

**From:** Richard Gee richard@romansummer.com   
**Subject:** Fwd: Kirkby Valley Golf Club - Conditions  
**Date:** 9 October 2025 at 08:14  
**To:** McEvoy, Feargal feargal.mcevoy@knowsley.gov.uk



Hi Feargal

Just wanted to check that Karen forwarded the email below / attached?

Regards

Richard

Richard Gee **Director**  
0778 971 0352

**Roman Summer Associates Ltd**  
Haweswater House, Waterfold Business Park,  
Bury, Lancashire, BL9 7BR  
Telephone: 01706 829 592  
richard@romansummer.com www.romansummer.com



Begin forwarded message:

**From:** Richard Gee <richard@romansummer.com>  
**Subject:** Re: Kirkby Valley Golf Club - Conditions  
**Date:** 30 September 2025 at 22:07:17 BST  
**To:** Planning Conditions <planning.conditions@knowsley.gov.uk>

Hi Karen

Please find attached an updated version of the CMS to include an extra section on waste management in response to your email below.

Please note that that this particular Site Waste Management Plan relates solely to the first phases of golf course and landscape works. The building phases will be delivered much further down the line and any waste management will be subject to as yet unknown / un-appointed contractors and and their own as yet unknown practices. When we reach those later phases, we will of course apply at that stage to discharge Condition 32 in specific relation to those phases of work.

That said, at this stage in the process, we seek discharge of the condition in respect of only the golf course and landscape works.

Please also note that, because the attached document relates to a number of conditions, we are submitting it in support of all of those, namely **Conditions 4, 5, 11, 32 and 38**.

Regards

Richard



2510930\_CMS  
PRESE...EY.pdf

Richard Gee **Director**  
0778 971 0352

**Roman Summer Associates Ltd**  
Haweswater House, Waterfold Business Park,  
Bury, Lancashire, BL9 7BR  
Telephone: 01706 829 592  
richard@romansummer.com www.romansummer.com



On 26 Sep 2025, at 14:05, Planning Conditions <planning.conditions@knowsley.gov.uk> wrote:

Hi Richard

Further to the meeting taking place, I have a response on condition 32 as below.

*The applicant has submitted a Construction Management Statement (International Design Group, September 2025) to discharge Condition 32 (Site Waste Management Plan SWMP). However, as no SWMP has been submitted the condition cannot be discharged. I am aware that a significant importation of material is required (under a Materials Management Plan) to facilitate the development. The reporting of which can be used for Waste Planning Purposes. However, this does not consider the other waste generated during development.*

The Waste Planning Policy WM8 checklist can be found here [Publications – Merseyside Environmental Advisory Service](#)

Kind regards,

**Karen Darlington**  
**Development Monitoring Officer**  
**Planning**

Telephone: **0151 443 2066**

Knowsley Council, United Library, Old Moor, United Kingdom, L30 6PD

**From:** Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)>  
**Sent:** 26 September 2025 07:17  
**To:** Kilroe, Alan <[Alan.Kilroe@knowsley.gov.uk](mailto:Alan.Kilroe@knowsley.gov.uk)>  
**Cc:** Planning Conditions <[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>; Michael Hanlon <[michael@greencirclestates.com](mailto:michael@greencirclestates.com)>; Martin at Zig Zag Environmental <[martin@zigzagenviro.com](mailto:martin@zigzagenviro.com)>; Andrew Craven <[andrew.craven@internationaldesigngroup.co.uk](mailto:andrew.craven@internationaldesigngroup.co.uk)>  
**Subject:** Re: Letter of concern and request for meeting - Kirkby Valley Golf Club - Conditions

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Sorry Alan, but I just realised that I referred to the Conditions Tracker, but neglected to send it to you. I have attached it to this email.

Richard

PS I heard yesterday from Karen that MEAS has confirmed they are happy about the WSI, so subject to receiving the official discharge notice, that condition (Condition 30) should soon change from orange shading to red shading

<image006.jpg>

On 26 Sep 2025, at 07:12, Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)> wrote:

Hi Alan

Many thanks for this, and if you do need anything else in the meantime, just shout!

Regards

Richard

<Richard Gee email sig V2.jpg>

On 25 Sep 2025, at 23:06, Kilroe, Alan <[Alan.Kilroe@knowsley.gov.uk](mailto:Alan.Kilroe@knowsley.gov.uk)> wrote:

Hi Richard thank you for your email.

I have asked EH to pull a meeting together with MEAS and Planning. Once we have met and understood their position etc we will meet to discuss.

Alan

**Alan Kilroe** (He/Him)  
**Head of Planning & Building Control**  
**Planning**

Telephone: [0151 443 2315](tel:01514432315)  
Mobile: [07775221956](tel:07775221956)

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB

**From:** Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)>  
**Sent:** 25 September 2025 09:47  
**To:** Kilroe, Alan <[Alan.Kilroe@knowsley.gov.uk](mailto:Alan.Kilroe@knowsley.gov.uk)>  
**Cc:** Planning Conditions <[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>; Michael Hanlon <[michael@greencirclestates.com](mailto:michael@greencirclestates.com)>; Martin at Zig Zag Environmental <[martin@zigzagenviro.com](mailto:martin@zigzagenviro.com)>; Andrew Craven <[andrew.craven@internationaldesigngroup.co.uk](mailto:andrew.craven@internationaldesigngroup.co.uk)>  
**Subject:** Letter of concern and request for meeting - Kirkby Valley Golf Club - Conditions

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Alan

I hope you are well.

Can we please request that you get back involved in this as a matter of urgency, based on the attached letter (from me) and the two attached letters in respect of certain conditions?

You will see that we are respectfully requesting a meeting to discuss and resolve this untenable situation, so if you are agreeable could you please suggest a couple of possible time/date options?

Regards

Richard

<image006.jpg>

Begin forwarded message:

**From:** Planning Conditions <[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>  
**Subject:** RE: Kirkby Valley Golf Club - Conditions  
**Date:** 17 September 2025 at 08:56:13 BST  
**To:** Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)>

Hi Richard

Please find attached a request for further information for condition 5 and 9. Also a request for condition 8A attached.

Kind regards,  
**Karen Darlington**  
**Development Monitoring Officer**  
**Planning**

Telephone: [0151 443 2066](tel:01514432066)

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB

<image001.jpg>

<image002.jpg>

<image003.jpg>

<image004.png>

<image005.jpg>

---

**From:** Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)>  
**Sent:** 16 September 2025 13:16  
**To:** Planning Conditions <[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>  
**Subject:** Kirkby Valley Golf Club - Conditions

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

[Secured by Check Point](#)

Hi Karen

Sorry to chase and I do appreciate how responsive you have been in dealing with these conditions, but is it possible to update me on where things are up to?

We would like to know the status of all live conditions as shaded orange in the attached Tracker, all of which were submitted over 3 months ago and are placing a serious burden on the delivery of the project.

The only condition that rests with us is Condition 30 (archaeology), but I can confirm that our archaeologist is liaising closely with Alison at MEAS, and I understand that the WSI is now very close to being finalised / signed off by Alison. As soon as it is, I will issue the final version to you. Hopefully later this week.

If you can please provide an update, because my client is (not unreasonably after 3+ months) becoming rather frustrated to see that sea of orange in the tracker. He wants to see a sea of red!

Many thanks

Richard

<image006.jpg>

On 15 Sep 2025, at 13:07, Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)> wrote:

Hi Karen

Please see the further adjusted CMP adjusted as below:

Phase 1 infill planting has been updated to October 2025

The car park landscaping and the car park itself are both scheduled for completion in August 2029.

Phase 2b is expected to be completed in April 2029.

Regarding the query about the program delay, the gap between the Highways Works completion and the start of Phase 2b is primarily due to weather conditions. Constructing golf courses is not feasible during heavy rainfall, and we anticipate losing significant time during November, December, January, and February. Additionally, heavy rain can occur in other months, potentially extending these delays.

Each cessation of work necessitates a costly and time-consuming demobilisation and subsequent remobilisation. In many comparable cases, it is not uncommon for golf course works such as this to be delayed by up to five months annually due to rain alone. We will start immediately but there will be lots and lots of stops.

I hope this meets with expectations and can now be approved.

Regards

Richard

<Richard Gee email sig V2.jpg>

Re:in forwarded message:

From: Planning Conditions <planning.conditions@knowsley.gov.uk>  
Subject: RE: Kirkby Valley Golf Club - updated CMP for Conditions: 4, 5, 11, 28 and 32  
Date: 11 September 2025 at 15:39:37 BST  
To: Richard Gee <richard@romansummer.com>

Hi Richard

There are further queries for condition 4 which I have listed below (in red).

1. There appears to be a large gap in between the Highways Works completion and the next phase (2b) starting. Is there a specific reason for this ?

No answer has been provided to this query. Highway works completed December 2025 . Par 3 academy starting October 2026 – This results in 10 months with no works taking place? What is the reason for this ?

2. Landscaping - Phase 1 infill of perimeter landscaping - completion date August 2025 - this has now passed, has this been completed or should the date be revised?

Date not changed – has this landscaping been completed or should the date be changed ?

3. Landscaping - Phase 6 car park planting shows a completion date of August 2029 , should this be August 2028 as the car park is due for completion August 2028.

This should be changed to August 2028 when the car park is due for completion.

4. Figure 7 – Phase 2b appears to be Incorrect – it states completion date October 2026 – Opens April 2029 but section 6 of the document states Phase 2b Completion is April 2029 which would mean works would commence October 2026.

Please let me have your amendments as soon as possible.

Kind regards,  
**Karen Darlington**  
Development Monitoring Officer  
Planning

Telephone: 0151 443 2066

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB

<image001.jpg>

<image002.jpg>

<image003.jpg>

<image004.png>

<image005.jpg>

From: Richard Gee <richard@romansummer.com>  
Sent: 10 September 2025 20:57  
To: Planning Conditions <planning.conditions@knowsley.gov.uk>  
Subject: Kirkby Valley Golf Club - updated CMP for Conditions: 4, 5, 11, 28 and 32

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point.

Hi Karen

Please see the attached a further amended version of the CMP in response to **both** the comments of your highways team **and** the requests for the dates of the construction programme to be adjusted (largely in response to the fact that it is taking a long time to have conditions discharged).

Please bear in mind that this document is submitted in support of **all** of the following conditions: **4, 5, 11, 28 and 32**.

I hope this is now in order and that all of those conditions can now be discharged, but please do let me know if you need anything else.

#### Summary of Amendments to the Construction Management Plan

1. **Page 6** – Contractor car parking provision expanded to **20 spaces**. Any overflow parking will be accommodated in the **existing golf club car park**.
2. **Page 8, Figure 10** – Delivery vehicle parking layout updated to show provision for **7 vehicles**.
3. **Page 8, Section 11** – Confirmed that there are **no speed restrictions on Valley Road itself**.
4. **Page 8, Section 11** – All vehicles will **exit the site in forward gear**.

5. **Page 8, Section 11** – Vehicles may **enter the site from either direction** off Valley Road.
6. **Page 8, Section 13** – Site signage to **comply with UK DfT Traffic Signs Manual Chapter 8, Part 1**.
7. **Page 9, Section 14** – The road sweeper will **not operate between 07:00–09:30 and 15:30–18:00** unless absolutely necessary.
8. **Timings adjusted on page 4 and figure 7 (page 5)**

Regards

Richard

<image006.jpg>

On 10 Sep 2025, at 09:14, Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)> wrote:

Hi Karen

I'll take a look at those dates, but the obvious point to make about the slippage of certain of those is that delays getting the conditions signed off has an inevitable knock-on impact on the projected timescales, and hence certain of those dates have now slipped. Those dates were correct when we submitted it, but for obvious reasons are now slightly out of date.

I will speak with my client and adjust / double the dates, and then reissue, and hopefully this can then be signed off quickly. What neither of us want to happen is if we experience further delays with the conditions discharge, which then means that the dates will slip yet again, and we end up having to adjust the dates a third time, as we then end up in a frustrating 'circle' that cannot be closed off.

Please leave it with me and I'll get those dates double checked / tweaked quickly.

Regards

Richard

<Richard Gee email sig V2.jpg>

On 10 Sep 2025, at 09:06, Planning Conditions  
<[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)> wrote:

Good morning Richard

Please find below queries regarding condition 4.

1. For clarity please clarify the commencement date for each phase of the development.
2. There appears to be a large gap in between the Highways Works completion and the next phase (2b) starting. Is there a specific reason for this ?
3. The Valley Road Highway Works have a completion date of August 2025 - have these works already been completed or should this date be revised ?
4. Landscaping - Phase 1 infill of perimeter landscaping - completion date August 2025 - this has now passed, has this been completed or should the date be revised.
5. Landscaping - Phase 6 car park planting shows a completion date of August 2029 , should this be August 2028 as the car park is due for completion August 2028.

Please let me have your response as soon as possible.

With regards to Condition 30 – I have consulted MEAS again with your attachment, requesting an urgent review of the document.

Thank you  
**Karen Darlington**  
**Development Monitoring Officer**  
**Planning**

Telephone: **0151 443 2066**

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB

- - - - -

---

**From:** Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)>  
**Sent:** 08 September 2025 18:08  
**To:** Planning Conditions <[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>  
**Subject:** Kirkby Valley Golf Club - Condition 30 (archaeology)

EXTERNAL  
EMAIL - This  
email was sent  
by a person  
from outside

your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by  
Check Point

Hi Karen

Can we please have some feedback / clarity on Condition 4 as per the below.

Also - regarding Condition 30 (archaeology) - please see the attached WSI pursuant to that.

Regards

Richard

<image006.jpg>

On 5 Sep 2025, at 13:38, Richard Gee  
<[richard@romansummer.com](mailto:richard@romansummer.com)> wrote:

Hi Karen

Thanks for this.

Can I please ask who the "appropriate party" is?

Regards

Richard

<Richard Gee email sig V2.jpg>

On 5 Sep 2025, at 13:24, Planning Conditions  
<[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)> wrote:

Hello Richard

Thank you for your email.

I've consulted the appropriate party this morning and hope to be in a position to respond as quickly as possible regarding condition 4.

With regards to condition 5, MEAS are our consultee on behalf of Environmental Health for certain conditions and I understand there should be a response next week.

Kind regards,  
**Karen Darlington**  
Development Monitoring Officer  
Planning

Telephone: 0151 443 2066

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB

- - - - -

From: Richard Gee <[richard@romansummer.com](mailto:richard@romansummer.com)>  
Sent: 04 September 2025 13:04  
To: Planning Conditions  
<[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>  
Subject: Kirkby Valley Golf Club - Conditions 11, 4 and 5

EXTERNAL EMAIL -  
This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by  
Check Point

Hi Karen

That is good news about Condition 35. I have updated the Tracker to reflect that and I attach the updated version for your records if that is at all helpful to you.

In terms of the highways comments on Condition 11 (CMS), those appear to be fairly minor and reasonable requests, so I have asked the author of that report to insert those points and issue the updated report. Hopefully that will enable the discharge of that condition.

In terms of **Condition 4**, are you referring to your email below of 27th August?

<image006.png>

If that is the email you are referring to, I answered it on the same day - see my attached email.

At risk of repetition, what more - **exactly** - are you expecting to be submitted in respect of Condition 4?

That condition is very clear and simple. It asks for a Global Phasing Plan of the entirety of the approved application. Nothing more and nothing less than that.

That is precisely what we have submitted, and it is frustrating that - over 2.5 months after we issued it - we are still no clearer on the position, and we now appear to be going round in circles. If you feel there is something missing from that submission, you need to tell us now - **exactly** - what it is. You cannot be requesting extra information that goes above and beyond what the condition requires. That is wholly unreasonable.

You have the global phasing plan and all of the anticipated timeframes for the delivery of each element of the development. That's what the condition asks for, and that's what has been submitted.

Can you please urgently explain what you consider to be problematic that is delaying the discharge of what is ultimately an extremely simple condition?

In terms of **Condition 5**, it's disappointing that that has been with you for over 2.5 months, but only last week it seems was a decision made to consult MEAS. Frankly I don't quite see what relevance that condition is to MEAS, as it seems far more relevant to your own Contaminated Land team. But at least they have been consulted and I suppose we now have no option but to sit back and allow yet another 3 or so weeks to pass by while MEAS look at it.

All of this is holding back development, and the response to Condition 4 is especially frustrating given that we appear to be going round in circles, with next to no explanation of why you consider the submitted information to be deficient.

Can you please get back quickly on that, and if you do see an issue with Condition 4, can I suggest we have a meeting to discuss it, so that my client can understand exactly what the issue is?

Regards

Richard

<image007.jpg>

On 4 Sep 2025, at 10:34, Planning Conditions  
<[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)> wrote:

Hi Richard

Thank you for your email.

As you are aware each condition needs to go out to consultation before discharging. I am totally dependent on the response of the consultees before I can proceed/discharge the conditions in question. Condition 4 – Knowsley requested additional information from

you on 27<sup>th</sup> August 2025. Condition 5 -  
I consulted MEAS on your behalf on  
27<sup>th</sup> August 2025.

I have now attached the formal  
discharge letter for condition 35 – Bat  
Roost Trees. I have also attached a  
further information letter for condition 11  
– Construction Management Plan (CMS  
Presentation submitted 18/08/2025).

Kind regards,

**Karen Darlington**  
**Development Monitoring Officer**  
**Planning**

Telephone: [0151 443 2066](tel:01514432066)

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB

- - - - -

---

**From:** Richard Gee  
<[richard@romansummer.com](mailto:richard@romansummer.com)>  
**Sent:** 04 September 2025 08:07  
**To:** Planning Conditions  
<[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>  
**Subject:** Re: 21/00744/COND2 -  
Conditions 33 and 36

EXTERNAL  
EMAIL -  
This email  
was sent by  
a person  
from outside  
your  
organization.  
Exercise  
caution  
when  
clicking  
links,  
opening  
attachments  
or taking  
further  
action,  
before  
validating its  
authenticity.

**Secured by**  
**Check**  
**Point**

Hi Karen

Can you please update on the conditions as we  
need to move forward with the development?

You said you were taking advice about Conditions  
4 and 5. Have you had that advice?

Can we please arrange a TEAMS meeting this  
week if there is any confusion about any of those,  
but as far as we are concerned we have provided  
everything those request, so we are unclear on any  
confusion.

Regards

Richard

<image006.jpg>

On 27 Aug 2025, at 14:51, Richard  
Gee <[richard@romansummer.com](mailto:richard@romansummer.com)>  
wrote:

Hi Karen

I've now received 2 separate  
discharge notices (with different  
dates) for Conditions 33 and 36.

I'll wait to hear back about C5, but  
if there is any confusion perhaps a  
quick TEAMS would be a good  
idea?

In terms of C4, as far as we are  
concerned, all of the requirements  
are dealt with in the submitted CMS  
(updated on 18th August).

Even though it is a long condition,  
its requirements are in fact very  
simple, requiring a Global Phasing  
Plan of the entirety of the approved  
application, which sets out the  
phasing and timing details of each  
phase, including opening times.

All of that information is provided  
in the CMS, and I am not sure what  
else would be required



You ask for a copy of the CMP, but that is not a requirement of Condition 4?

We have of course submitted the CMP pursuant to Condition 11, and we have also submitted a CEMP, which has been discharged via Condition 33.

I am struggling to understand what more you need for Condition 4, as there is nothing further we can add in respect of its specific requirements.

Can you please clarify?

Regards

Richard



On Wed, 27 Aug 2025 at 11:27, Planning Conditions <[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)> wrote:

Hi Richard

Please find attached the formal discharge letters for:

C33 – CEMP  
C36 – Bird & Bat Boxes.  
The plans state that the boxes will be installed between October 2025 and January 2026. The details can therefore be accepted and the boxes should now be installed in line with the submitted plans.

C8A – I have consulted the appropriate party this morning following receipt of supplementary information received 26/08/2025.

C5 – Detailed Phasing Plan. There seems to be some confusion regarding this condition and the way it is linked to condition 4 (Global Phasing Plan)  
See below. I have consulted the appropriate party this morning and I'm waiting for their response.

C4 - I've been asked to request information about the documents (you have already submitted) which relate to condition 4.  
Apart from the CMS presentation document submitted on 31/07/2025 there doesn't seem to be a full copy of the CMP or any other supporting documents for the discharge of Condition 4.  
Please supply a full list of documents to be reviewed for this condition.

Kind regards,  
**Karen Darlington**  
**Development Monitoring Officer**  
**Planning**

Telephone: [0151 443 2066](tel:01514432066)

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB

- - - - -

---

**From:** Richard Gee  
<[richard@romansummer.com](mailto:richard@romansummer.com)>  
**Sent:** 27 August 2025 09:37  
**To:** Planning Conditions  
<[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>  
**Cc:** Hunt, Andrew  
<[Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)>

.gov.uk>  
Subject: Re:  
21/00744/COND2 -  
Conditions 33 and 36

EXTERNAL  
EMAIL -  
This email  
was sent by  
a person  
from outside  
your  
organization.  
Exercise  
caution  
when  
clicking  
links,  
opening  
attachments  
or taking  
further  
action,  
before  
validating its  
authenticity.

Secured by  
Check  
Point

Hi Karen

That sounds promising  
for Conditions 5, 33 and  
36.

I have attached the  
latest version of the  
Tracker.

Cheers

Richard

<image006.jpg>

On 27 Aug  
2025, at  
09:19,  
Planning  
Conditions  
<[planning.co  
nditions@kn  
owsley.gov.u  
k](mailto:planning.conditions@knowsley.gov.uk)> wrote:

Hi Richard

Please could  
you provide  
your tracker  
again for me  
to update you  
on the  
conditions. It  
seems  
conditions 5,  
33 and 36 are  
pending  
discharge so  
you should  
receive the  
formal  
discharge  
letters shortly.  
Regarding  
condition 8 - I  
can see that  
you have  
provided  
supplementar  
y evidence so  
this may  
need to go  
back for  
further  
consultation.  
I will let you  
know shortly.

Kind regards,  
**Karen Darlington**  
Development Monitoring Officer  
Planning

Telephone: [0151 443 2066](tel:01514432066)

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB

- - - - -

From:

Richard Gee  
<[richard@romansummer.com](mailto:richard@romansummer.com)>  
Sent: 19 August 2025 16:09  
To: Planning Conditions  
<[planning.conditions@knowsley.gov.uk](mailto:planning.conditions@knowsley.gov.uk)>  
Cc: Hunt, Andrew  
<[Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)>  
Subject: Re: 21/00744/CO ND2 - Conditions 33 and 36

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Thanks Andrew

Karen - could you please provide an update on those orange shaded conditions on my Tracker?

Regards

Richard

<image006.jpg>

On 19 August 2025, at 15:56, Hunt, Andrew <[Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)> wrote:  
  
Hi  
R

hard, Thanks for your email, Due to the backlog in discussing characterizing conditions and staff absence, I am helping with some of the conditions. For the conditions that y-

u  
u  
h  
a  
v  
e  
l  
a  
s  
t  
h  
a  
d  
c  
o  
n  
t  
a  
c  
t  
w  
i  
t  
h  
K  
a  
r  
e  
n,  
i  
t  
w  
o  
u  
l  
d  
p  
r  
o  
b  
a  
b  
l  
y  
b  
e  
b  
e  
s  
t  
t  
o  
g  
o  
t  
o  
h  
e  
r  
f  
o  
r  
a  
n  
u  
p  
d  
a  
t  
e.  
A  
n  
y  
c  
o  
n  
d  
i  
t  
i  
o  
n  
s  
w  
h  
e  
r  
e  
I  
w  
a  
s  
t  
h  
e  
l  
a  
s  
t  
p  
e  
r  
s  
o  
n  
t  
o  
e  
m  
a  
i  
l,  
i  
t  
i  
s  
b  
e  
s  
t  
t  
o  
a  
s  
k  
m  
e  
f  
o  
r  
a  
n  
u  
p  
.

a  
at  
e.

N  
ot  
e  
d  
in  
te  
r  
m  
s  
of  
c  
o  
n  
di  
ti  
o  
n  
3  
0.

K  
in  
d  
R  
e  
g  
a  
r  
d  
s

**Andrew Hunt**  
**Senior Planner**  
**Planning**

Telephone: [0151 443 2204](tel:01514432204)

Knowsley Council, Huyton Library, Westmorland Road, Huyton, Knowsley, L36 9FB

- - - - -

F  
r  
o  
m  
:  
R  
ic  
h  
a  
r  
d  
G  
e  
e  
<  
r  
i  
c  
h  
a  
r  
d  
@  
r  
o  
m  
a  
n  
s  
u  
m  
m  
e  
r  
c  
o  
m  
>  
S  
e  
n  
t:  
1  
9  
A  
u  
g  
u  
s  
t  
2  
0  
2  
5  
1  
4:  
2  
7  
T  
o  
:  
H  
u  
n  
t

Andrew <Andrew.Hunt@knowsl.ygo.vu.k>; Planning Conditions <planning.conditions@knowsl.ygo.vu.k>  
Subject: Re: 21/0074/COND2 - Conditions 33a n

d  
3  
6

EXTERNAL  
EMAIL -  
This email  
was sent by  
a person  
from outside  
your  
organization.  
Exercise  
caution  
when  
clicking  
links,  
opening  
attachments  
or taking  
further  
action,  
before  
validating its  
authenticity.

Secured by  
[Check  
Point](#)

T  
h  
a  
n  
k  
s  
f  
o  
r  
t  
h  
i  
s  
A  
n  
d  
r  
e  
w

C  
a  
n  
I  
j  
u  
s  
t  
c  
h  
e  
c  
k  
w  
h  
e  
t  
h  
e  
r  
y  
o  
u  
h  
a  
v  
e  
n  
o  
w  
t  
a  
k  
e  
n  
o  
v  
e  
r  
a  
l  
l  
o  
f  
t  
h  
e  
c  
o  
n  
d  
i  
t  
i  
o  
n  
s  
,  
o  
r  
i  
s



^  
a  
r  
e  
n  
s  
t  
i  
l  
l  
h  
a  
n  
d  
i  
n  
g  
s  
o  
m  
e  
o  
f  
t  
h  
e  
m  
?

It's good that a hand full have now been discharged, but I am wondering how the others shade or ange o

not the attached Tracker are recommended in going? Would your Kar en be able to update on those please? I n t e r m s o f t h e a r c h a e o l o g y c o n d i t i o n (

no. 30), I know that there is a meeting tomorrow between MEAS and our architectologist, so I am hoping to be able to discuss an updated report on

t h a t v e r y s o o n . R e g a r d s R i c h a r d [Image006.jpg](#)

On 19 Aug 2025, at 11:33, Hunt, Andrew <[Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)>

K  
>  
w  
r  
o  
t  
e  
:  
  
D  
e  
a  
r  
R  
i  
c  
h  
a  
r  
d  
,  
  
P  
l  
e  
a  
s  
e  
f  
i  
n  
d  
a  
t  
t  
a  
c  
h  
e  
d  
i  
s  
c  
h  
a  
r  
g  
e  
o  
f  
c  
o  
n  
d  
i  
t  
i  
o  
n  
l  
e  
t  
t  
e  
r  
f  
o  
r  
c  
o  
n  
d  
i  
t  
i  
o  
n  
s  
3  
3  
a  
n  
d  
3  
6  
.  
  
K  
i  
n  
d  
R  
e  
g  
a  
r  
d  
s

**Andrew Hunt**  
**Senior Planner**  
**Planning**

Telephone: [0151 443 2204](tel:01514432204)

Knowsley Council, Huyton Library, Westmorland Road, Huyton, Knowsley, L36 9FB

-----

This e-mail and any attachments are confidential. It may contain information privileged

ed information and is intended for the named recipient(s) only. It must not be

i  
s  
t  
r  
i  
b  
u  
t  
e  
d  
w  
i  
t  
h  
o  
u  
t  
c  
o  
n  
s  
e  
n  
t  
. If you are not one of the intended recipients, please



case notwithstanding these sender-recipient mediatedately and don't disclose, distribute, or retain

this email or any part of it and do not take any action on based on it. Unless expressed

s  
s  
l  
y  
s  
t  
a  
t  
e  
d  
,  
o  
p  
i  
n  
i  
o  
n  
s  
i  
n  
t  
h  
i  
s  
e  
m  
a  
i  
l  
a  
r  
e  
t  
h  
o  
s  
e  
o  
f  
t  
h  
e  
i  
n  
d  
i  
v  
i  
d  
u  
a  
l  
s  
e  
n  
d  
e  
r  
,  
a  
n  
d  
n  
o  
t

of Knowsley MBC. Legally binding obligations can only be created for, or between

tered into one behalf of , Knowsley MBC by duly authorised or issued officer or representative

a  
t  
i  
v  
e  
s  
·  
K  
n  
o  
w  
s  
l  
e  
y  
M  
B  
C  
e  
x  
c  
l  
u  
d  
e  
s  
a  
n  
y  
l  
i  
a  
b  
i  
l  
i  
t  
y  
w  
h  
a  
t  
s  
o  
e  
v  
e  
r  
f  
o  
r  
a  
n  
y  
o  
f  
f  
e  
n  
c  
e  
c  
a  
u  
s

sed, any director consequences that all losses arising from the use, or reliance on, this

s  
e  
-  
m  
a  
i  
l  
o  
r  
i  
t  
s  
c  
o  
n  
t  
e  
n  
t  
s  
.  
W  
e  
b  
e  
l  
i  
e  
v  
e  
b  
u  
t  
d  
o  
n  
o  
t  
w  
a  
r  
r  
a  
n  
t  
t  
h  
a  
t  
t  
h  
i  
s  
e  
-  
m  
a  
i  
l  
a  
n  
d  
a  
n  
y



attachments are virus free. You must therefore take full responsibility for

i  
r  
u  
s  
c  
h  
e  
c  
k  
i  
n  
g  
a  
n  
d  
n  
o  
r  
e  
s  
p  
o  
n  
s  
i  
b  
i  
l  
i  
t  
y  
i  
s  
a  
c  
c  
e  
p  
t  
e  
d  
f  
o  
r  
l  
o  
s  
s  
o  
r  
d  
a  
m  
a  
g  
e  
a  
r  
i  
s  
i  
n  
g  
f  
r  
o  
m

o  
m  
v  
i  
r  
u  
s  
e  
s  
o  
r  
c  
h  
a  
n  
g  
e  
s  
m  
a  
d  
e  
t  
o  
t  
h  
i  
s  
m  
e  
s  
s  
a  
g  
e  
a  
f  
t  
e  
r  
i  
t  
w  
a  
s  
s  
e  
n  
t  
.  
K  
n  
o  
w  
s  
l  
e  
y  
M  
B  
C  
r  
e  
s  
e  
r

vestherighttomonitor and / or record all e-mail communication through its

networking in accordance with the relevant national legislation. This seminar will attach

ent  
ts  
are  
confidential  
It may contain  
privileged  
information  
and  
is  
intended

u  
f  
o  
r  
t  
h  
e  
n  
a  
m  
e  
d  
r  
e  
c  
i  
p  
i  
e  
n  
t  
(  
s  
)  
o  
n  
l  
y  
.  
I  
t  
m  
u  
s  
t  
n  
o  
t  
b  
e  
d  
i  
s  
t  
r  
i  
b  
u  
t  
e  
d  
w  
i  
t  
h  
o  
u  
t  
c  
o  
n  
s  
e  
n  
t  
.

If you are not one of the intended recipients, please do not reply to this e-mail.



ately and don't disclose, distribute, or retain this email or any part of it and

do not take any action based on it.

Unless expressly stated, opinions in this ~

email are those of the individual sender, and not of Knowledge MBC. Legally bind

ing obligations can only be created for, or been entered into on behalf of, Knows

Key MB C by duly authorised representatives of officers or representatives of Knowsley MB C excluded

essentially inability to do whatsoever for any offence caused, and indirectly or consequently;

falling from the use, or reliance on, this e-mail or its contents. We be

I  
i  
e  
v  
e  
b  
u  
t  
d  
o  
n  
o  
t  
w  
a  
r  
r  
a  
n  
t  
t  
h  
a  
t  
t  
h  
i  
s  
e  
-  
m  
a  
i  
l  
a  
n  
d  
a  
n  
y  
a  
t  
t  
a  
c  
h  
m  
e  
n  
t  
s  
a  
r  
e  
v  
i  
r  
u  
s  
f  
r  
e  
e  
·  
Y  
~



o  
u  
m  
u  
s  
t  
t  
h  
e  
r  
e  
f  
o  
r  
e  
t  
a  
k  
e  
f  
u  
l  
l  
r  
e  
s  
p  
o  
n  
s  
i  
b  
i  
l  
i  
t  
y  
f  
o  
r  
v  
i  
r  
u  
s  
c  
h  
e  
c  
k  
i  
n  
g  
a  
n  
d  
n  
o  
r  
e  
s  
p  
o  
n  
s  
i

b  
i  
l  
i  
t  
y  
i  
s  
a  
c  
c  
e  
p  
t  
e  
d  
f  
o  
r  
l  
o  
s  
s  
o  
r  
d  
a  
m  
a  
g  
e  
a  
r  
i  
s  
i  
n  
g  
f  
r  
o  
m  
v  
i  
r  
u  
s  
e  
s  
o  
r  
c  
h  
a  
n  
g  
e  
s  
m  
a  
d  
e  
t  
o  
t

“I send a message after it was sent. Knowsley MBC reserves the right to monitor and/or

r  
r  
e  
c  
o  
r  
d  
a  
l  
l  
e  
-  
m  
a  
i  
l  
c  
o  
m  
m  
u  
n  
i  
c  
a  
t  
i  
o  
n  
s  
t  
h  
r  
o  
u  
g  
h  
i  
t  
s  
n  
e  
t  
w  
o  
r  
k  
i  
n  
a  
c  
c  
o  
r  
d  
a  
n  
c  
e  
w  
i  
t  
h  
r  
e

This - mail and any attachmen

“It’s a  
recon-  
fiden-  
tial. It  
may  
con-  
tain  
pri-  
vi-  
le-  
ged  
in-  
for-  
ma-  
tion  
and  
is  
in-  
ten-  
ded  
for

r  
t  
h  
e  
n  
a  
m  
e  
d  
r  
e  
c  
i  
p  
i  
e  
n  
t  
(  
s  
)  
o  
n  
l  
y  
:  
I  
t  
m  
u  
s  
t  
n  
o  
t  
b  
e  
d  
i  
s  
t  
r  
i  
b  
u  
t  
e  
d  
w  
i  
t  
h  
o  
u  
t  
c  
o  
n  
s  
e  
n  
t.  
I  
f  
y  
o

u  
a  
r  
e  
n  
o  
t  
o  
n  
e  
o  
f  
t  
h  
e  
i  
n  
t  
e  
n  
d  
e  
d  
r  
e  
c  
i  
p  
i  
e  
n  
t  
s  
,  
p  
l  
e  
a  
s  
e  
n  
o  
t  
i  
f  
y  
t  
h  
e  
s  
e  
n  
d  
e  
r  
i  
m  
m  
e  
d  
i  
a  
t  
e



y  
a  
n  
d  
d  
o  
n  
o  
t  
d  
i  
s  
c  
l  
o  
s  
e  
,  
d  
i  
s  
t  
r  
i  
b  
u  
t  
e  
,  
o  
r  
r  
e  
t  
a  
i  
n  
t  
h  
i  
s  
e  
m  
a  
i  
l  
o  
r  
a  
n  
y  
p  
a  
r  
t  
o  
f  
i  
t  
a  
n  
d  
d  
o  
n  
o

do not take any action based on it. Unless expressly stated, opinions in this email

a  
r  
e  
t  
h  
o  
s  
e  
o  
f  
t  
h  
e  
i  
n  
d  
i  
v  
i  
d  
u  
a  
l  
s  
e  
n  
d  
e  
r  
,  
a  
n  
d  
n  
o  
t  
o  
f  
K  
n  
o  
w  
s  
l  
e  
y  
M  
B  
C  
.L  
e  
g  
a  
l  
l  
y  
b  
i  
n  
d  
i  
n  
g  
o  
k

Li  
g  
a  
t  
i  
o  
n  
s  
c  
a  
n  
o  
n  
l  
y  
b  
e  
c  
r  
e  
a  
t  
e  
d  
f  
o  
r  
,  
o  
r  
b  
e  
e  
n  
t  
e  
r  
e  
d  
i  
n  
t  
o  
o  
n  
b  
e  
h  
a  
l  
f  
o  
f  
,  
K  
n  
o  
w  
s  
l  
e  
y  
M  
B

C  
b  
y  
d  
u  
l  
y  
a  
u  
t  
h  
o  
r  
i  
s  
e  
d  
o  
f  
f  
i  
c  
e  
r  
s  
o  
r  
r  
e  
p  
r  
e  
s  
e  
n  
t  
a  
t  
i  
v  
e  
s  
.  
K  
n  
o  
w  
s  
l  
e  
y  
M  
B  
C  
e  
x  
c  
l  
u  
d  
e  
s  
a  
n  
v

yl  
i  
a  
b  
i  
l  
i  
t  
y  
w  
h  
a  
t  
s  
o  
e  
v  
e  
r  
f  
o  
r  
a  
n  
y  
o  
f  
f  
e  
n  
c  
e  
c  
a  
u  
s  
e  
d  
,  
a  
n  
y  
d  
i  
r  
e  
c  
t  
o  
r  
c  
o  
n  
s  
e  
q  
u  
e  
n  
t  
i  
a  
l  
o

s  
s  
a  
r  
i  
s  
i  
n  
g  
f  
r  
o  
m  
t  
h  
e  
u  
s  
e  
,  
o  
r  
r  
e  
l  
i  
a  
n  
c  
e  
o  
n  
,  
t  
h  
i  
s  
e  
-  
m  
a  
i  
l  
o  
r  
i  
t  
s  
c  
o  
n  
t  
e  
n  
t  
s  
. W  
e  
b  
e  
l  
i  
e  
v  
e

but do not warrant that this e-mail and any attachments are virus free. You must



t  
t  
h  
e  
r  
e  
f  
o  
r  
e  
t  
a  
k  
e  
f  
u  
l  
l  
r  
e  
s  
p  
o  
n  
s  
i  
b  
i  
l  
i  
t  
y  
f  
o  
r  
v  
i  
r  
u  
s  
c  
h  
e  
c  
k  
i  
n  
g  
a  
n  
d  
n  
o  
r  
e  
s  
p  
o  
n  
s  
i  
b  
i  
l  
i  
t

by its acceptance for loss so that a manager is in a position to use or change measures made to this end

ssage after it was sent. Knowsley MB Crest reserves the right to monitor and/or correct

parallel-mail communication through its network or kin accordance with relevant

l  
e  
g  
i  
s  
l  
a  
t  
i  
o  
n  
.  
T  
h  
i  
s  
e  
-  
m  
a  
i  
l  
a  
n  
d  
a  
n  
y  
a  
t  
t  
a  
c  
h  
m  
e  
n  
t  
s  
a  
r  
e  
c  
o  
n  
f  
i  
d  
e  
n  
t  
i  
a  
l  
.  
I  
t  
m  
a  
y  
c  
o  
n  
t  
a  
i  
n

“p  
r  
i  
v  
i  
l  
e  
g  
e  
d  
i  
n  
f  
o  
r  
m  
a  
t  
i  
o  
n  
a  
n  
d  
i  
s  
i  
n  
t  
e  
n  
d  
e  
d  
f  
o  
r  
t  
h  
e  
n  
a  
m  
e  
d  
r  
e  
c  
i  
p  
i  
e  
n  
t  
(  
s  
)  
o  
n  
l  
y  
:  
I  
t  
m

u  
s  
t  
n  
o  
t  
b  
e  
d  
i  
s  
t  
r  
i  
b  
u  
t  
e  
d  
w  
i  
t  
h  
o  
u  
t  
c  
o  
n  
s  
e  
n  
t.  
I  
f  
y  
o  
u  
a  
r  
e  
n  
o  
t  
o  
n  
e  
o  
f  
t  
h  
e  
i  
n  
t  
e  
n  
d  
e  
d  
r  
e  
c  
i  
p  
;

ements, please notify the sender immediately and do not disclose, distribute,



o  
r  
r  
e  
t  
a  
i  
n  
t  
h  
i  
s  
e  
m  
a  
i  
l  
o  
r  
a  
n  
y  
p  
a  
r  
t  
o  
f  
i  
t  
a  
n  
d  
d  
o  
n  
o  
t  
t  
a  
k  
e  
a  
n  
y  
a  
c  
t  
i  
o  
n  
b  
a  
s  
e  
d  
o  
n  
i  
t.  
U  
n  
l  
e  
s

sex  
express  
sly  
stat  
ed  
,  
opin  
ion  
sin  
th  
is  
em  
ail  
are  
th  
ose  
of  
the  
ind  
ivid  
ual  
sen  
der

, and not of Knowsley MBC. Legally binding obligations can only be created for

’o  
r  
b  
e  
e  
n  
t  
e  
r  
e  
d  
i  
n  
t  
o  
o  
n  
b  
e  
h  
a  
l  
f  
o  
f  
’K  
n  
o  
w  
s  
l  
e  
y  
M  
B  
C  
b  
y  
d  
u  
l  
y  
a  
u  
t  
h  
o  
r  
i  
s  
e  
d  
o  
f  
f  
i  
c  
e  
r  
s  
o  
r  
r  
e

p  
r  
e  
s  
e  
n  
t  
a  
t  
i  
v  
e  
s  
.

K  
n  
o  
w  
s  
l  
e  
y  
M  
B  
C  
e  
x  
c  
l  
u  
d  
e  
s  
a  
n  
y  
l  
i  
a  
b  
i  
l  
i  
t  
y  
w  
h  
a  
t  
s  
o  
e  
v  
e  
r  
f  
o  
r  
a  
n  
y  
o  
f  
f  
e

consequence, any director's consequential loss arising from the use, or reliance

con-  
n-  
t-  
h  
i  
s  
e-  
m  
a  
i  
l  
o  
r  
i  
t  
s  
c  
o  
n  
t  
e  
n  
t  
s  
. We  
b  
e  
l  
i  
e  
v  
e  
b  
u  
t  
d  
o  
n  
o  
t  
w  
a  
r  
r  
a  
n  
t  
t  
h  
a  
t  
t  
h  
i  
s  
e-  
m  
a  
i  
l

and any attachments are reviewed free of charge. You must therefore refer to take full responsibility



i  
t  
y  
f  
o  
r  
v  
i  
r  
u  
s  
c  
h  
e  
c  
k  
i  
n  
g  
a  
n  
d  
n  
o  
r  
e  
s  
p  
o  
n  
s  
i  
b  
i  
l  
i  
t  
y  
i  
s  
a  
c  
c  
e  
p  
t  
e  
d  
f  
o  
r  
l  
o  
s  
s  
o  
r  
d  
a  
m  
a  
g  
e  
a  
r  
;

Learning from virus uses or changes made to this message after it was sent. Knowsley MB

C  
r  
e  
s  
e  
r  
v  
e  
s  
t  
h  
e  
r  
i  
g  
h  
t  
t  
o  
m  
o  
n  
i  
t  
o  
r  
a  
n  
d  
/  
o  
r  
r  
e  
c  
o  
r  
d  
a  
l  
l  
e  
-  
m  
a  
i  
l  
c  
o  
m  
m  
u  
n  
i  
c  
a  
t  
i  
o  
n  
s  
t  
h  
r  
o

ugh its network work in accordance with the relevant national legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named

recipient (s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised

officers  
or  
represent  
atives.

Knowsle  
y MBC  
excludes  
any  
liability  
whatsoe  
ver for  
any  
offence  
caused,  
any  
direct or  
consequ  
ntial loss  
arising  
from the  
use, or  
reliance  
on, this  
e-mail or  
its  
contents.  
We  
believe  
but do  
not  
warrant  
that this  
e-mail  
and any  
attachme  
nts are  
virus  
free. You  
must  
therefore  
take full  
responsi  
bility for  
virus  
checking  
and no  
responsi  
bility is  
accepted  
for loss  
or  
damage  
arising  
from  
viruses  
or  
changes  
made to  
this  
message  
after it  
was sent.  
Knowsle  
y MBC

reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation. This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any

action  
based on  
it.

Unless  
expressl  
y stated,  
opinions  
in this  
email are  
those of  
the  
individu  
al  
sender,  
and not  
of  
Knowsle  
y MBC.  
Legally  
binding  
obligatio  
ns can  
only be  
created  
for, or be  
entered  
into on  
behalf  
of,  
Knowsle  
y MBC  
by duly  
authorise  
d  
officers  
or  
represent  
atives.

Knowsle  
y MBC  
excludes  
any  
liability  
whatsoe  
ver for  
any  
offence  
caused,  
any  
direct or  
consequ  
ntial loss  
arising  
from the  
use, or  
reliance  
on, this  
e-mail or  
its  
contents.  
We  
believe  
but do



not  
warrant  
that this  
e-mail  
and any  
attachme  
nts are  
virus  
free. You  
must  
therefore  
take full  
responsi  
bility for  
virus  
checking  
and no  
responsi  
bility is  
accepted  
for loss  
or  
damage  
arising  
from  
viruses  
or  
changes  
made to  
this  
message  
after it  
was sent.  
Knowsle  
y MBC  
reserves  
the right  
to  
monitor  
and/or  
record  
all e-  
mail  
commun  
ications  
through  
its  
network  
in  
accordan  
ce with  
relevant  
legislatio  
n.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on

behalf of, Knowsley MBC by  
duly authorised officers or  
representatives.

Knowsley MBC excludes any  
liability whatsoever for any  
offence caused, any direct or  
consequential loss arising from  
the use, or reliance on, this e-  
mail or its contents. We believe  
but do not warrant that this e-  
mail and any attachments are  
virus free. You must therefore  
take full responsibility for virus  
checking and no responsibility is  
accepted for loss or damage  
arising from viruses or changes  
made to this message after it was  
sent. Knowsley MBC reserves  
the right to monitor and/or  
record all e-mail  
communications through its  
network in accordance with  
relevant legislation.  
This e-mail and any attachments  
are confidential. It may contain  
privileged information and is  
intended for the named  
recipient(s) only. It must not be  
distributed without consent. If  
you are not one of the intended  
recipients, please notify the  
sender immediately and do not  
disclose, distribute, or retain this  
email or any part of it and do not  
take any action based on it.

Unless expressly stated, opinions  
in this email are those of the  
individual sender, and not of  
Knowsley MBC. Legally  
binding obligations can only be  
created for, or be entered into on  
behalf of, Knowsley MBC by  
duly authorised officers or  
representatives.

Knowsley MBC excludes any  
liability whatsoever for any  
offence caused, any direct or  
consequential loss arising from  
the use, or reliance on, this e-  
mail or its contents. We believe  
but do not warrant that this e-  
mail and any attachments are  
virus free. You must therefore  
take full responsibility for virus  
checking and no responsibility is  
accepted for loss or damage  
arising from viruses or changes  
made to this message after it was  
sent. Knowsley MBC reserves  
the right to monitor and/or  
record all e-mail  
communications through its  
network in accordance with  
relevant legislation.

This e-mail and any  
attachments are  
confidential. It may  
contain privileged  
information and is  
intended for the named  
recipient(s) only. It must  
not be distributed  
without consent. If you  
are not one of the  
intended recipients,  
please notify the sender  
immediately and do not  
disclose, distribute, or  
retain this email or any  
part of it and do not take  
any action based on it.

Unless expressly stated,  
opinions in this email  
are those of the  
individual sender, and  
not of Knowsley MBC.  
Legally binding

obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation. This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC.  
Legally binding

obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

<ufm2\_Agent\_-\_Conditions\_Discharged 35.pdf>  
<ufm3\_Agent\_further\_details\_require d 11.pdf>

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by

duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage

arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct

or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or

was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

--  
<image007.jpg>

**Andrew Craven CMLT**  
Group Director  
**International Design Group**  
Cell +44 (0) 750 083 4681  
Office +44 (0) 117 452 7222

The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. If you have received this communication in error please contact the sender by telephone or by response via mail. This communication is from International Design Group Ltd.  
registered in Cardiff, Wales and is limited by guarantee.

Directors: Andrew Craven, Jonathan Hunt

<2510911\_CMS PRESENTATION\_KIRKBY\_VALLEY.pdf>

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation. This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.



sent on behalf of Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.











































































































































































































































































































































































































































































































































































































