



Knowsley 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: 23/02782/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: 14 November 2023

Date Valid: 17 November 2023

Address/Location Of Development:

**Sovereign Industrial Park
Wilson Road
Huyton
Knowsley**

Description of 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 3NO. 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.

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. 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.

3. 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 (2025)

4. The employment buildings (Use Class E (g) (iii) , B2, B8) hereby permitted shall be completed and available for use prior to the 1st 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 (2016) and saved policy EC3 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. No development shall take place until a scheme for the design and layout of the vehicular site access junctions has been 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

6. No development shall take place in any building until a scheme for the provision of cycle and motorcycle parking for said building, in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. Each scheme shall be implemented as approved before any part of the building in question 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.

7. During the first year of occupation of each unit, a Full Travel Plan, specific to the unit, and based on the framework Travel Plan set out in the approved documents 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.

8. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:
 - a. Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
 - b. Methods for dust control and suppression.
 - c. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - d. The areas for the storage of plant and materials.
 - e. A programme of works, including phasing
 - f. Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - g. Scheme for recycling/disposal of waste resulting from demolition and construction works
 - h. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.
 - i. Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).
 - j. Reasonable Avoidance Measures for the protection of badgers and hedgehog comprising of;
 - A pre-commencement check for badger and hedgehog mammals.
 - All trenches and excavations should have a means of escape (e.g. a ramp).
 - Any exposed open pipe systems should be capped to prevent mammals gaining access; and
 - Appropriate storage of materials to ensure that mammals do not use them.
 - k. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a trained Banksman (RoSPA or equivalent).

All site works shall then proceed only in accordance with the approved management plan.

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.

9. Prior to the occupation of any building hereby permitted the recommendations as per the noise reports, included with the application, by Tetra Tech, ref 784-B048969,

dated September 2024 and November 2024, shall be fully implemented. 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.

10. 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.

11. 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

12. Development shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out in Drainage Strategy and Flood Risk Assessment (Revision P4 dated 14/05/25). The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details. The surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the following elements:

- Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design criteria (1 in 100 + 40% CC). The impact of exceedance flows from and on adjacent land should also be considered. Calculations and plans should be provided to show where above-ground flooding might occur, where this would pool and flow and the maximum depth of flood flows shall be established and managed so as to mitigate the flood impact to people and buildings.

- An evaluation of impact of potential failure of the drainage system should be provided. The risk assessment should include for blockage of pipes, blockage of outlet structures/soakaway and risk of impediments across planned flood routing paths. The drainage design should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been considered to limit risk of failure.
- Demonstrating that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved during all phases of the development. In this case that an industrial yard is proposed, water quality risk to surface water bodies and groundwater should be assessed (screening risk or detailed risk assessment) and mitigation measures to be adopted to ensure that risk to both surface water bodies, and groundwater are effectively managed (see Table 26.1 of the SUDS Manual).
- Where third party agreements to construct sewers and/or to discharge flows are required, then written evidence of these agreements shall be provided. In this case, the United Utilities agreement on maximum discharge rate and discharge points will be required.
- A Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority.

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.

13. 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

14. 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.

15. 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

16. The submitted landscaping 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.

Prior to any above ground works an additional landscaping scheme for the South East corner of the site at Cronton Road/Wilson Road shall be submitted to and approved in writing by the Local Planning Authority. This additional 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.

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 H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the National Planning Policy Framework.

17. 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 Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

18. Prior to the installation of the 3m high 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.

19. 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 CS4 & 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.

20. Notwithstanding any description of materials in the application, no above ground construction works of any phase of development shall take place until samples and / or full specification of materials to be used externally on the buildings [to which they relate within that phase] have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

21. Prior to the commencement of any works to the sub stations 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-S2-	P04	Amended Retail Unit 1 - Sections.
26/03/2024	13579-AEW-XX-SI-DR-A-0506-S2	P01	Amended Proposed Indicative Site Section A - A
26/03/2024	13579-AEW-XX-SI-DR-A-0505-S2	P01	Amended Existing Site Section A - A.
26/03/2024	13579-AEW-B1-XX-DR-A-0515-S2	P06	Amended Retail Unit - Proposed Elevations
26/03/2024	13579-AEW-B1-00-DR-A-0512-S2	P05	Amended Retail Unit 1 - Ground Floor Plan
17/11/2023	13579-AEW-B1-RF-DR-A-0514-S2	P04	Retail Unit - Roof Plan.
15/05/2025	-	P4	DRAINAGE STRATEGY & FRA
15/05/2025	-	-	DRAINAGE STRATEGY AND FRA APPENDICES
19/02/2025	AT-1288LSCP/MMG T. PLAN	06	LANDSCAPE MANAGEMENT PLAN REVISED
12/02/2025	-	V2	Woodland Management Plan
13/12/2024	100.23083	-	TRANSPORT ASSESSMENT
13/12/2024	100.23083	-	NOISE TECHNICAL NOTE
17/11/2023	16176	-	SOCIAL VALUE STRATEGY

12/03/2025	AT.23.1288.101r 9	-	LANDSCAPING SCHEME
20/02/2025	13579-AEW-XX-SI-DR-A-0506	P03	PROPOSED SECTION A-A
13/12/2024	13579-AEW-B3-XX-DR-A-0539-S2-	P02	UNIT B PROPOSED GA SECTIONS
13/12/2024	13579-AEW-B3-XX-DR-A-0538-S2-	P04	UNIT B PROPOSED GA ELEVATIONS
13/12/2024	13579-AEW-B3-RF-DR-A-0537-S2-	P02	UNIT B PROPOSED GA ROOF PLAN
13/12/2024	13579-AEW-B3-01-DR-A-0536-S2-	P03	UNIT B PROPOSED GA FIRST FLOOR PLAN
13/12/2024	13579-AEW-B3-00-DR-A-0535-S2-	P04	UNIT B PROPOSED GA GROUND FLOOR PLAN
13/12/2024	13579-AEW-B2-XX-DR-A-0555	P01	UNIT A2 PROPOSED GA SECTIONS
13/12/2024	13579-AEW-B2-XX-DR-A-0554	P01	UNIT A2 PROPOSED GA ELEVATIONS
13/12/2024	13579-AEW-B2-RF-DR-A-0553-	P01	UNIT A2 PROPOSED GA ROOF PLAN
13/12/2024	13579-AEW-B2-01-DR-A-0552	P01	UNIT A2 PROPOSED GA FIRST FLOOR PLAN
13/12/2024	13579-AEW-B2-00-DR-A-0551	P01	UNIT A2 PROPOSED GA GROUND FLOOR PLAN
13/12/2024	13579-AEW-B2-XX-DR-A-0545-S2	P01	UNIT A1 PROPOSED GA SECTIONS
13/12/2024	13579-AEW-B2-XX-DR-A-0544-S2	P01	UNIT A1 PROPOSED GA ELEVATIONS
13/12/2024	13579-AEW-B2-RF-DR-A-0543-S2	P01	UNIT A1 PROPOSED GA ROOF PLAN
13/12/2024	13579-AEW-B2-01-DR-A-0542-S2	P01	UNIT A1 PROPOSED GA FIRST FLOOR PLAN
13/12/2024	13579-AEW-B2-00-DR-A-0541-S2	P01	UNIT A1 PROPOSED GA GROUND FLOOR PLAN
13/12/2024	13579-AEW-XX-SI-DR-A-0506	P03	PROPOSED INDICATIVE SITE SECTIONS
13/12/2024	13579-AEW-XX-00-DR-A-0801	P05	DEMOLITION PLAN (UNIT 01 AND 02)
13/12/2024	13579-AEW-00-SI-DR-A-0504-S2	P08	PROPOSED EXTERNAL WORKS
13/12/2024	13579-AEW-SI-XX-DR-A-1103	P04	PROPOSED SITE PLAN (OPTION 2A)
13/12/2024	13579-AEW-XX-XX-DR-A-0501-S2-P02	-	LOCATION PLAN
17/11/2023	A6081	-	TREE SURVEY, ARBORICULTURAL IMPACT

			ASSESSMENT & METHOD STATEMENT
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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:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY (2016)

CS1 - Spatial Strategy for Knowsley
 CS2 - Development Principles
 CS4 – Economy and Employment
 CS6 – Hierarchy of Centres and Retail Strategy
 CS7 - Transport Networks
 CS8 - Green Infrastructure
 CS19 - Design Quality and Accessibility in New Development
 CS21 - Greenspaces and Trees
 CS22 - Sustainable and Low Carbon Development
 CS24 - Managing Flood Risk
 CS27 - Planning and Paying for New Infrastructure

KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (Saved Policies 2009)

T5 - Location of Major Traffic Generating New Development
 T7 - New Development and Walking & Cycling Routes
 T8 - Transport Assessments
 T9 - Travel Plans
 DQ4 - Trees and Development
 ENV2 - Noise and Vibration
 ENV3 - Light Pollution
 ENV5 - Contaminated Land
 EC3 – Primarily Industrial Areas

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 (Mark Quinn on 0151 443 2223)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.

Informative

1. 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.
2. 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 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.

3. See attached letter from United Utilities dated 08.01.2025
4. See attached letter from Merseyside Fire and Rescue Service dated 06.12.2023



Executive Director - Regeneration and Economic Development

Date: 30 July 2025

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.

Knowsley Council
By email

Your ref 23/02782/FUL
Our ref DC/23/4123v5
Date 07-JAN-25

Dear Planning Team

Location: Sovereign Industrial Park, Wilson Road, Huyton, Knowsley.

Proposal: Partial demolition, reconfiguration and refurbishment of existing employment floorspace to create 2no. industrial warehouse buildings with ancillary offices (Classes E(g)(iii), B2 and B8) with dedicated servicing and car parking arrangements; erection of 1no. retail unit (Class E) with external display area and dedicated car parking and servicing arrangements; retention and amendment of existing site accesses along with internal estate roads; 2no. substations; landscaping; and associated works.

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION:

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design strategy 100.23083, Rev P3 - Dated 20.11.24 which was prepared by Adept. For the avoidance of doubt surface water must drain at the restricted rate of:

Area 1 15.24 l/s

Area 2 28.1 l/s

Area 4 23.1 l/s

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as a main river).

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'Contacts'.

When considering their drainage proposal, the applicant should investigate the existence of any pipelines and/or apparatus that might impact their detailed design (see Section 'UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE').

United Utilities will not carry out an assessment on the acceptability of submitted drainage proposals in relation to our water pipelines when responding to a planning application. It is the applicant's responsibility to ensure that any detailed drainage plans comply with our 'Standard Conditions for Works Adjacent to Pipelines' which can be found on our website: [Working near our pipes - United Utilities](#). Failure to consider existing pipelines when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and***
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.***

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

Water main

A water main is located in the vicinity of the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Public sewers

Public sewers cross the site, and we will not allow building over them. We require an access strip for maintenance or replacement of each sewer and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of each pipeline as this is likely to influence the required stand-off distance from any structure.

WATER EFFICIENCY IN NEW DEVELOPMENT

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

We request that a copy of this letter and the Appendix is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our **pre-development enquiry service**, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: [Building & Developing - United Utilities](#)

1.0 DRAINAGE DESIGN

1.1 The importance of sustainable drainage systems

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities, we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. **We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.**

2.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

2.2 Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see Section 4.0 'Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 4.0. 'Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application),

applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 4.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our charges 2024/25 | United Utilities](#) (Section 8.7).

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 4.0 'Contacts' (below).

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

4.0 CONTACTS

For advice on your development contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Email:

WATER (water mains, supply and metering):	DeveloperServicesWater@uuplc.co.uk
WASTEWATER (public sewers and drainage):	SewerAdoptions@uuplc.co.uk
SLUDGE PIPELINES:	DeveloperServicesWater@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

PROPERTY SEARCHES (FOR ASSET MAPS):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit [Property Searches | United Utilities](#)

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Merseyside Fire & Rescue Authority
Community Fire Protection
Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Email: dcconsultations@knowsley.gov.uk

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Alison Harrison
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 23/02782/FUL Our ref:00509464/1108784/AH/HH Date:6th December 2023

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 23/02782/FUL
PROPOSAL: 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
ADDRESS: Sovereign Industrial Park Wilson Road Huyton Knowsley

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- * In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.
- * Water supplies for firefighting purposes (Appendix B) should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- * **Industry**

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.

One to two hectares 35 litres per second.

Two to three hectares 50 litres per second.

Over three hectares 75 litres per second.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully

Alison Harrison

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

Appendix B - Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.

One to two hectares 35 litres per second.

Two to three hectares 50 litres per second.

Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.