

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

**Secured by Check Point**

**From:** Steven Healey <steven.healey@turley.co.uk>  
**Sent:** 07 July 2026 15:32:44 UTC+01:00  
**To:** "Pickles, Kate" <Kate.Pickles@Knowsley.gov.uk>; "Lydia Connell" <lydia.connell@turley.co.uk>  
**Subject:** RE: 23/02803/COND1  
**Attachments:** Mimecast Large File Send Instructions

I'm using Mimecast to share large files with you. Please see the attached instructions.

---

Hi Kate,

Hope you are well. Further to the below, we have been provided with the attached document prepared by Genr8's contractors which outlines further detail regarding the below approach. I would in particular draw your attention to page 12 which summarises our proposition. In short, we are not proposing a fully-fledged intrusive site investigation, but a watching brief informed by trial holes excavated following demolition of existing buildings and that findings will be reported back to the Council. It remains the strong preference of the client that this approach be approved through a partial discharge of the condition, which I believe ought to be possible due to no further SI being required.

This can also be downloaded via WeTransfer should the Mimecast attachment not work - <https://we.tl/t-JJpv9QrLTN98Gvtt>

I'd be grateful if you could share this with MEAS and provide any comments back as soon as you are able to. If there are any subsequent queries we would be grateful for the opportunity to talk these through and box everything off in a timely manner,

Steven

---

**From:** Steven Healey <steven.healey@turley.co.uk>  
**Sent:** 03 July 2026 15:50  
**To:** Pickles, Kate <Kate.Pickles@Knowsley.gov.uk>; Lydia Connell <lydia.connell@turley.co.uk>  
**Subject:** RE: 23/02803/COND1

Hi Kate,

Thanks for taking my call a moment ago, as explained Genr8 has submitted a range of remedial options based on what is anticipated to comprise the ground condition beneath

existing buildings and associated contaminative risks. As noted, the key concern is how requiring a new standalone SI to be prepared, subsequently submitted to and consulted on will impact on the development programme.

Within this context I am grateful that you are willing to keep open the current discharge of condition application to allow us to report back in a more streamlined manner once the existing buildings have been demolished, Genr8 and their contractors are able to determine the best course of remedial action required, and this needn't warrant a formal 21-day consultation with the EHO. I will discuss this approach with Genr8 and explain the benefits of doing so and revert back if there are any subsequent concerns.

The other point we discussed relates to whether it is possible to agree the remedial measures for the remainder of the site (not occupied by buildings and previously subject to SI) so that enabling works can proceed in these areas without being held back pending agreement to the final remediation strategy for the areas of the site covered by buildings.

I appreciate this doesn't appear to be the Council's preference, however I would be remiss not to note Genr8's preference again – i.e. for the Council to discharge parts A and B of the condition based on the detail submitted on the basis that the remedial options account for all likely sources of contamination and sufficient safeguards exist for the Council via parts (C) and (D) in requiring verification reporting and reporting of any unexpected finds.

Notwithstanding the above we would be grateful for the opportunity to assist in drafting/ review the wording of the letter of comfort that has been previously discussed.

Thanks  
Steven

**Steven Healey**

Associate Director

Mobile: [+44 7970 391 451](tel:+447970391451)

Office: 0161 233 7676

**Turley**



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do

not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. [Terms and Conditions](#)

---

**From:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Sent:** 03 July 2026 15:30

**To:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>; Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

Hi Steven

Yes my work number is 07345 482938.

Kind regards

**Kate Pickles** (She/Her)

**Planning Officer**

**Planning**

Knowsley Council , , Knowsley ,



---

**From:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Sent:** 03 July 2026 15:21

**To:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>; Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

**Secured by Check Point**

Hi Kate,

Would you happen to have a number I can call you on to run through the below quickly?

Steven

## Steven Healey

Associate Director

Mobile: [+44 7970 391 451](tel:+447970391451)

Office: 0161 233 7676

# Turley



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. [Terms and Conditions](#)

---

**From:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Sent:** 26 June 2026 14:52

**To:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

Hi Lydia

I appreciate that the condition is contradictory and does not allow for the demolition which is required before the works necessary to discharge condition 5 can be completed.

I think because of this, our best option moving forward would still be a letter confirming that demolition is able to take place without the discharge of condition 5 and us keeping the discharge of conditions application open to avoid any fees or delays with re-submission.

In doing this, the demolition would be permitted and then works would be ceased until condition 5 could be discharged. Keeping the discharge of conditions application open would allow for this flexibility and would mean that the submission of additional information following demolition would not require a new application.

I have contacted MEAS and asked if they would be available for a call early next week to discuss alternative options if this is not agreeable and will speak to some colleagues about different approaches.

Kind regards  
**Kate Pickles** (She/Her)

**Planning Officer**  
**Planning**

Knowsley Council , , Knowsley ,



---

**From:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Sent:** 26 June 2026 13:14

**To:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Kate,

Thanks for this and I appreciate the short notice of our request.

Just to provide some further context, the reports as submitted set out standard remediation options reflecting the typical ground conditions you would expect beneath a building of this age. These are intended to be confirmed and refined as demolition and enabling works progress. Our position is that these options are robust and can be agreed in principle at this stage, with full validation to be secured through the remediation validation requirements and the unexpected contamination condition as works proceed.

On that basis, Genr8 are seeking a phased discharge approach to Condition 5, allowing demolition and enabling works to proceed while the final remediation details are agreed and validated on site, without delaying the programme for reassessment and re-submission at this stage. The condition, as worded, does allow for this approach, given that it already requires validation of remediation works and reporting of any unexpected contamination, and therefore would enable agreement of the proposed options in principle.

Genr8 would be happy to arrange a short Teams call if that is the most efficient way to resolve the approach and agree next steps.

Many thanks,  
Lydia

## Lydia Connell

Senior Planner

Mobile: [+44 7557 265 688](tel:+447557265688)

Office: 0161 233 7676

# Turley



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales  
Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. [Terms and Conditions](#)

**From:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Sent:** 26 June 2026 11:04

**To:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

Good morning, Lydia

I hope you are well. I will pass on the request to MEAS but unfortunately, MEAS are based in Sefton and have a considerable workload across multiple local authorities. As such, responses from them can often take several days, therefore they are unlikely to be available to meet on site for Monday.

Also, I think in terms of the approach to allowing demolition but not discharging condition 5, is really the only option given that no part of condition 5 relates directly to demolition. MEAS have concluded that demolition can take place, but they would still require additional information to discharge any part of condition 5 so I am unsure how productive a site visit would be.

I am happy to discuss further and if you could clarify what Genr8 are hoping to get from the site visit I can see if our own environmental health team may be able to help.

**Kate Pickles** (She/Her)

**Planning Officer**  
**Planning**

Knowsley Council , , Knowsley ,



---

**From:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Sent:** 26 June 2026 10:09

**To:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

**Secured by Check Point**

Hi Kate,

Thanks for offering to issue a letter confirming that demolition can proceed despite the pre-commencement condition remaining undischarged.

Genr8 are, however, keen to arrange a meeting to discuss the matter further, as they feel it is important to talk through some of their concerns regarding this approach. They have asked whether it might be possible to meet with the Contaminated Land Officer on site, although we appreciate the response also came from MEAS and they may not be based in Knowsley.

If possible, would you be able to ask whether someone would be available to meet Genr8 on site on Monday, either before 10:00am or after 2:00pm? We would be very grateful if this could be arranged.

Many thanks,  
Lydia

**Lydia Connell**

Senior Planner

Mobile: [+44 7557 265 688](tel:+447557265688)

Office: 0161 233 7676

**Turley**



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales

Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. [Terms and Conditions](#)

**From:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Sent:** 25 June 2026 09:03

**To:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

Hi Lydia

Apologies for the delay in getting back to you.

MEAS have stated that no part of the condition can be discharged and as none of the parts of the condition relate directly to demolition we cannot partially discharge the condition.

However, to ensure development can begin and given that MEAS have no objections to demolition, we can issue a letter confirming that demolition is allowed to occur despite a pre-commencement condition not being discharged.

Please let me know if this is agreeable for you and I will send the letter over.

Kind regards

**Kate Pickles** (She/Her)

**Planning Officer**  
**Planning**

Knowsley Council , , Knowsley ,



---

**From:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Sent:** 23 June 2026 09:00

**To:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Morning Kate,

Apologies for the delayed response, I'm just catching up following a period of leave.

Thanks for sharing the EH/MEAS response regarding Condition 5.

Having reviewed the comments, it is noted that the additional intrusive investigations requested by MEAS relate to areas where further site investigation is proposed following demolition and which do not form part of the initial enabling works package. As these areas fall outside the enabling works boundary, we do not consider the outstanding requirements should prevent discharge of the condition for the enabling works area.

We would therefore suggest that the condition is partially discharged for the enabling works phase, with a caveat requiring the results of the further intrusive investigations, following demolition, to be submitted to and approved by the LPA before any enabling works are undertaken within the existing building footprints.

This would allow demolition and the initial enabling works to proceed while ensuring the outstanding investigation requirements identified by MEAS are addressed before works commence within those areas.

Please let me know if you would be agreeable to this approach.

Many thanks,  
Lydia

**Lydia Connell**

Senior Planner

Mobile: [+44 7557 265 688](tel:+447557265688)

Office: 0161 233 7676

**Turley**



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. [Terms and Conditions](#)

**From:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Sent:** 18 June 2026 10:47

**To:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Subject:** RE: 23/02803/COND1

Good morning, Lydia

Please find attached the EH/MEAS response regarding condition 5 (Contaminated land). Additional information is required. Please aim to provide this at your earliest convenience.

Any issues or questions, please do not hesitate to get in touch.

Kind regards

**Kate Pickles** (She/Her)

**Planning Officer**  
**Planning**

Knowsley Council , , Knowsley ,



**From:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>  
**Sent:** 15 June 2026 10:56  
**To:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>  
**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>  
**Subject:** RE: 23/02803/COND1 - condition 14

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Kate,

Hope all is well.

I just wanted to check whether you've received any further responses yet?

Many thanks,  
Lydia

**Lydia Connell**

Senior Planner

Mobile: [+44 7557 265 688](tel:+447557265688)

Office: 0161 233 7676

**Turley**



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will

**From:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>  
**Sent:** 08 June 2026 17:00  
**To:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>  
**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>  
**Subject:** RE: 23/02803/COND1 - condition 14

Thanks Kate, much appreciated.

Best,  
Lydia

## Lydia Connell

Senior Planner

Mobile: [+44 7557 265 688](tel:+447557265688)

Office: 0161 233 7676

# Turley



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales  
Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. [Terms and Conditions](#)

---

**From:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>  
**Sent:** 08 June 2026 11:16  
**To:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>  
**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>  
**Subject:** RE: 23/02803/COND1 - condition 14

Good morning, Lydia

I hope you are well, I have not yet received the comments from the other consultees but will chase them today.

I will pass on their comments as soon as I receive them.

Any further questions, please do not hesitate to get in touch.

Kind regards  
**Kate Pickles** (She/Her)

**Planning Officer**  
**Planning**

Knowsley Council , , Knowsley ,



---

**From:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>  
**Sent:** 08 June 2026 09:09  
**To:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>  
**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>  
**Subject:** RE: 23/02803/COND1 - condition 14

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

**Secured by Check Point**

Hi Kate,

Many thanks for this.

Could I also check whether you've received any further comments on the other conditions? If not, do you have an indication of when we might expect these?

As the target determination date is 29<sup>th</sup> June, it would be helpful to receive the consultee responses as soon as possible to allow sufficient time to consider any comments and make any necessary updates.

Best wishes,  
Lydia

**Lydia Connell**

Senior Planner

Mobile: [+44 7557 265 688](tel:+447557265688)

Office: 0161 233 7676

# Turley



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. [Terms and Conditions](#)

**From:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Sent:** 05 June 2026 14:09

**To:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>

**Subject:** RE: 23/02803/COND1 - condition 14

Hi Lydia

I am well thank you, I hope you are too.

Thank you for providing this information, I have passed it along to MEAS and will inform you once they have determined whether it is sufficient to recommend the discharge of condition 14.

Kind regards

**Kate Pickles** (She/Her)

**Planning Officer**  
**Planning**

Knowsley Council , , Knowsley ,



---

**From:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>  
**Sent:** 05 June 2026 14:00  
**To:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>  
**Cc:** Steven Healey <[steven.healey@turley.co.uk](mailto:steven.healey@turley.co.uk)>  
**Subject:** RE: 23/02803/COND1 - condition 14

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Kate,

Hope all is well.

Please find attached the updated INNS for Condition 14, now including post-control measures and monitoring.

We hope this satisfies MEAS' request, but please don't hesitate to get in touch if you have any further queries.

Many thanks,  
Lydia

**Lydia Connell**

Senior Planner

Mobile: [+44 7557 265 688](tel:+447557265688)

Office: 0161 233 7676

**Turley**



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will never change our bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not accept liability for any payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M3 3GS. [Terms and Conditions](#)

---

**From:** Pickles, Kate <[Kate.Pickles@Knowsley.gov.uk](mailto:Kate.Pickles@Knowsley.gov.uk)>

**Sent:** 28 May 2026 09:48

**To:** Lydia Connell <[lydia.connell@turley.co.uk](mailto:lydia.connell@turley.co.uk)>

**Subject:** 23/02803/COND1 - condition 14

Good morning

Please find attached the MEAS response regarding condition 14 (invasive species) 23/02803/COND1.

Additional information is required and outlined in the response. Please aim to provide this at your earliest convenience and within the next 10 working days.

Any questions in the meantime, please do not hesitate to get in touch.

Kind regards

**Kate Pickles** (She/Her)

**Planning Officer**

**Planning**

Knowsley Council , , Knowsley ,



This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

## **Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

## **Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

## **Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

## **Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

## **Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

## **Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

## **Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without

consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.