

22 September 2021



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Planning Portal Ref: PP-10124666

Dear Sir or Madam

Town and Country Planning Act 1990 (as amended) Application for Outline Planning Permission
Tilstone Industrial Ltd
Nexus Industrial, Land off Gellings Road, Knowsley
Full Planning Application for the erection of a an industrial unit (Use Classes B2/B8 with ancillary Class E) comprising floorspace 3,058 sq.m (including mezzanines) with access, service yard, car park, pedestrian link with existing building and associated works'

We write on behalf of our client, Tilstone Industrial Ltd, please find enclosed a full planning application for:

'The erection of a an industrial unit (Use Classes B2/B8 with ancillary Class E) comprising floorspace 3,058 sq.m (including mezzanines) with access, service yard, car park, pedestrian link with existing building and associated works'

Application documents

The application comprises this covering letter and the following documents:

1. Application forms and relevant certificates
2. Design and Access Statement Revision: B (including Energy Statement and Health Impact Assessment), prepared by Fletcher Rae, dated July 2021
3. Planning Statement (which includes a Statement of Community Involvement, Economic Statement and Social Value Strategy), prepared by Savills, dated September 2021
4. Transport Statement Addendum, prepared by CBO Transport, dated 31 August 2021
1. Flood Risk Assessment Addendum Report (prepared by BWB), dated September 2021
2. Drainage Strategy (prepared by BWB)
3. Ecological Addendum Report, prepared by BWB, dated August 2021
4. Arboricultural Addendum Report, prepared by BWB, dated September 2021
5. Phase 1 Site Investigation Report, prepared by Groundtech Consulting, dated April 2019
6. Plan and drawing references:
 - 19008-FRA-00-XX-A-DR-91-0000-P1 – Site Location Plan
 - 19008-FRA-00-00-A-DR-91-0001-P1 – Existing Site Plan
 - 19008-FRA-00-XX-A-DR-91-0002-P1 – Existing Site Sections
 - 19008-FRA-01-00-A-DR-90-1001-P3 – Proposed Site Plan
 - 19008-FRA-01-00-A-DR-90-1001-P3 – Proposed Ground Floor Plan
 - 19008-FRA-01-RL-A-DR-20-1003-P3 – Proposed Roof Level Plan
 - 19008-FRA-01-XX-A-DR-20-1002-P3 – Proposed Office Floor Plan
 - 19008-FRA-01-XX-A-DR-20-1004-P3 – Proposed Elevations
 - 19008-FRA-01-XX-A-DR-90-1002-P3 – Proposed Site Sections

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- 19008-FRA-01-XX-A-DR-90-1003-P3 – Proposed Cycle Shelter Plans
- 19008-FRA-01-XX-A-DR-90-1004-P3 – Proposed Sub Station Details
- 19008-FRA-01-XX-A-DR-90-1005-P3 – Proposed Fence Plan
- 10302-FPCR-XX-XX-DR-L-0001C – Soft landscaping Plan

The requisite planning application fee of £18,942 has been paid via the Planning Portal (ref. PP-10124666).

We trust that the application is in order and look forward to receiving confirmation that it has been validated in due course. In the meantime, should you have any queries please do not hesitate to contact Peter Whittingham of Jeremy Hinds at these offices.

Yours sincerely



Savills Planning
Savills (UK) Limited

Cc. G. Lacey (Tilstone Industrial Ltd)