



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Cherry Tree Farm
Address Line 1	Foxs Bank Lane
Address Line 2	
Address Line 3	Knowsley
Town/city	Whiston
Postcode	L35 3SS

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
347834	390008
Description	

Applicant Details

Name/Company

Title

Mr

First name

Brandon

Surname

Bardsley

Company Name

Taylor Wimpey [North West]

Address

Address line 1

Ground Floor, Washington House

Address line 2

Birchwood Park Avenue

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA3 6GR

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

VARIATION OF CONDITIONS TO ALLOW NEW SOLAR PANELS TO THE ROOF OF A NUMBER OF PLOTS, CHANGES AND REBUILDING OF THE BOUNDARY WALL ALONG FOX'S BANK LANE, NEW FENCING ADJACENT TO SNAPE GATE BARN AND OTHER MINOR ALTERATIONS AND CHANGES TO DELIVERY TIMESCALES. VARIATION OF THE FOLLOWING CONDITIONS: 2 (APPROVED PLANS), 3 (PHASING PLAN), 4 (ARBORICULTURAL STATEMENT), 5 (FOX'S CLUMP METHOD STATEMENT), 6 (CEMP), 7 (BAT MITIGATION), 8 (NOISE ATTENUATION), 9 (ACOUSTIC FENCE METHOD STATEMENT), 10 (BOUNDARY TREATMENTS), 13 (SUDS), 14 (FLOOD RISK), 16 (MANAGEMENT/MAINTENANCE), 17 (METHOD STATEMENT), 20 (HARD LANDSCAPING SCHEME), 21 (SOFT LANDSCAPING SCHEME), 23 (LEMP), 27 (PED/CYCLE LINK), 48 (PEDESTRIAN CROSSING) AND 52 (ROAD CONNECTIONS) OF PLANNING APPLICATION 20/00417/FUL AND REMOVAL OF CONDITION 30 (RSA) OF PLANNING APPLICATION 20/00417/FUL - RESIDENTIAL DEVELOPMENT COMPRISING OF THE ERECTION OF 350 NO. DWELLINGS TOGETHER WITH THE CONSTRUCTION OF VEHICULAR ACCESS OFF FOX'S BANK LANE (COMPRISING SIGNALISED JUNCTION), SUDS PONDS, LANDSCAPING, BOUNDARY TREATMENTS AND OTHER ASSOCIATED WORKS (INCLUDING DEMOLITION OF EXISTING FARM BUILDINGS)

Reference number

24/00211/FUL

Date of decision (date must be pre-application submission)

11/04/2025

Please state the condition number(s) to which this application relates

Condition number(s)

20 - Soft Landscaping
26 - Pedestrian & Cycle Route
45 - Uncontrolled Crossing

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/06/2022

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 20 - Updated landscaping plan and schedule to accommodate the two additional field maple trees fronting Fox's Bank Lane to replace the existing removed tree in accordance with the reconstruction of the estate wall.

Condition 26 & 45 - Stage 1 and 2 Road Safety Audit and S278 drawings showing our proposals as previously provided.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- Taylor Wimpey North West

Date

27/08/2025