



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 25/00682/REM

Name and address of applicant

Linden Hill-Capital Assets-ALX Limited
c/o agent
Landmark, 1 Oxford Street
Manchester
M1 4PB

Name and address of agent

JLL
Landmark
1 Oxford Street
Manchester
M1 4PB

Date of Receipt: 19 December 2025

Date Valid: 19 December 2025

Address/Location Of Development

John Mason International Ltd
35 Wilson Road
Huyton
Knowsley
L36 6AE

Description of Development

**RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING
PERMISSION 25/00205/FUL. APPROVAL SOUGHT FOR APPEARANCE, LAYOUT,
LANDSCAPING AND SCALE FOR THE CONSTRUCTION OF LOGISTICS
WAREHOUSE (USE CLASS B8)**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Reserved Matters Approval 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 two years beginning with the date of this reserved matters approval.

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. Notwithstanding any description of materials in the application, no installation of external materials shall take place until samples and / or full specification of materials to be used externally on the building 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.

4. Prior to the installation of the photovoltaic panels and rooflights full details of these elements of the scheme (including specification, materials and colour finishes) should be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels and rooflights shall thereafter be installed in accordance with the approved details.

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.

5. Prior to the installation of any air source heat pumps full details of the air source heat pumps including location, appearance, materials and colour finish shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be installed in full accordance with the approved details.

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

6. Notwithstanding the details submitted prior to installation, details (including precise location, materials and colour finish) of all means of enclosure (including all fences and gates) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure indicated on the approved scheme shall be constructed in accordance with that scheme before the first occupation of the building hereby permitted.

Reason: In the interests of visual amenity, to ensure adequate maintenance access to the Logwood Mill Brook and to comply with Policies CS2, CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

7. Prior to the commencement / installation of the following elements, full details of these elements of the proposal (including materials and colour finishes) shall be submitted to and approved in writing by the Local Planning Authority:

1. sub-station
2. refuse store
3. cycle stores
4. plant housing
5. sprinkler tanks and
6. pump house

The substation, refuse store, cycle store, plant housing, sprinkler tanks and pump house shall be installed in accordance with the approved details prior to the first occupation of the warehouse building.

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.

8. Notwithstanding the landscaping scheme submitted prior to the first occupation of the development a detailed specification for the planting shall be submitted to and approved in writing by the Local Planning Authority. This shall include topsoil, amelioration including 'Tree backfilling material' and should consist of Previously prepared mixture of free draining topsoil and an Ameliorant / Conditioner, such as a Peat free compost at 7 Ltrs / pit and a UK origin mycorrhizal fungi including bio-additives, where the Mycorrhizal fungi component contains spores, mycelium, dried plant root containing mycelium and attapulgite clay, colonised by mycelium. The product should not contain fertilisers, and the additives should be proven to enhance mycorrhizal colonisation.

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 CS9 of the Knowsley Local Plan Core Strategy, adopted January 2016.

9. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The landscape management plan shall be implemented as approved before the development is occupied, or in accordance with a timetable agreed in writing with 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.

10. All hard and soft landscape works shall be carried out in accordance with the approved details shown on 13706-FPCR-XX-XX-DR-L-0002 REV P04 & 13706-FPCR-XX-XX-DR-L003 REV P04. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing.

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.

11. Prior to the commencement of development hereby permitted a Precautionary Working Method Statement (PWMS) shall be submitted to and approved in writing by the Local Planning Authority. The PWMS shall include:-

- A 5-metre works exclusion zone from the top of the bank at Logwood Mill Brook (fenced and demarcated);
- A pre-commencement check for water vole by an Ecological Clerk of Works (ECoW)
- Supervision of works within the 5-metre buffer zone by an ECoW.

The development shall thereafter be carried out in accordance with the approved method statement.

Reason: To ensure adequate protection for water voles in Logwood Mill Brook which are a protected species and to ensure compliance with Policy CS8 in Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/01/2026	5054-SP01 REV C	-	SWEPT PATH ANALYSIS
22/01/2026	5054-SP03 REV A	-	SWEPT PATH ANALYSIS
22/01/2026	5054-SP02 REV B	-	SWEPT PATH ANALYSIS
19/12/2025	HWR-KMA-XX-XX-DR-A-7004 REV P6	-	PROPOSED SITE PLAN
19/12/2025	HWR-KMA-XX-XX-DR-A-7000 REV P1	-	LOCATION PLAN
19/12/2025	HWR-KMA-XX-XX-DR-A-7002 REV P1	-	DEMOLITION PLAN (EXISTING SITE PLAN)
19/12/2025	HWR-KMA-XX-XX-DR-A-7005 REV P2	-	EXISTING AND PROPOSED SITE SECTIONS
19/12/2025	HWR-KMA-XX-XX-DR-A-7006 REV P2	-	PROPOSED BUILDING PLAN (GROUND FLOOR)
19/12/2025	HWR-KMA-XX-XX-DR-A-7007 REV P2	-	PROPOSED FLOOR PLANS (OFFICE EXCERPTS)
19/12/2025	HWR-KMA-XX-XX-DR-A-7011 REV P1	-	INDICATIVE ROOF PLAN
19/12/2025	HWR-KMA-XX-XX-DR-A-7008 REV P2	-	PROPOSED FLOOR PLANS (OFFICE EXCERPTS)
24/04/2026	T1306-HWR-7009	-	PROPOSED ELEVATIONS
19/12/2025	HWR-KMA-XX-XX-DR-A-7010 REV P2	-	PROPOSED BUILDING SECTIONS
15/05/2026	13706-FPCR-XX-XX-DR-L-0002	P04	LANDSCAPE PLAN (SHEET 1 OF 1)
19/12/2025	13706-FPCR-XX-XX-DR-L-0003	P04	LANDSCAPING PLAN (SHEET 2 OF 2)

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters 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

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

DQ4 - Trees and Development

National Planning Policy Framework

This informative is only intended as a summary of the reason(s) for the granting of Reserved Matters. 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.

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. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK Informative Note valid from 1st January 2025 until 31st December 2026

2. No tree felling, scrub clearance, hedgerow removal, vegetation management or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present.
3. The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

A handwritten signature in black ink, appearing to read "Dale Milburn". The signature is fluid and cursive, with the first name "Dale" being more prominent than the last name "Milburn".

Dale Milburn

Executive Director – PLACE

Date: 20 May 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. 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.**

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.