



GERALDEVE
A NEWMARK COMPANY

No. 1 Marsden Street
Manchester M2 1HW
Tel. +44 (0)161 259 0450
geraldev.com

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

Ref: DPA/AIA/U0020921

30 March 2023

Dear Sir or Madam,

The Town and Country Planning Act 1990 (as amended)

Submission of a Full Planning Application at Deacon Business Park, Moorgate Road North, Knowsley, L33 7RX

On behalf of our client, EEIP II Arundel Propco 2 Holdings Limited c/o EQT Exeter ("the Applicant"), Gerald Eve LLP is instructed to submit a full planning application to Knowsley Metropolitan Borough Council ("the Council") seeking permission for the redevelopment of Deacon Business Park, Moorgate Road North, Knowsley, L33 7RX.

The description of the proposed development is as follows:

"Demolition of existing accommodation and erection of warehouse (Use Class B8) with ancillary offices (Use Class E(g)), reconfigured points of access, new security gatehouses and associated works."

The planning application has been submitted electronically via the Planning Portal (ref: PP-11692202) and comprises the following documents:

Statutory Application Documents

- Planning Application Form (signed and dated)
- Land Ownership Certificates (signed and dated)
- Site Location Plan (1:1250) – Ref: 21241-UMC-0001-SI-DR-A-P1
- Design and Access Statement (February 2023) prepared by UMC Architects
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Drawing Pack prepared by UMC Architects

- Site Constraints Plan (1:1000) – Ref: 21631-UMC-XXXX-SI-DR-A-0001-A
- Existing Site Plan (1:1000) – Ref: 21241-UMC-0001-SI-DR-A-0501-P1
- Proposed Demolition Plan (1:100) – Ref: 21241-UMC-0001-SI-DR-A-0600-P1
- Proposed Site Plan (1:1000) – Ref: 21241-UMC-0001-SI-DR-A-0601-P1
- Proposed Building Layout (1:500) – Ref: 21241-UMC-0001-ZZ-DR-A-1001-P1
- Proposed Elevations (various scales) – Ref: 21631-UMC-0001-ZZ-DR-A-1301-P1
- Proposed Roof Plan (1:500) – Ref: 21241-UMC-0001-RF-DR-A-1002-P1
- Indicative Proposed Site Sections (1:500) – Ref: 21631-0001-ZZ-DR-A-1101-P1
- Proposed Site Sections (various scales) – Ref: 21631-UMC-0001-ZZ-DR-A-1102-P1
- Proposed Outdoor Amenities (1:100) – Ref: 21631-UMC-0002-SI-DR-A-0602-P1
- Proposed External Finishes Plan (1:1000) – Ref: 21241-UMC-0002-SI-DR-A-0701-P1
- Proposed Fencing Details (various scales) – Ref: 21241-UMC-0002-SI-DR-A-0702-P1
- Proposed Cycle Shelter Details (various scales) – Ref: 21241-UMC-0002-SI-DR-A-0703-P1
- Proposed Refuse Enclosure Details (various scales) – Ref: 21241-UMC-0002-SI-DR-A-0704-P1
- Proposed M&E Compound Details (various scales) – Ref: 21241-UMC-0002-SI-DR-A-0705-P1
- Proposed Gatehouse GA (various scales) – Ref: 21241-UMC-XXXX-SI-DR-A-2000-P1

Supporting Drawings

- Proposed Finished Floor and Site Levels (1:500) – Ref: T_22_2582_DRG-55-02-P1 prepared by Tier Consult
- Proposed Drainage Layout (1:500) – Ref: T_22_2582_DRG-55-01 prepared by Tier Consult
- Topographical Survey (1:1000) – Ref: 22312-22-01 prepared by Tier Consult
- Proposed Site Access Plan – North (1:500) – Ref: 3892-F01 prepared by Eddisons
- Proposed Site Access Plan – South (1:500) – Ref: 3892-F02 prepared by Eddisons

Supporting Documents

- Air Quality Assessment prepared by Redmore
- Arboricultural Impact Assessment (including Tree Survey, Tree Constraints Plan (TCP) and Tree Survey Schedule (TSS001)) prepared by Tyler Grange
- Archaeological Desk Based Assessment prepared by Salford Archaeology
- Biodiversity Metric
- Demolition Method Statement prepared by Tier Consult
- Drainage Calculations prepared by Tier Consult
- Energy & Sustainability Assessment prepared by Ridge
- Flood Risk Assessment prepared by Tier Consult
- Health Impact Assessment prepared by Pea Green
- Landscape and Visual Impact Assessment (including Landscape Strategy) prepared by Tyler Grange
- Lighting Assessment prepared by Redmore
- Noise Impact Assessment prepared by E3P
- Planning Statement (including S106 Head of Terms) prepared by Gerald Eve LLP
- Preliminary Ground Investigation Report prepared by Tier Consult
- Preliminary Ecological Assessment prepared by Tyler Grange

- Preliminary Risk Assessment prepared by Tier Consult
- Social Value Forecast prepared by Fusion21
- Social Value Strategy prepared by Fusion21
- Socio-Economic Assessment prepared by Amion
- Statement of Community Involvement prepared by UK Networks
- SUDS Maintenance Plan prepared by Tier Consult
- SUDS Pro Forma prepared by Tier Consult
- Transport Statement (including Travel Plan and Vehicle Swept Path Analysis) prepared by Eddisons
- Utility Assessment Report prepared by SMOP

The Preliminary Ecology Assessment identified low to moderate potential for bat roosts in two small buildings on site and therefore detailed bat surveys will be carried out in May/June 2023.

A payment has been made via BACS to the Planning Portal in the total amount of £94,895.00 (based on 42,850sqm GEA to be created by the development), which is the requisite statutory planning application fee in this instance.

I trust that you find the above to be in order and sufficient to validate this planning application. Should you require any additional information or clarification please contact Dominic Page of this office.

Yours faithfully,

Dominic Page
Partner