

24 June 2026



Clare Appleyard
Knowsley Metropolitan Borough Council
Planning Services
Municipal Buildings
Huyton
Knowsley
L36 9UX

SUBMITTED VIA PLANNING PORTAL REF: PP-15038355

Dear Clare,

Town and Country Planning Act 1990 (as amended)
Application to Discharge Conditions 3a, 3b, 5, 13, 17 of Planning Permission: 25/00464/FUL
Land To The East Of Moorgate Point, Alchemy Way
Indurent Management Limited

Introduction

We write on behalf of our client Indurent Management Limited, to apply for the discharge of Condition 3a, 5, 13, 17 of Planning Permission: 25/00464/FUL, at the above site.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms and certificates;
- Planning Permission: 25/00464/FUL
- Tank Removal and Validation Completion Report, prepared by HSP Consulting (February 2026)
- Construction / Demolition Environmental Management Plan, prepared by Caddick (11th February 2026)
- Habitat Management and Monitoring Plan, prepared by SK Environmental Solutions Ltd (March 2026)

The application has been submitted electronically via the Planning Portal website under the Reference: **PP-15038355**. An electronic payment for £309.00, that being the requisite application fee, has also been made on the Planning Portal.

Planning History

On 24 June 2026, planning permission was granted for the:

Demolition Of Existing Buildings/Structures And Erection Of Industrial & Logistics Warehouse Units (Use Class B2 And/ Or B8 And/ Or E(G)(ii)), With Ancillary Offices, Including Provision Of Revised Access Arrangements From Alchemy Way And All Associated Works Of Landscaping, Car Parking And Servicing Arrangements. (App Ref: 25/00464/FUL) (the '2026 Permission')

This application seeks to discharge a number of 'prior to commencement' conditions included on the 2026 Permission.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Condition 3, Parts A & B – Ground Contamination/ Remediation

Condition 3, Part A sets out that prior to the commencement of development following the removal of the fuel tank, an assessment of the risks posed by any contamination should be prepared, outlining the measures required for land remediation. Part B requires the submission of a Remediation Strategy, in the event that contamination is found.

As such, the Verification Completion Report provides the details of the site investigation undertaken following the removal of the fuel tank on-site. The Report concludes that no contamination was found and therefore that a remediation strategy is not required. As a result, the development will not pose an unacceptable contamination risk to the receptors identified, nor qualify as contaminated land under Part 2A of the Environmental Protection Act 1990. The strategy is in accordance with authoritative guidance (CLR 11 / LCRM), prepared by a suitably qualified contaminated land practitioner.

As a result, we request that the Local Planning Authority confirms that Condition 3, Parts A & B are able to be discharged based on the document submitted.

Condition 5 – Construction Environment Management Plan

Condition 5 sets out that prior to the commencement of development a Construction / Demolition Environmental Management Plan should be submitted to and agreed in writing by the Local Planning Authority detailing the means of mitigation of construction/ demolition effects.

As such, this Construction / Demolition Environmental Management Plan seeks to agree the site working hours, noise and dust mitigation, wheel washing, traffic management, site compound layout, pest control, vehicle routing, phasing, and waste management with the relevant regulatory authorities. It also ensures the site is developed satisfactorily, meaning it will minimise environmental effects, protect local amenity and biodiversity, prevent pollution, and maintain highway safety. This plan is in accordance with the required environmental and highway safety standards.

As a result, we request that the Local Planning Authority confirms that Condition 5 is able to be discharged based on the document submitted.

Condition 13 – Notification of Commencement

Condition 13 sets out that at least five working days' notice prior to the commencement of development shall be given to the Local Planning Authority of the intention to commence development. The development is to be carried out in accordance with the recommendations and tree protection measures set out in the Arboricultural Survey, Impact Assessment and Tree Protection Report dated 9.7.25 and revised on 29.7.25.

As a result, we confirm that the Applicant intends to commence development immediately upon discharge of the 'prior to commencement' conditions, and that this will be done in line with the recommendations/ requirements of the above reports. We therefore consider that Condition 13 is able to be discharged.

Condition 17 – Habitat Monitoring and Maintenance Plan

Condition 17 sets out that prior to the commencement of development a Habitat Management and Monitoring Plan should be prepared in accordance with the approved BNG metric and the finalised Biodiversity Gain Plan.

The submitted Habitat Management and Monitoring Plan seeks to agree the legal agreements, management, monitoring, funding, and completion reporting for the proposed development with the relevant regulatory authorities. It also outlines the appropriate management prescriptions for achieving aims and objectives including over the period of 30 years, in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of habitat works. As well as the monitoring methodology and frequency in respect

of the created or enhanced medium distinctiveness habitat. This strategy is in accordance with the approved BNG metric and Biodiversity Gain Plan.

As a result, we request that the Local Planning Authority confirms that Condition 17 is able to be discharged based on the document submitted.

Summary & Conclusion

The plans and documents submitted with the application are provided to formally discharge Condition 3a, 3b, 5, 13, 17 on Planning Permission: 25/00464/FUL in relation to the development of land to the east of Moorgate Point, Alchemy Way, Knowsley.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Brad Wiseman at these offices.

Yours sincerely,

Savills (UK) Limited
Planning

Cc