

Our ref: EW/AC/Q230156
Your ref: 25/00556/FUL
Email:
Date: 31st March 2026



Planning Services
Knowsley Metropolitan Borough Council
Municipal Buildings
Huyton
Knowsley
L36 9UX

Submitted via Planning Portal (PP-14823512)

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended)
Approval of details reserved by Condition 5 (Cycle Parking) and Condition 17
(Acoustic Fence) of planning permission ref. 25/00556/FUL, dated 27th March 2026
Sovereign Industrial Park, Wilson Road, Huyton, Knowsley
Application submitted on behalf of DAVOS Property Developments Limited**

We are instructed by our client, DAVOS Property Developments Limited ('the Applicant'), to submit the enclosed details pursuant to Condition 5 (Cycle Parking) and Condition 17 (Acoustic Fence) of planning permission ref. 25/00556/FUL, dated 27th March 2026, in respect of the redevelopment of Sovereign Industrial Park, Wilson Road, Huyton, Knowsley ('the Site').

The planning application has been submitted via the Planning Portal (PP-14823512) and includes the following documents, in line with your validation requirements:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. 23/02782/FUL, dated 30th July 2025);**
- **NMA Decision Notice (ref. 23/02782/NMA, dated 5th September);**
- **S73 Decision Notice (ref. 25/00556/FUL, dated 27th March 2026);**
- **Acoustic Fence Details Plan (ref. 100.23083-ACE-ZZ-XX-DR-S-4506 P02);**
- **Noise Barrier Technical Data, prepared by Charles Ransford & Son;**
- **Proposed Site Plan (ref. 7182 – 600, as approved under ref. 25/00556/FUL); and**



- **Cycle Shelter Plan (ref. 7182 420 Rev C02).**

A payment £309, along with the transaction fee, has been made to the Planning Portal on the day of the submission for the requisite planning application fee.

1 Background

Full planning permission (ref. 23/02782/FUL) was granted on 30th July 2025 for the following development:

“Erection of 1no. retail unit (use class E(a) with external display area and car parking and servicing arrangements. partial demolition, reconfiguration and refurbishment of existing employment building to create 2no. industrial/ warehouse buildings with ancillary offices (use classes E(g)(iii), B2 and B8) with servicing and car parking ; retention and amendment of existing site accesses along with internal estate roads; 2no. substations; landscaping; and associated works.”

This application was subject to 21no. conditions and a Section 106 Legal Agreement.

An application for a non-material amendment (ref. 23/02782/NMA) was approved on 5th September 2025. This permitted amendments to the timing triggers contained within the wording of Condition 5 (Vehicle Access) and Condition 6 (Cycle and Motorcycle Parking).

More recently, a Section 73 application (ref. 25/00556/FUL) (herein referred to as ‘the March 2026 permission’) was approved on 27th March 2026. This permitted amendments to the site layout and unit facades along with a correction of unit sizes.

This application seeks to discharge Condition 5 (Cycle Parking) and Condition 17 (Acoustic Fence) of the March 2026 permission.

2 Details pursuant to Condition 5

The condition requires details of the cycle parking for the development and is a pre-occupation condition for the retail unit. The condition reads:

“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.”



The Cycle Shelter Plan (ref. 7182-420 Rev C02) enclosed, provides the details of the cycle shelters associated with the retail unit. The details include the specification, scale and finish of the cycle shelters proposed. The cycle parking is located outside the front of the retail unit and provides 8no. covered spaces.

The requisite details have been provided, and Condition 5 can therefore be discharged without delay.

3 Details pursuant to Condition 17

The condition requires details of the acoustic fence to be submitted prior to the installation. The condition reads:

“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.”

The enclosed Acoustic Fence Details Plan (100.23083-ACE-ZZ-XX-DR-S-4506 P02) provides the location and specification details of the proposed acoustic fence. The acoustic fence is located within the Unit B car park, adjacent to Unit A2. The cross section also includes further details of materials and finish whilst the rest of the document includes 3D views and photographic examples of the fencing installed in other locations, as well as a cross section of how it will be installed.

The Noise Barrier Technical Data enclosed provides further details of the specification, appearance and size of the fence proposed, as per the requirements of the condition.

Therefore, the requisite details have been provided, and Condition 17 can therefore be discharged without delay.

4 Conclusion

We are instructed by DAVOS Property Developments Limited to submit the enclosed application to discharge Conditions 5 and 17, relating to the redevelopment of Sovereign Industrial Park, Wilson Road, Huyton, Knowsley. The requisite details have been provided in order to discharge the condition.

We trust that this information is sufficient for you to validate this application and approve the details pursuant to the aforementioned condition. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Adam Cornish



Associate Director

enc.

cc. DAVOS Property Developments Limited