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From: Murphy, Amy <amy.murphy@jll.com>
Sent: 23 April 2026 15:09:38 UTC+01:00
To: "Quinn, Mark" <mark.quinn@knowsley.gov.uk>
Cc: "Gabrilatsou, Joanna" <Joanna.Gabrilatsou@jll.com>; "Black, Yvette" <Yvette.Black@jll.com>
Subject: RE: 25/00682/REM 35 WILSON ROAD, HUYTON
Attachments: BOW17.1593_Wilson Road, Huyton_Water Vole Ecological Advice Note.pdf

Hi Mark,

Great thanks for confirming. We will update the elevations and formally resubmit shortly.

Additionally, I have set out our response to the following comments: *'MEAS have previously advised that there should be a clearly defined buffer zone of 5m between any development and the brook. From the site layout plan I note that there are areas of hardstanding and a fence to the south which are less than 5m from the brook. MEAS have previously advised that a water vole survey would be required if there is any development within the 5m zone. The options would be to move any development (hardstanding and fence) back so its outside the 5m zone or to submit a water vole survey. Please note that should the drainage scheme propose an outfall into the brook then a water vole survey would be required.'*

Applicant response: Please find attached Water Vole Survey undertaken on 31 March 2026. The results of this survey indicate a very low likelihood of water vole presence and based on the habitat suitability assessment and the lack of direct water vole evidence; the surveyed section of Logwood Mill Brook is considered largely unsuitable for breeding and foraging water vole. Notwithstanding, as a precautionary measure, we are undertaking camera trapping (as recommended by the survey) to provide a robust assessment of water vole presence or absence within the brook. We are due to have the results of this on Friday 1st May which we will then share with you accordingly. Please could you clarify if you'll need to reconsult MEAS on this matter, as we're mindful of timescales?

Many thanks
Amy

Amy Murphy
Planning Consultant – UK Planning
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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 23 April 2026 11:52
To: Murphy, Amy <amy.murphy@jll.com>
Subject: RE: 25/00682/REM 35 WILSON ROAD, HUYTON

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Hi Amy

Thanks for your E mail. I can confirm that I am now happy with the cladding banding as per the attached drawing. Should I upload this drawing or are you submitting further drawings ?

I have re-consulted ESS on the landscaping scheme.

Regards

Mark Quinn

Principal Planner

Planning

Telephone: [0151 443 2223](tel:01514432223)

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



From: Murphy, Amy <amy.murphy@jll.com>
Sent: 22 April 2026 16:56
To: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Cc: Black, Yvette <Yvette.Black@jll.com>; Gabrilatsou, Joanna <Joanna.Gabrilatsou@jll.com>
Subject: RE: 25/00682/REM 35 WILSON ROAD, HUYTON

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Hi Mark,

Please see our responses to the below comments in **Red**.

Do let me know if you have any queries/require anything further.

Have you heard back from MEAS yet re the updated bat survey?

Many thanks
Amy

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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>
Sent: 16 April 2026 11:45
To: Murphy, Amy <amy.murphy@jll.com>
Subject: 25/00682/REM 35 WILSON ROAD, HUXTON

Caution: Message from external sender

Hi Amy

Having gone through the above application I have the following comments to make.

I am unsure if Reece sent you the comments below from Public Health . Its really just for noting, no further action is required at this stage,

As part of fit out would be necessary to install kitchen areas in the staff areas to facilitate staff to prepare own food and drinks on site and reduce reliance on externally purchased, often processed / ready-made meals. Offering staff the choice to bring their own can contribute to healthier choices. Kitchen facility should include as a minimum - space for a fridge, microwave, sink, water cooler, water boiler, table and chairs area so that staff can sit away from desks..

Boundary Treatments

There would need to be a maintenance gates in the fenceline adjacent to the brook to allow for maintenance of the landscaping in between the fencing and the brook and to allow access to the brook. This could be secured by condition as further details would be required for the boundary treatments such as exact specification, materials, colours etc.

Applicant response: We are in agreement for this to be conditioned.

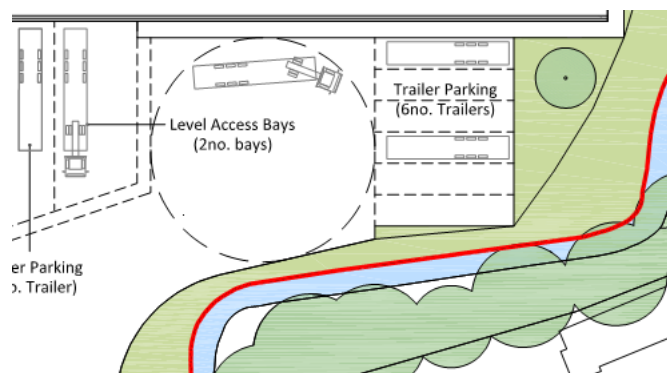
Design and Access Statement.

Just a minor error this states that the Outline planning permission secured a ridge height of 23m . The ridge height was actually 21.6m

Applicant response: the DAS will be resubmitted to you shortly to reflect this typo; however, we would like to do this in one issue once we have a confirmation that the updated elevational design is acceptable (as these will need to be updated in the DAS).

Proximity to Logwood Mill brook

MEAS have previously advised that there should be a clearly defined buffer zone of 5m between any development and the brook. From the site layout plan I note that there are areas of hardstanding and a fence to the south which are less than 5m from the brook. MEAS have previously advised that a water vole survey would be required if there is any development within the 5m zone. The options would be to move any development (hardstanding and fence) back so its outside the 5m zone or to submit a water vole survey. Please note that should the drainage scheme propose an outfall into the brook then a water vole survey would be required.



Applicant response: we aim to provide our response to the above within the next 24-48 hours.

Cladding Banding – Visualisations submitted 10.04.26

I have discussed these with my manager and we consider that this does not go far enough to comply with the principles of the design code approved on the outline planning permission. Given the scale and prominence of the building we consider that 4 bands of cladding as per the design code should be followed through to the reserved matters. The darker cladding should be at the bottom of the elevations with the lighter cladding at the top. (as per the design code examples) The cladding to the offices can remain as it is .

Applicant response: please find attached updated elevation design. As you can see, the 4 bands of cladding have been introduced, shaded from dark to light (bottom to top) which aligns with the approach taken in the design code. I would be grateful if you could provide some initial feedback on these visualisations and advise if this design will satisfy the feedback previously received? We will then seek to supersede the elevations formally.

Extension of time

I am waiting for a response from MEAS on the latest bat survey submitted. In addition, with the landscaping comments needing to be addressed and the above issues I don't consider 22nd April is a realistic time scale . I would suggest extending the time for determination until 8th May 2026.

Applicant response: understood. Due to the extremely tight programme we're working to, would it please be possible to agree to Wednesday 6th May?

Regards

Mark Quinn

Principal Planner

Planning

Telephone: [0151 443 2223](tel:01514432223)

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