



**Knowsl@y Council**

**REGENERATION AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990**

**This application is subject to a Section 106 Agreement and needs to  
be read in conjunction with that Agreement.**

**PLANNING PERMISSION**

**Application No: 25/00556/FUL**

**Name and address of applicant**

DAVOS Property Developments Limited  
C/O Agent  
Quod  
21 Soho Square  
London  
W1D 3QP

**Name and address of agent**

Quod  
21 Soho Square  
London  
W1D 3QP

**Date of Receipt:** 9 October 2025

**Date Valid:** 9 October 2025

**Address/Location Of Development:**

Sovereign Industrial Park  
Wilson Road  
Huyton  
Knowsley  
L36 6AD

**Description of Development:**

**S73 APPLICATION FOR VARIATION OF CONDITION 2 (APPROVED PLANS)  
ATTACHED TO PLANNING PERMISSION 23/02782/FUL (ERECTION OF 1NO.  
RETAIL UNIT (USE CLASS E(A) WITH EXTERNAL DISPLAY AREA, PARTIAL  
DEMOLITION, RECONFIGURATION AND REFURBISHMENT OF EXISTING  
EMPLOYMENT BUILDING TO CREATE 3NO. INDUSTRIAL/ WAREHOUSE  
BUILDINGS WITH ANCILLARY OFFICES (USE CLASSES E(G)(III), B2 AND B8)  
WITH SERVICING AND CAR PARKING; AMENDMENT OF EXISTING SITE  
ACCESSES ALONG WITH INTERNAL ESTATE ROADS & 2NO. SUBSTATIONS)  
TO ALLOW FOR AMENDMENT TO APPROVED PLANS COMPRISING:**

**UNIT A1 - SLIDING GATE TO SERVICE YARD ENTRANCE CHANGED TO SWING  
GATES, REMOVAL OF SPRINKLER TANK AND PUMP HOUSE, PROPOSED EV  
CHARGING SPACES, EXTERNAL CYCLE PARKING MOVED WITHIN UNIT,  
ROOFLIGHTS ADDED, EXTERNAL ALTERATIONS AND INCREASED  
FLOORSPACE (GIA)**

**UNIT A2 - BOUNDARY TREATMENT REPOSITIONED TO SECURE SERVICE YARD, RELOCATION OF SUB-STATION, EXTERNAL CYCLE PARKING MOVED TO WITHIN UNIT, EXTERNAL ALTERATIONS, ROOFLIGHTS ADDED, AMENDMENTS TO CAR PARK LAYOUT AND PARKING PROVISION AND INCREASED FLOORSPACE (GIA)**

**UNIT B - AMENDMENT TO ACOUSTIC FENCE & RE-ALIGNMENT, NEW FENCING AND GATE, FOOTPATH CREATED IN FRONT OF OFFICES, PROPOSED EV CHARGING SPACES, MOTORCYCLE SPACES RE-POSITIONED, EXTERNAL ALTERATIONS, RELOCATION OF BREAK OUT SPACE, ROOFLIGHTS ADDED, CYCLE PARKING MOVED TO WITHIN UNIT, ALTERATIONS TO SERVICE YARD AND INCREASED FLOORSPACE (GIA)**

**RETAIL UNIT - RELOCATION OF CYCLE SHELTERS, TROLLEY BAYS ADDED, PROPOSED LEVEL PEDESTRIAN ACCESS FROM WILSON ROAD, EXTERNAL ALTERATIONS, AMENDMENTS TO PARKING PROVISION / LAYOUT AND DECREASE IN FLOORSPACE (GIA)**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. The retail store (Class E (a) hereby permitted shall operate as a discount variety operator only with no more than 950sqm of floorspace selling convenience goods and no more than 1,161sqm of floorspace selling comparison goods. A range of comparison goods shall be sold at all times so not one comparison goods sub sector is dominant.

Reason: The retail impact assessment has been assessed on the above basis regarding the type of goods to be sold and the floorspace split between convenience and comparison goods and to avoid any significant impacts on the vitality and viability of Huyton Town Centre ensuring compliance with Policy CS6 in Knowsley Local Plan Core Strategy (2016) and paragraphs 94 -95 in the National Planning Policy Framework (2024).

3. The employment buildings (Use Class E (g) (iii), B2, B8) hereby permitted shall be completed and available for use prior to the first use of the retail store.

Reason: To ensure that the retail store is not occupied as a stand-alone development without the proposed employment uses being available for occupation and to ensure compliance with Policy CS4 in Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. Prior to the commencement of works to any vehicular access point a scheme for the design and layout of the vehicular site access junctions shall be submitted to and approved in writing by the Local Planning Authority. The vehicular site access junctions shall both be implemented in accordance with the approved details and shall be available for use prior to first occupation. The access shall be kept available for use at all times.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

5. Prior to first occupation of Retail unit precise scheme details for the provision of cycle parking in accordance with the Council's current standards, shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented as approved before any part of the building is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

6. During the first year of occupation of each unit, a Full Travel Plan, specific to the unit, and based on the framework Travel Plan (Rappor November 2024 Issue 02) submitted with planning application 23/02782/FUL shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plans shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment and to comply with Saved Policy T9 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

7. The development hereby permitted, including any works of demolition, shall only be carried out in accordance with the Construction Management Plan (Sovereign Park, Phase Two, Condition 8 CEMP, v3, Received 21/10/2025 as approved by the Local Planning Authority pursuant to Condition 8 of planning permission referenced 23/02782/FUL.

The approved management plan shall thereafter be adhered to throughout all phases of the development.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Policy WM9 of the Merseyside and Halton Joint Waste Local Plan (2013) and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. Prior to the occupation of any building hereby permitted:

a) The recommendations of the Noise Assessment ref:784-B048969 Rev. 4 (Fourth Issue) dated 25 September 2024 and the Noise Technical Note Ref:784-B048969 (First Issue) dated 21 November 2024 prepared by Tetra Tech submitted with planning permission referenced 23/02782/FUL shall be fully implemented.

b) Documentary evidence of the mitigation works shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building which the mitigation relates to.

Reason: To safeguard local residents from noise and disturbance and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. During the earthworks for this development a visual and olfactory assessment for contaminated land must be undertaken by a suitably qualified practitioner. 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.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

10. Prior to the installation of any external lighting on the site a scheme detailing the proposed external lighting for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the steps taken to minimise light pollution and shall include an Isolux plot and luminosity details and manufactures specifications to demonstrate that the obtrusive light limitations suggested in the Institution of Lighting Engineers Guidance Notes for Light Pollution are met. All works which form part of the scheme shall be completed prior to first operation of the lighting and shall be maintained thereafter in accordance with the agreed scheme.

Reason: To ensure that light pollution is minimised and that any lighting does not adversely impact on residential or visual amenity and to ensure compliance with Saved Policy ENV3 in the Knowsley Replacement Unitary Development Plan, adopted June 2006.

11. The development hereby permitted shall be carried out in accordance with the details submitted to and approved by the Local Planning Authority pursuant to Condition 12 of planning permission referenced 23/02782/FUL.

- United Utilities Letter Ref. DC/23/4123v5 dated 7 January 2025
- Drawing Ref. 100.23083-ACE-00-ZZ-DR-C-1020
- Designers Risk Assessment Ref: 100.230.83-ACE-XX-XX-HS-S-0001
- Drainage Catchment for Mitigation Index -Ref. 100.23083-ACE-00-ZZ-DR-C-1025 - P01
- Mitigation Index Score
- SuDS Handbook
- Drainage Asset Maintenance Schedule - Ref.100.23083-ACE-ZZ-ZZ-RP-C-005

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to ensure effectiveness of the flood risk measures during the lifetime of the development and to comply with saved Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

12. No building shall be occupied until details of the number and location of bird nesting boxes and bat boxes to be incorporated into the scheme have been submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be

installed in accordance with the approved details prior to the first occupation of the buildings they relate to and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

13. Prior to the first occupation of the development hereby permitted a scheme for commercial / industrial waste storage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and prior to the use of each building the waste storage relative to it shall be completed and available in accordance with the approved details.

Reason: To ensure adequate waste storage facilities are provided in accordance with Policy WM9 of the Merseyside and Halton Joint Waste Local Plan.

14. 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.

Reason: In the interests of visual and residential amenity and to ensure compliance with policies CS19 and CS22 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

15. Notwithstanding the landscaping scheme approved pursuant to Condition 16 of planning permission referenced 23/02782/FUL, prior to the first occupation of any part of the development hereby approved a revised landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority which shall address the amendments to the layout.

The approved scheme shall be implemented and completed prior to the first occupation of any building on site or in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority.

Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

16. No soil (topsoil and subsoil) is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

17. Prior to the installation of the acoustic fence a specification for the acoustic fence including colour finish shall be submitted to and approved in writing to the Local Planning Authority. The fence shall be installed in accordance with the agreed specification prior to the use of any buildings on the site.

Reason: To safeguard local residents from noise and disturbance, in the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy and Saved policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

18. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the buildings to which this permission relates shall be used as follows :-

Proposed Retail Store - Use Class E (a)  
Unit A1 - Use Classes E(g)(iii), B2 and B8  
Unit A2 - Use Classes E(g)(iii), B2 and B8  
Unit B - Use Classes E(g)(iii), B2 and B8

and for no other purpose, including any other use falling within Class E of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for a further change of use, whether or not it falls within the same Use Class and to comply with Policies CS4 and CS6 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

19. Prior to the commencement of any works relating to the substations hereby permitted full details of their design, including elevations, floor plans and material finishes shall be submitted to and approved in writing by the Local Planning Authority. The sub stations shall thereafter be constructed in accordance with the approved details .

Reason: In the interests of visual amenity and to ensure compliance with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

## SCHEDULE 1

| Date Received | Ref. No                   | Version | Drawing/Document Title          |
|---------------|---------------------------|---------|---------------------------------|
|               |                           |         |                                 |
| 26/03/2024    | 13579-AEW-XX-XX-DR-A-0516 | REV P04 | RETAIL UNIT 1 SECTIONS          |
| 26/03/2024    | 13579-AEW-B1-00-DR-A-0512 | -       | RETAIL UNIT 1 GROUND FLOOR PLAN |
| 25/03/2025    | 7182-513                  | REV P03 | RETAIL UNIT ELEVATIONS 1 OF 2   |
| 25/03/2026    | 7182-514                  | REV P03 | RETAIL UNIT ELEVATIONS 2 OF 2   |

|            |                               |             |                                                         |
|------------|-------------------------------|-------------|---------------------------------------------------------|
| 04/03/2026 | 7182-602                      | -           | SITE PLAN EXTERNAL WORKS                                |
| 04/03/2026 | 7182-600                      | -           | PLANNING SITE PLAN                                      |
| 04/03/2026 | 13579-AEW-B2-00-DR-A-0541     | REV P01     | UNIT A1 - PROPOSED GA GROUND FLOOR PLAN                 |
| 04/03/2026 | 7182-634                      | -           | PLANNING UNIT B GA BUILDING ELEVATIONS                  |
| 04/03/2026 | 7182-624                      | -           | PLANNING UNIT A2 GA BUILDING ELEVATIONS                 |
| 04/03/2026 | 7182-622                      | -           | PLANNING UNIT A2 ROOF PLAN                              |
| 04/03/2026 | 7182-620                      | -           | PLANNING UNIT A2 BUILDING PLAN                          |
| 10/12/2025 | 100.23083-ACE-00-ZZ-DR-C-3200 | REV P06     | CONTOUR LAYOUT PLAN                                     |
| 10/12/2025 | 100.23083-ACE-00-ZZ-DR-C-3451 | REV P02     | EXTERNAL WORKS DETAILS                                  |
| 10/12/2025 | SD40                          | REV C       | DETAILS AS PROPOSED - DOUBLE WANZL STANDARD TROLLEY BAY |
| 26/03/2024 | 1379-AEW-XX-SI-DR-A-0505      | REV P01     | EXISTING SITE SECTION A - A                             |
| 09/10/2025 | 7182-302                      | REV P03     | UNIT B - ROOF PLAN                                      |
| 09/10/2025 | 7182-104                      | REV P04     | Unit A1 GA Building Elevations                          |
| 09/10/2025 | 7182-102                      | REV P03     | UNIT A1 ROOF PLAN                                       |
| 17/11/2023 | 1379-AEW-B1-RF-DR-A-0514      | REV P04     | RETAIL UNIT - ROOF PLAN                                 |
| 15/05/2025 | 100.23083-ACE-ZZ-ZZ-RP-C-0001 | REV P4      | DRAINAGE STRATEGY AND FLOOD RISK ASSESMENT              |
| 15/05/2025 | -                             | -           | DRAINAGE STRATEGY AND FRA APPENDICES                    |
| 19/02/2025 | AT_1288.LSCP/Mmgt.PLAN.       | REV 06      | LANDSCAPE MANAGEMENT PLAN REVISED (19/02/2025)          |
| 12/02/2025 | -                             | V2          | WOODLAND MANAGEMENT PLAN                                |
| 13/12/2025 | -                             | ISSUE 02    | TRANSPORT ASSESSMENT                                    |
| 13/12/2024 | -                             | FIRST ISSUE | NOISE TECHNICAL NOTE                                    |
| 17/11/2023 | 16176                         | -           | SOCIAL VALUE STRATEGY                                   |
| 20/02/2025 | 13579-AEW-XX-SI-DR-A-0506     | REV P03     | PROPOSED SITE SECTION A -A                              |
| 13/12/2024 | 13579-AEW-B3-XX-DR-A-0539     | REV P02     | UNIT B - PROPOSED GA SECTIONS                           |
| 13/12/2024 | 13579-AEW-B3-01-DR-A-0536     | REV P03     | UNIT B PROPOSED GA FIRST FLOOR PLANS                    |
| 13/12/2024 | 13579-AEW-B3-00-DR-A-0535     | REV P04     | UNIT B PROPOSED GA GROUND FLOOR PLANS                   |
| 13/12/2024 | 13579-AEW-B3-00-DR-A-0535     | REV P01     | UNIT A2 PROPOSED GA SECTIONS                            |
| 13/12/2024 | 13579-AEW-B2-01-DR-A-0552     | REV P01     | UNIT A2 PROPOSED GA FIRST FLOOR PLANS                   |
| 13/12/2024 | 13579-AEW-B2-                 | REV         | UNIT A1 PROPOSED GA                                     |

|                   |                                  |                |                                                          |
|-------------------|----------------------------------|----------------|----------------------------------------------------------|
|                   | <b>XX-DR-A-0545</b>              | <b>P01</b>     | <b>SECTIONS</b>                                          |
| <b>17/11/2023</b> | <b>A601</b>                      | <b>REV A</b>   | <b>TREE SURVEY REPORT (ENCON ASSOCIATEES 30/10/2023)</b> |
| <b>13/12/2024</b> | <b>13579-AEW-B2-01-DR-A-0542</b> | <b>REV P01</b> | <b>UNIT A1 PROPOSED GA FIRST FLOOR PLAN</b>              |
| <b>13/12/2024</b> | <b>13579-AEW-XX-00-DR-A-0801</b> | <b>REV P05</b> | <b>UNIT A AND B DEMOLITION PLAN</b>                      |
| <b>13/12/2024</b> | <b>13579-AEW-XX-XX-DR-A-0501</b> | <b>REV P02</b> | <b>SITE LOCATION PLAN</b>                                |

### **REASON(S) FOR THE GRANTING OF PLANNING PERMISSION**

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

CS2 - Development Principles

National Planning Policy Framework

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS4 - Economy and Employment

CS6 - Town Centres and Retail Strategy

CS1 - Spatial Strategy for Knowsley

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS24 - Managing Flood Risk

CS27 - Planning and Paying for New Infrastructure

#### **SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**

T5 - Location of Major Traffic Generating New Development

T5 - Location of Major Traffic Generating New Development

T8 - Transport Assessments

T9 - Travel Plans

DQ4 - Trees and Development

ENV2 - Noise and Vibration

ENV3 - Light Pollution

ENV5 - Contaminated Land

EC3 - Primarily Industrial Areas

#### **SUPPLEMENTARY PLANNING DOCUMENTS**

Ensuring a Choice of Travel SPD (2010)

Adding Social Value to Development, Employment and Skills SPD (2018)

Design Quality in New Development SPD (2016)

Town Centre Uses SPD (2016)

Trees and Development SPD (2016)

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Maxine Wishart on 0151 443 2319)

### **ARTICLE 35 STATEMENT**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
  - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
  - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

0 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

- 1 The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

What is a permit and how to get one? - GOV.UK ([www.gov.uk](http://www.gov.uk))

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

- 2 The Coal Authority  
The applicant shall have regard to the comments of The Coal Authority in their letters dated 19 August 2024 and 27 December 2024 (attached).
- 3 Breeding Birds  
Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.
- 4 Highways - s278  
It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact the Site Development Team at [SiteDevelopment@knowsley.gov.uk](mailto:SiteDevelopment@knowsley.gov.uk) to discuss the matter further.  
  
The applicant is reminded that it is an offence to allow material carried from the site to be deposited on or cause damage to the highway, as a result of dirty wheels or badly loaded vehicles. Should this occur, the Council as Local Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute offenders under Sections 131, 148 and 149 of the Highways Act 1980.
- 5 United Utilities  
See attached letter from United Utilities dated 08.01.2025
- 6 Merseyside Fire and Rescue Service  
See attached letter from Merseyside Fire and Rescue Service dated 06.12.2023
- 7 Photovoltaic Panels  
This permission does not confer approval of photovoltaic panels for which a separate application may be required.
- 8 Advertisements  
This permission does not confer any approval of signage / advertisements which may require a separate application.



**Executive Director - PLACE**

**Date: 27 March 2026**

### **IMPORTANT NOTES FOR YOUR ATTENTION:**

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.