

Our Ref: 2569-02/JM

10 September 2026

FAO:
Knowsley Metropolitan Borough Council
Municipal Buildings
Archway Road
Huyton
Merseyside
L36 9UX

Dear Mr Hunt,

SUBMISSION TO DISCHARGE CONDITIONS 7 (LANDSCAPING PLAN) AND 8 (EXTERNAL LIGHTING) OF PLANNING PERMISSION 25/00285/FUL FOR THE PROPOSED DEVELOPMENT OF A BATTERY STORAGE FACILITY AND ASSOCIATED INFRASTRUCTURE, LAND AT COOPERS LANE, KNOWSLEY INDUSTRIAL PARK, KIRKBY, KNOWSLEY, L33 7TT

I write on behalf of HD001KIR Ltd (the applicant), to submit details to discharge planning conditions 7 and 8 of planning permission 25/00285/FUL at the above location.

This application has been submitted electronically via the Planning Portal (reference: PP-15208413) and comprises:

- Planning Application Forms;
- This covering letter;
- Landscaping Plan (drawing ref. KIRK-BML-XX-XX-DR-C-0702 Planning External Surfacing Plan Layout);
- Kirkby BESS Lighting Report (including 4 lighting data sheets and a specification sheet of the thermal camera); and
- Application fee of £408.00, which includes the £99.00 Planning Portal handling fee (paid online).

For the avoidance of doubt, the wording of conditions 7 and 8 are copied below. The materials submitted to discharge each are also described.

Condition 7

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

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

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

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

An external surfacing plan (drawing ref. KIRK-BML-XX-XX-DR-C-0700-C03_External Surfacing Plan Layout) has been submitted to discharge Condition 7. Although the planning condition requires soft landscaping and at part (c) 'replacement tree planting', no tree planting or soft landscaping elements are present on the approved planning drawings, including site plan reference '2569-02-003 General Arrangement Rev I' under 25/00285/FUL.

Unfortunately, there is no available land within the site boundary to provide soft landscaping or tree planting as the land within the site boundary is entirely taken up by the BESS development and its associated infrastructure. As shown on the submitted External Surfacing's Plan, the area to the east of the BESS compound is taken up by an underground surface-water attenuation tank, which cannot be planted over due to maintenance access requirements. It will not be practical to include soft landscaping or tree planting elsewhere on this side of the site due to a 6m exclusion zone required from the attenuation tank and underground cables. This is to ensure that tree / plant roots do not damage underground infrastructure.

Accordingly, there is no potential for replacement tree planting or soft landscaping within the consented planning boundary. This matter was raised with yourself previously (email communications attached at Enclosure A to this letter).

Condition 8

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

A lighting scheme ('Kirby BESS Lighting Report') and several associated lighting data sheets have been provided to discharge this condition. A specification sheet showing the thermal camera used on site has also been provided for information purposes.

An overview of how the lighting / security works over the site is provided as follows:

- The external lighting over the site will remain off unless it is required to be switched on (e.g. for safety purposes during maintenance). In other words, it is not left on permanently at night time / when it is dark.
- The lighting to be installed is not motion sensitive and thus does not turn on when animal or human movement occurs. Lighting is instead conditioned by passive infra-red (PIR) to reduce light spill outside the boundary.
- The CCTV cameras over the site use thermal imaging to detect movement for the purpose of site security and do not rely on lighting. A spec sheet of the CCTV to be used is provided for information purposes only. The cameras have speakers on for further security. Cameras have a built-in speaker and microphone.

I trust the contents of this submission are clear. Should you have any questions please contact the undersigned.

Yours sincerely

Jonathan Maginness

Senior Planning Consultant on behalf of Axis

Enclosure A: Email Communications