



Planning Department
Knowsley MBC
Civic Way
Huyton
L36 9GD

Our Ref: RG/G1001/L001
Date: 15th June 2025

Dear Sir/Madam

DISCHARGE OF CONDITIONS 4, 5, 8, 11, 15, 29, 30, 32, 33, 36, 38 AND 43 OF PLANNING PERMISSION 21/00744/FUL

On behalf of L32 Trading Ltd we hereby seek the discharge of the following conditions.

Condition 4 requires that:

'No development shall commence until a Global Phasing Plan of the entirety of the approved application - setting out the phasing details of the entire development hereby approved - has been submitted to and approved in writing by the local planning authority.

The phasing plan must include details of the phasing / anticipated timing of completion and opening of all aspects of the development, namely:

- a. *The importation and utilisation of up to 475,000 cubic metres of inert soils, sands and aggregate (to be governed by CL:AIRE Dowcop procedures / proocols), to include an indication of the amount of such materials anticipated for each of the main phases (which will be ultimately be defined in detail having regard to the requirements of Condition 5)*
- b. *The remodelling of the existing golf course, including supporting works including drainage works (including irrigation water bodies / wetland features).*
- c. *Creation of a new 9 hole par 3 golf course on 52 acres of disused land adjacent to the existing golf course,*
- d. *Erection of the new two storey clubhouse comprising bar, restaurant, function space, changing rooms and associated facilities.*
- e. *Change of use of existing club house to golf related training academy with overnight accommodation for golf professionals with extension to building,*
- f. *Creation of a golf driving range with two storey building including bar/lounge, pro golf shop, training and practice, lighting and netting*



- g. *new centrally located greenkeepers compound with associated portal frame building housing welfare facilities, office space, training space and equipment storage, and maintenance and security fencing,*
- h. *Creation of an adventure golf course and practice putting green.*
- i. *The erection of a footbridge over the river alt,*
- j. *Creation of 1no new access onto valley road,*
- k. *Extending car park*
- l. *Site wide landscaping, including replacement tree planting*

The development shall be implemented in accordance with the agreed Global Phasing Plan, or any subsequently approved alternative Global Phasing Plan that is submitted and approved by the LPA pursuant to this condition. If, at any stage in the construction process, the phasing of development is anticipated to change, the application/developer must submit a revised Global Phasing Plan to the LPA pursuant to this condition and await its approval in writing from the LPA before pursuing the alternatively approved Global Phasing Strategy.'

To facilitate the discharge of the above condition we enclose the following document:

- Construction Management Plan (IDG) (June 2025)

Condition 5 requires that:

'No development shall commence on any specific phase (or phases) of the approved development until a Detailed Phasing Plan for that specific phase (or phases) to include full construction details / drawings and confirmation of the precise amount, source and usage of any imported materials, and which must be in full accordance with the approved Global Phasing Plan, has been submitted to and approved in writing by the local planning authority.

Each Detailed Phasing Plan shall include details of how the applicant will maintain a record of the material brought onto site for that specific phase (to include amount, source and associated testing results / certification), and this will be available for inspection upon the local planning authority providing 5 working days notice of such a request.

In the event that any unauthorised material is identified by the LPA on any part of the site, it shall be removed in entirety within 21 days and proof of such removal shall be provided to the LPA. If such proof of removal is not provided within that 21day period, all further importation



of materials shall immediately cease until the correct proof of removal has been provided to the LPA.

The development shall be subsequently implemented in strict accordance with the agreed Detailed Phasing Plan(s), or any subsequently approved alternative Detailed Phasing Plan(s) that is / are submitted and approved by the LPA pursuant to this condition.'

To facilitate the discharge of the above condition I enclose the following:

- Construction Management Plan (IDG) (June 2025)
- Desk Study (Zig Zag Environmental)
- Design Statement & Verification Plan (Zig Zag Environmental)

Condition 8 requires that:

A. Risk Assessment

No development of any phase shall take place until an assessment of the risks posed by any contamination in relation to that phase has been submitted to, and approved in writing by, the Local Planning Authority.

Prior to any further ground investigations taking place for any particular phase (if those are required having regard to the above), the scope of works for these investigations must be agreed, in writing, with the local planning authority.

The assessment must also be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on that phase ~~site~~, whether or not it originates on the site.

Moreover, it must include (were relevant):

- (i) a survey of the extent, scale and nature of contamination;*
- (ii) an assessment of the potential risks to:*

- human health,*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and*
- service lines and pipes,*
- adjoining land,*
- groundwaters and surface waters,*
- ecological systems,*
- archaeological sites and ancient monuments.*



B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place on that particular phase (or phases) until a detailed remediation scheme for that phase (or phases) has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme for each phase (or phases) shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.'

To facilitate the discharge of Part A of the above condition in respect of Phases 2a, 2b, 2c and 3 we enclose the following:

- Desk Study (Zig Zag Environmental)
- Design Statement & Verification Plan (Zig Zag Environmental)



Condition 11 requires that:

'Prior to commencement of on any specific phase of the development, a Construction Management Plan for that phase shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:

- a. Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.*
 - b. Methods that can be put in place quickly, should odour control be required.*
 - c. Location and layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles for each phase as necessary.*
 - d. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.*
 - e. Construction staff and contractor parking arrangements*
 - f. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.*
 - g. Details of road sweeping to clear the highway of any material that has migrated from the site*
 - h. Methods for dust control and suppression.*
 - i. Details of relevant pest control measures that will be put in place during the construction / demolition phase.*
 - j. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.*
 - k. Contact details for the site manager or similar designated person, including a name, mobile number and email address, shall be made available to residents on Ingoe Lane and Oxton Close and on posters around the perimeter of the site for the wider public.*
- All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority.'*

To facilitate the discharge of the above condition we enclose the following:

- Construction Management Plan (IDG) (June 2025)



Condition 15 requires that:

‘Prior to the commencement of development, details of the proposed temporary vehicle access arrangements to be used for construction vehicles shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt all construction traffic shall use this temporary access. Prior to any development works hereby approved commencing, the temporary construction access arrangements shall be implemented in accordance with the approved scheme pursuant to this condition. The temporary access shall be used by construction vehicles only and not for the wider public use of the golf club. Upon completion of the wider development hereby permitted, the construction access works / arrangements shall be removed and reinstated as highway to the satisfaction of the local planning authority.’

To facilitate the discharge of the above condition we enclose the following information prepared by Sutcliffe, presenting two phases of temporary works (Phase 1 and Phase 2:

- Drawings listed on Sutcliffe Transmittal sheet titled: 34781 Kirkby Valley Golf Club - Section 50 **Phase 1**
- Drawings listed on Sutcliffe Transmittal sheet titled: 34781 Kirkby Valley Golf Club - Section 50 **Phase 2**

Condition 29 requires that:

‘No part of the development hereby permitted shall be commenced until:-

- a) A plan showing the location of protective fencing has been submitted to and agreed in writing by the Local Planning Authority.*
- b) All existing trees/hedges to be retained on site have been protected by fencing in accordance with BS5837:2012, of a minimum height of 1.8 metres, which shall use vertical and horizontal scaffolding poles with the uprights driven well into the ground and well braced to resist impact. Onto this, weldmesh panels should be securely fixed.*
- c) At least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in parts (a) and (b) shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.*

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.’



To facilitate the discharge of the above condition we enclose the following:

- Drawing G935 243 Revision B - Tree Protection Plan (IDG)

Condition 30 requires that:

‘Prior to the commencement of development, a Written Scheme of Investigation (WSI) for archaeological works shall be submitted to and approved in writing by the Local Planning Authority. The WSI must include the following:

- *A phased programme and methodology of any recommended / approved site investigation and recording to include a geophysical survey;*
- *A programme for any recommended / approved post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;*
- *Provision for any recommended / approved publication and dissemination of the archaeology and history of the site;*
- *Provision for any recommended / approved archive deposition of the report, finds and records of the site investigation; and*
- *If necessary, and if recommended / approved, the nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.’*

To facilitate the discharge of the above condition we enclose the following:

- Geophysical Survey Report (ARS Ltd)

Condition 32 requires that:

‘Prior to the commencement of development a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved SWMP must be implemented in full.’

To facilitate the discharge of the above condition I enclose the following:

- Construction Management Plan (IDG) (June 2025)



Condition 33 requires that:

'Prior to the commencement of any phase of development, a Construction Environmental Management Plan (CEMP) for that phase must be submitted to and approved in writing by the Local Planning Authority. The CEMP should address and propose measures to minimise the main construction effects of the development of that phase and, amongst other things, should include details of ecological mitigation, construction and waste management, pollution prevention and soil resource management.

Regarding ecology the CEMP must include the following:

- *Details of the measures which will be undertaken during construction to prevent harm to retained habitats (including River Alt and woodland habitats) during the importation of materials and the proposed reconfiguration and reprofiling works;*
- *Protocol which will be followed to ensure that soil materials imported onto the site do not contain invasive plant species;*
- *Details of the construction lighting to be used in order to avoid light spillage onto the River Alt corridor and other retained habitats;*
- *Measures to avoid harm to breeding birds;*
- *A scheme detailing the Reasonable Avoidance Measures (RAMs) for the protection of amphibians during the construction phase must be submitted to and approved in writing by the Local Planning Authority. The scheme must include the following:*
 - *Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians present to move away from the affected areas;*
 - *The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them; and*
 - *Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.*

The Reasonable Avoidance Measures must be implemented in full prior to the commencement of development.

- *An otter, water vole and badger survey must be undertaken prior to the commencement of any phase of the development (regarding badgers, the updated survey will need to include an assessment of the previously identified mammal holes to determine whether there has been any change in their size, depth or appearance since the previous badger surveys were undertaken. If changes are noted, further monitoring to determine their usage will be required)*



- *Reasonable Avoidance Measures for otters are included in paragraph 5.9 of the otter survey report and must be implemented prior to the commencement of development*
- *The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:*
 - *A pre-commencement check for hedgehog;*
 - *All trenches and excavations should have a means of escape (e.g. a ramp);*
 - *Any exposed open pipe systems should be capped to prevent hedgehog gaining access; and*
 - *Appropriate storage of materials to ensure that hedgehogs do not use them*
- *Pre-commencement inspections for otter, water vole;*

The development must be undertaken in accordance with the agreed CEMP'

To facilitate the discharge of the above condition we enclose the following:

- *Construction Environmental Management Plan (EBS)*

Condition 36 requires that:

'Prior to the commencement of any phase of the development a scheme for the provision of bat boxes and bird boxes for that phase, to include number, type and location on an appropriately scaled plan as well as timing of installation, shall be submitted to the and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed timescales.'

To facilitate the discharge of the above condition we enclose the following:

- *Drawing titled 'Provision of Bat Boxes' (EBS)*

Condition 38 requires that:

'Prior to the commencement of any phase of development as approved under condition 4 [Global Phasing Plan] a phasing plan for the implementation of the landscaping scheme relating to that phase which includes tree planting shall be submitted to and approved in writing by the local planning authority. The approved landscaping works shall be implemented and completed for each phase in accordance with the approved phasing plan.'

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5



years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.'

To facilitate the discharge of the above condition we enclose the following:

- Construction Management Plan (IDG) (June 2025)

Condition 43 requires that:

'Prior to the commencement of development, a scheme to prevent vehicles using the road bridge across the River Alt (the pedestrian/cycleway from Valley Road to its juncture with Ingoe Lane / Oxton Close) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full, prior to any construction works commencing.'

To facilitate the discharge of the above condition the photographs below highlight that vehicles are currently prevented from accessing the road bridge. No further traffic restraint is required or proposed, as it is clearly not necessary. We request that the condition is discharged on that basis.





If any further information is required, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully
for Roman Summer Associates Ltd

Richard Gee
Director