has been made to the Planning Portal on the day of the submission for the requisite planning application fee.





1 Background

Full planning permission (ref. 23/02782/FUL) was granted on 30th July 2025 for the following development:

“Erection of 1no. retail unit (use class E(a) with external display area and car parking and servicing arrangements. partial demolition, reconfiguration and refurbishment of existing employment building to create 2no. industrial/ warehouse buildings with ancillary offices (use classes E(g)(iii), B2 and B8) with servicing and car parking ; retention and amendment of existing site accesses along with internal estate roads; 2no. substations; landscaping; and associated works.”

This application was subject to 21no. conditions and a Section 106 Legal Agreement.

A non-material amendment (ref. 23/02782/NMA) was approved on 5th September 2025, allowing changes to the timing triggers for Condition 5 (Vehicle Access) and Condition 6 (Cycle and Motorcycle Parking).

More recently, a Section 73 application (ref. 25/00556/FUL) was approved on 27th March 2026. This permitted amendments to the site layout and unit facades along with a correction of unit sizes.

A Section 73 application has been submitted (ref. 26/00148/FUL) and is pending determination. This application seeks amendments to the service yard layout of Unit A1, including the introduction of storage tanks and a chemical storage enclosure.

This application seeks to discharge Condition 14 pursuant to the March 2026 permission. To confirm, the amendments proposed under the pending S73 application will not impact those details submitted to discharge Condition 14.

2 Details pursuant to Condition 14

The condition requires details of the retail units Air Source Heat Pump (‘ASHP’) prior to their installation. The condition reads:

“Prior to their installation full details of the precise location, appearance and specification (including details of the sound pressure levels) of the air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be 5db below the background noise level. The air source heat pumps shall be installed in accordance with the approved details.”

The Sustainability and Energy Statement accompanying application ref. 23/02782/FUL outlined that ASHP were the most appropriate option for the retail unit and therefore the technology was proposed.



The enclosed Location Plan (Ref. 006 Rev C) identifies the proposed location of the ASHP which is to be installed at the rear of the retail unit, facing the service yard.

The enclosed Specification Sheets provides details of the proposed ASHP. The pump to be installed is from the Mr. Slim range which is suitable for retail units and is specifically a Mitsubishi Electric PUZ-ZM250. The specification sheet sets out the technical specifications and appearance of the ASHP, including the predicted sound pressure levels, which are estimated to be 62 / 59 dBA under the stated operating conditions. This falls below the background noise levels, set out in the approved Noise Technical Note (approved under application ref. 23/02782/FUL).

The requisite details have been provided, and Condition 14 can therefore be discharged.

3 Conclusion

We are instructed by DAVOS Property Developments Limited to submit the enclosed application to discharge Condition 14, relating to the redevelopment of Sovereign Industrial Park, Wilson Road, Huyton, Knowsley. The requisite details have been provided in order to discharge the condition.

We trust that this information is sufficient for you to validate this application and approve the details pursuant to the aforementioned condition. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Adam Cornish
Associate Director

enc.

cc. DAVOS Property Developments Limited