

Our ref: EW/AC/A260002
Your ref: 25/00556/FUL
Email:
Date: 21st May 2026



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

Submitted via Planning Portal (PP-14690875)

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended)
Section 73 application to vary Condition 1 (approved plans) and Condition 11
(Drainage) of application 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 Section 73 application to vary Condition 1 and Condition 11 of planning application reference 25/00556/FUL (dated 27th March 2026), at Sovereign Industrial Park, Wilson Road, Huyton, Knowsley ('the Application Site').

The application has been submitted via the Planning Portal (PP-14690875) and includes the following documents in line with your validation requirements:

- **Requisite application form, duly completed;**
- **Certificate B & Agricultural Holding Certificate;**
- **Notice to Owner & Cover Letter;**
- **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); and**
- **Approved and revised planning drawings:**





Drawing Reference	Drawing Title	Scale
Approved Plans to be replaced		
Proposed Site Plan	7182 – 600	1:500 @ A0
Unit A1 Proposed GA Ground Floor Plan	13579-AEW-B2-00-DR-A-0541 P01	1:200 @ A1
Unit A1 – Proposed Roof Plan	13579-AEW-B2-RF-DR-A-0543 P01	1:200 @ A1
Unit A1 Proposed GA Elevations Plan	13579-AEW-B2-XX-DR-A-0544 P01	1:200 @ A0
Revised Plans		
Proposed Site Plan	7182-041 Rev D	1:500 @ A0
Proposed Ground Floor Plan	7182-043 Rev B	1:250 @ A1
Proposed Roof Plan	7182-044 Rev B	1:250 @ A1
Proposed Elevations Plan	7182-045 Rev B	1:200 @ A1
Additional Plans		
Proposed Site Plan (Unit A1)	7182-042 Rev B	1:250 @ A1
Proposed Drainage Plan (Unit A1)	100.25195-ACE-ZZ-ZZ-DR-C-1008 P03	1:200 @ A1
Proposed Fencing and Gates Unit A1	7182-607	1:25 & 500 @ A1

A payment of £2,000 along with the administrative service charge has been made via the Planning Portal to cover 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.



A non-material amendment (ref. 23/02782/NMA) was approved on 5th September 2025, allowing changes to the timing triggers for Condition 5 (Vehicle Access) and Condition 6 (Cycle and Motorcycle Parking).

More recently, a Section 73 application (ref. 25/00556/FUL) 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 proposes the installation of external storage tanks within the service yard of Unit A1, together with relevant associated works, to accommodate the occupation of the unit by a tenant whose agreement is contingent upon planning approval. Associated works include minor amendments to the layout within the service yard and the elevations of the unit. Consequently, amendments are sought to Condition 1 (Approved Plans) and Condition 11 (Drainage), in order to update both the site layout and drainage arrangements pertaining to Unit A1.

The application is advanced on this basis.

2 Proposed Amendments

This application seeks to amend the approved plans listed in Condition 1 (Approved Plans) and add an additional drainage drawing to those approved under Condition 11 (Drainage) of planning permission reference 25/00556/FUL.

The proposed amendments can be summarised as follows:

- 8no. external tanks located within the service yard to the west of Unit A1 with surrounding bund;
- New storage area enclosure within northwestern corner of Unit A1 yard;
- Reintroduction of sprinkler tank and pump house abutting western elevation of Unit A1;
- New compressor housing along the western elevation of Unit A1;
- New fence and gate located between Unit A1 and the Retail Unit;
- New foul drainage tank along the southern elevation;
- Reduction of dock levellers along the southern elevation of Unit A1 from 11no. to 8no;
- Reconfiguration of level access doors on western elevation;
- Additional retaining wall protection within Unit A2 service yard;
- Revised escape route located at Unit A2 service yard access point;



- Additional gate and path added to Unit A2 service yard access point; and
- Existing retaining wall at the entrance to Unit A1 to be rebuilt and extended.

For the avoidance of any doubt, the amendment does not result in any changes to the approved building footprint, scale, height, or use.

The chemical storage area and additional tanks will be used for the storage of a mixture of chemicals¹. The proposed storage will be in line with the Control of Substances Hazardous to Health (COSHH) and Health and Safety Executive (HSE) guidelines, for safe and compliant chemical storage.

The tanks and chemical storage area will be fully enclosed within a bunded area. The chemical storage area will comprise 25kg drums which are fully sealed and labelled with the relevant chemical. Safety training will be provided to the employees and PPE will be used, where necessary. Regular checks of the storage containers will commence, to minimise any risk.

The necessary amendments to the conditions are set out below.

Amendment to Condition 1

The following approved plans are listed in Condition 1 and will be superseded to reflect the proposals pursuant to Unit A1 and its associated yard. Two additional drawings have been submitted to provide greater detail of the proposals at hand. The proposed and additional drawings to be listed in the condition are set out below.

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Approved Plans to be replaced		
Proposed Site Plan	7182 – 600	1:500 @ A0
Unit A1 Proposed GA Ground Floor Plan	13579-AEW-B2-00-DR-A-0541 P01	1:200 @ A1
Unit A1 – Proposed Roof Plan	13579-AEW-B2-RF-DR-A-0543 P01	1:200 @ A1
Unit A1 Proposed GA Elevations Plan	13579-AEW-B2-XX-DR-A-0544 P01	1:200 @ A0
Revised Plans		

¹ Sodium lauryl ether sulphate, sodium hypochlorite, cocamidopropyl betaine, surfactant, ethanol alcohol and benzalkonium chloride.



Proposed Site Plan	7182-041 Rev D	1:500 @ A0
Proposed Ground Floor Plan	7182-043 Rev B	1:250 @ A1
Proposed Roof Plan	7182-044 Rev B	1:250 @ A1
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This represents the extent of changes sought to Condition 2.

Amendment to Condition 11

The proposals request minor changes to Unit A1's service yard. The enclosed Proposed Drainage Plan (ref. 100.25195-ACE-ZZ-ZZ-DR-C-1008 P03) shows limited, minor revisions affecting only this area, adding a channel drain along the building.

Condition 11 (previously Condition 12) has previously been discharged under application reference 23/02782/COND1 (dated 1st October 2025).

This application seeks an amendment to the condition's wording to include a reference to the Proposed Drainage Plan for Unit A1. The proposed changes will not affect the remainder of the proposed site drainage and marries up with the approved Drainage Strategy (ref. P4) which remains applicable and is still consistent with the wider Application Site.

This represents the extent of changes sought to Condition 11.

3 Planning Considerations

Principle of Development

This application should not raise any in-principle concerns. The proposed amendment does not seek to introduce a new use, nor anything that would not be expected in a Primarily Industrial Area or alter the fundamental nature of the approved scheme. The development therefore remains compliant with the original planning permission in principle and the changes sought are to accommodate the pre-requisite needs of a specific occupier.

Design and Layout

The revised layout is confined solely to the Unit 1A service yard. New structures are proposed in the form of tanks and a small storage enclosure, which almost entirely abut the western elevation of the industrial warehouse. These structures are ancillary to the building, sit well within the wider context



of the Application Site and are an appropriate feature of the industrial environment. The siting of the tanks and compressor house in this location has been deliberately selected to ensure they are nestled against the warehouse, for operational reasons, to not conflict with the wider service yard and to ensure they do not result in visual impact.

Importantly, the proposed amendment does not result in any material increase in floorspace, nor does it lead to the loss of essential servicing, or operational areas. The layout continues to provide sufficient space for vehicle manoeuvring, servicing activities, and emergency access, with safe circulation routes and appropriate separation distances retained.

Regarding design, the proposals are essential infrastructure and contain vital functional elements that are intrinsic to the operation of the proposed occupier. Whilst utilitarian, their scale, form, and positioning are proportionate to the wider Application Site and the size of the unit as demonstrated in the Proposed Elevations Plan (ref. 7182-045 Rev B). Indeed, these proposals are consistent with the local distinctiveness, identity and character of the industrial estate along Wilson Road, which falls within the Primarily Industrial Area allocation. As such, their introduction does not raise design concerns and does not detract from the visual coherence of the Application Site when viewed in its wider industrial context.

The overall site layout, access strategy, and movement patterns remain fundamentally unchanged, ensuring that the development continues to operate in the manner previously approved. The proposals remain in line with Policies SD1 and CS19 of the Core Strategy and Policies CP3, DQ1 and DQ2 of the Replacement Unitary Development Plan.

Visual Impact and Amenity

The proposals are almost entirely confined to the western elevation of Unit A1 and its service area, where ancillary plant and infrastructure are an established and expected component of the built form. Indeed, in the case of the sprinkler tank and pump house the proposals seek to reintroduce these structures, albeit in a new form, in almost the identical location.

Crucially, the sprinkler tank, pump house and tanks sit against and within the shadow on Unit A1. As depicted on the Proposed Elevations (ref. 7182 – 045 Rev B) both the eaves and maximum height of Unit A1 sit above the new proposed tanks. This, combined with their siting against the unit, means their visual impact is very limited. From the north they are viewed, only partially and within the context of Unit A1, Unit A2 and Unit B and would not be visible from the east. From the south, the mature and dense vegetation and TPO area provides excellent screening into the Application Site. Any exposure would also be viewed against the backdrop of Units A1 and B with this view having previously looked onto the existing sprinkler tank and pump house. Finally, views from the west are heavily screened by the existing mature and dense vegetation and the proposals would be viewed in the shadow of Unit A1.



The operation of the tanks will not result in undue noise or vibration. There will be no associated increase in vehicle movements, servicing activity, or operational intensity. On the contrary, the proposals will result in the removal of three loading docks from the southern elevation and 1no. level access from the western elevation. As such, the proposal will not give rise to noise disturbance or loss of amenity for neighbouring occupiers.

Given the extensive justification outlined above, the proposal will not give rise to any undue visual impact or loss of amenity. The character, identity and appearance of the Application Site will be preserved, and the development will continue to read as a cohesive and well-integrated industrial scheme which is fitting of a Primarily Industrial Area allocation.

Drainage

The proposals will introduce new structures, including two bunds, within the external service yard of Unit A1 and therefore the updated drainage strategy proposes minor revisions to a limited area around Unit A1.

The updated drainage scheme has been prepared to ensure that surface water continues to be managed in a controlled and sustainable manner, in accordance with the strategy assessed and accepted as part of the original planning permission. Importantly, the revisions do not introduce any changes to the approved drainage hierarchy, discharge rates, or points of discharge from the Application Site.

From a flood risk perspective, the amended drainage arrangements do not increase the risk of flooding either on-site or off-site. The inclusion of the external tanks and small storage enclosure does not result in any increase in impermeable area beyond that already consented.

Overall, the drainage proposals represent a technical refinement arising from the updated drainage design, necessary to ensure the development operates in accordance with current drainage requirements and best practice. The proposal preserves the conclusions reached under the original consent and remains fully acceptable in drainage and flood risk terms.

4 Conclusion

We are instructed by our client, DAVOS Property Developments Limited, to submit the enclosed Section 73 application to vary Conditions 1 and 11 of planning consent ref. 25/00556/FUL, dated 27th March 2026. The changes arisen are entirely suited to the Application Site, a Primarily Industrial Area, and are to facilitate the occupation of an incoming occupier. The proposals have been carefully positioned to ensure they do not cause visual impact or a loss of amenity and instead integrate seamlessly with the approved layout. The changes are necessary to align with the operational requirements of the proposed occupier in relation to Unit A1.



We trust the enclosed is sufficient for you to register and validate this planning application, and we look forward to receiving confirmation in due course. However, if you require any additional information, please do not hesitate to contact me.

Yours faithfully,

Associate Director

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cc. DAVOS Property Developments Limited