



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00285/FUL

Name and address of applicant

HD001KIR Ltd
68 Gloucester Street
London
SW1V 4EF

Name and address of agent

Axis
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Date of Receipt: 2 May 2025

Date Valid: 7 May 2025

Address/Location Of Development:

Coopers Lane
Knowsley Industrial Park
Kirkby
Knowsley
L33 7TT

Description of Development:

VARIATION OF CONDITIONS 2 (APPROVED PLANS), 3 (DRAINAGE ASSESSMENT), 4 (FIRE STATEMENT), 7 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN), 8 (BUILD OVER AGREEMENT), AND 13 (BATTERY SAFETY MANAGEMENT PLAN) OF PLANNING PERMISSION 23/02008/FUL (PROPOSED DEVELOPMENT OF A BATTERY STORAGE FACILITY AND ASSOCIATED INFRASTRUCTURE)

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. Prior to commencement of development (except for clearance works), details of the means of ensuring the water main infrastructure within the site boundary is protected from damage shall be submitted to and approved by the Local Planning Authority in writing.

In the event that a diversion/diversions of the infrastructure or a build over agreement is required, the developer shall submit evidence to the Local Planning Authority that a diversion or build over has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to commencement of development, or in the event of a build over, that agreement has been reached with the relevant statutory undertaker prior to commencement of development.

Reason: In the interest of public health and to ensure protection of the public water supply.

4. Notwithstanding the submitted drainage assessment, no buildings shall be erected on site (including battery storage container or ancillary building), until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with saved Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

5. The battery storage hereby approved shall not be energised until the following documents have been submitted to and have been approved by, the local planning authority:

- a. Emergency Response Plan
- b. Risk Management Plan

The approved documents shall be implemented prior to energisation and retained as such hereafter.

Reason: In order to ensure adequate fire safety measures in place.

6. Prior to energisation of the battery storage hereby approved, a scheme for the provision of 10no. bird boxes and 6no. bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the boxes, where they would be sited and at what height they would be located. The boxes shall be implemented prior to energisation and retained at all times that the development is in use.

Reason: In the interests of biodiversity and mitigation and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

7. Notwithstanding the details shown on the approved drawings, the development shall not be energised until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a. Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- b. hard surfaced areas and materials,
- c. Replacement tree planting

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise 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 in accordance with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

8. Notwithstanding the lighting details provided, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The lighting shall be installed and used in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016

9. The development hereby permitted is granted for a temporary period of 40 years from the first export of electricity from the site. The development shall cease on or before expiry of this period and the site shall be decommissioned and restored in accordance with a previously submitted and approved scheme of decommissioning work (a Decommissioning Scheme) which shall include the details set out in condition 11. Written confirmation of date of first electricity export to the National Grid shall be provided to the Local Planning Authority within one month of the date of this taking place.

Reason: The development is granted for temporary period and to ensure appropriate decommissioning of the site at the end of the operation of the facility, in the interests of visual amenity and landscape character of the area and to enable the Local Planning Authority to re-assess the proposal on the expiry of the permission.

10. In the event that the site is no longer required for the purposes of electricity storage, or ceases to operate for a continuous period of 12 months prior to the expiring of the 40 year period, a Decommissioning Scheme shall be submitted to and approved in writing by the Local Planning Authority no later than 6 months from the end of the 12 month cessation period. The Decommissioning Scheme shall include the following:

- The removal of the battery storage, ancillary equipment and structures;
 - Works for the restoration of the site (including retention of landscape and ecological features);
 - A traffic management plan
 - Decommissioning management plan including a programme of implementation; and
 - An environmental and ecological management plan to incorporate measures for protecting habitat and wildlife during decommissioning works.
- The decommissioning works shall be implemented in accordance with the approved scheme.

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

11. Fixed plant and machinery associated with the development shall be designed to have a rating level that is at least 3dB(A) below the LA90 background noise level, during the relevant time period, as measured and assessed in accordance with BS4142: 2014.

Reason: To ensure that the occupiers of neighbouring properties do not suffer noise nuisance in the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006

12. No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: In the interests of residential amenities of neighbouring properties and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

13. The materials used for the scheme shall be in accordance with the (Updated Material Finishes Details) document received 3/2/26. The building shall be painted in accordance with the colours specified prior to energisation of the batteries.

Reason: In order to reduce visual impacts from the proposal.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/05/26	2569-02-CEMP	V4	CEMP
03/02/2026	-	-	Schedule of Materials
17/10/2026	-	-	Drainage Strategy
17/10/2026	-	-	Drainage Strategy Addendum
17/10/2025	-	Rev 9	Outline Battery Storage Safety Management Plan
17/10/2025	2569-02-001	Rev C	Site Location Plan
17/10/2025	2569-02-002	Rev D	Statutory Plan
17/10/2025	2569-02-003	Rev I	General Arrangement Plan
17/10/2025	2569-02-005	Rev B	Battery Storage Containers
17/10/2025	2569-02-006	Rev B	Inverter-Transformer Stations
17/10/2025	2569-02-007	Rev B	Switchgear Container
17/10/2025	2569-02-008	Rev B	Control Room
17/10/2025	2569-02-009	Rev D	Fencing and Security
17/10/2025	2569-02-012	Rev B	Site Access Arrangements
17/10/2025	2569-02-013		Auxiliary Transformer
17/10/2025	2569-02-014		Storage Container
17/10/2025	2569-02-015		Underground Attenuation Tank

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

CS2 - Development Principles
 CS4 - Economy and Employment
 CS7 - Transport Networks
 CS8 - Green Infrastructure
 CS19 - Design Quality and Accessibility in New Development
 CS24 - Managing Flood Risk
 SUE1 - Sustainable Urban Extensions and Safeguarded Land

SUE2 - Sustainable Urban Extensions - Development Principles

CS21 - Greenspaces and Trees

CS22 - Sustainable and Low Carbon Development

CS23 - Renewable and Low Carbon Infrastructure

**SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN
(ADOPTED JUNE 2006)**

ENV2 - Noise and Vibration

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 (Andrew Hunt on 0151 443 2204)

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.



Dale Milburn

Executive Director – PLACE

Date: 1 July 2026

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.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.