

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

04/09/2026

Our reference: P6097-SPA-LT-TP002-A
Planning Portal Reference: PP-15202535

Dear Sir/Madam,

RE: PLANNING PORTAL SUBMISSION REF: PP-15202535

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 CONDITIONS 9 AND 15

Spawforths have been instructed on behalf of Network Space to submit details to discharge planning conditions 9 and 15 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 required application fee of £408 will be paid via the Portal.

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

Condition Number	Condition	Information Submitted
9	Prior to the commencement of development hereby permitted an Arboriculture Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include: a. details of all protective measures required to retain the health and stability of all retained trees	The following submitted information is considered sufficient to discharge this condition: Arboricultural Method Statement (3124_AMS.01) Prepared by Pennine Ecological

and/or hedges on or adjacent the site including fencing, designated washing and mixing areas, designated site cabin areas, access in and out the site, special surfaces and site supervision. The development shall be carried out in accordance with the approved method statement and all protective measures shall be retained at all times during the course of the development.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

15

Prior to the commencement of development hereby permitted a site walkover survey shall be undertaken and the findings of which shall be submitted to and approved in writing by the Local Planning Authority. The survey shall determine whether habitats on site, the suitability of the site for protected and priority species and the presence of invasive species have materially changed since the Preliminary Ecology Assessment was originally undertaken in May 2022. The recommendations of the survey shall include additional mitigation measures if required which shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: To ensure the preliminary ecology assessment is updated given the passage of time since the original survey, transient nature of species and to assess the impacts resulting from the development and any necessary mitigation measures and to ensure compliance with Policy CS8 in the Knowsley Local Plan, Core Strategy, adopted January 2016 and Paragraph 180 in the National Planning Policy Framework.

The following submitted information is considered sufficient to discharge this condition:

- Ecological Walkover Survey Note (Dated 28th August 2026) Prepared by Pennine Ecological

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

Yours faithfully,