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Our ref 5784/AM/JG

05 June 2026

Dear Sir/Madam,

Application for partial approval of details reserved by Condition 19 and approval of details reserved by Condition 20 attached to planning permission 25/00205/FUL:

'Variation of Conditions 3 & 4 Attached to Planning Permission 24/00427/FUL (Variation of Condition 3 Attached to Outline Planning Permission 22/00284/OUT) to Allow for a Second Vehicular Access Point to be Provided from Wilson Road.'

In relation to outline planning permission 22/00284/OUT:

'Demolition of Existing Buildings and Outline Application for the Erection of a Logistics Warehouse (Use Class B8) – Approval Sought for Access (Appearance, Layout, Landscaping and Scale Reserved for Future Approval)

At: 35 Wilson Road, Huyton, L36 6AE

We write on behalf of our client DJL Construction in respect of the above site.

An application has been submitted today via Planning Portal seeking approval of details reserved by Condition 19 and 20 attached to 25/00205/FUL for the above site, which was approved on 5 June 2025.

Condition 19(A) and (B)

'A. Risk Assessment

No development (excluding demolition works) shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include (were relevant):

- i. a survey of the extent, scale and nature of contamination.
- ii. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.'

The submitted Phase II Site Investigation report provides a site-specific risk assessment including the extent, scale and nature of contamination along with an assessment of potential risks to all relevant receptors, as required by Condition 19 Part A.

The submitted Remediation Strategy sets out an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan.

Condition 20

'No development shall commence (excluding the demolition of existing structures and site clearance) until. a. a scheme of intrusive investigations shall be submitted to and approved in writing by the Local Planning Authority to establish the risks posed to the development by past coal mining activity; and b. any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.'

The information submitted to satisfy this condition is as follows and is set out in the table below.

The submitted 'Performance Spec for Consolidation of Abandoned Mine Workings' sets out a detailed scheme of intrusive investigations, along with comprehensive remediation and mitigation measures.

Summary of Information Submitted

Condition	Information Submitted
19	- 18-824-R2-1 - Phase II GSA, Wilson Road, Huyton - May 2026

	- 18-824-L1 - Remediation Strategy Letter - Wilson Road - June 2026
20	- 18-824-R3 - Performance Spec for Consolidation of Abandoned Mine Workings - June 2026

I trust the information enclosed with this application is sufficient to discharge the condition in relation to the planning application ref: 25/00205/FUL and would be grateful for your written confirmation of this in due course.

The planning fee of £309.00 + service charge has been paid online by credit card via the Planning Portal.

Should you have any queries, please do not hesitate to contact me.

Sincerely,

Amy Murphy
Planning Consultant