



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 26/00294/FUL

Name and address of applicant

Caddick Developments
C/O Agent NJL Consulting
C/o Agent
70 Spring Gardens
M2 2BQ

Name and address of agent

NJL Consulting
NJL Consulting
Origin, 6th Floor
70 Spring Gardens
Manchester
M2 2BQ

Date of Receipt: 18 June 2026

Date Valid: 18 June 2026

Address/Location Of Development:

**Land Bounded By East Lancashire Road, Ormskirk Road And Knowsley Lane,
Knowsley, L34 9EY**

Description of Development:

S73 APPLICATION FOR THE VARIATION OF CONDITION 2 (APPROVED PLANS) IN RELATION TO PLANNING APPLICATION 22/00348/FUL (ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSFACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS) TO ALLOW FOR ADDITIONAL WINDOWS TO UNIT 2

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. The development hereby permitted shall be constructed entirely of materials details of which are shown on Drawing No. 19011-FRA-V1-XX-DR-A-20-0004 P8 Unit 1 'Proposed GA Elevations', Drawing No. 19011-FRA-V2-XX-DR-A-20-0004 Rev P7 Unit 2 'Proposed GA Elevations' and Drawing No. 19011-FRA-V3-XX-DR-A-20-0004 Rev P6 Unit 3 'Proposed GA Elevations'

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

3. No part of the development shall be brought into use until visibility splays of 4.5 metres by 160 metres, have been provided at the proposed (site access) junction with Ormskirk Road. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained, and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

4. Any B2 use of the building(s) hereby approved shall not be commenced until the areas indicated on the submitted plans (in relation to that building) to be set aside for servicing and vehicle parking have been surfaced, drained and permanently marked out in accordance with the following specifications: Drawing No. 19011-FRA-AV-XXDR-A-0501 Rev P06 'Proposed Site MasterPlan' (with the additional flexible parking spaces within the service yard). The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation.

5. Any B8 use of the building(s) hereby approved shall not be commenced until the areas indicated on the submitted plans (in relation to that building) to be set aside for servicing and vehicle parking have been surfaced, drained and permanently marked out in accordance with the following specifications: Drawing No. 19011-FRA-AV-XXDR-A-0501 Rev P06 'Proposed Site MasterPlan' (without the additional flexible parking spaces within the service yard). The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation.

6. Prior to first occupation of any building hereby permitted, the existing bus stop infrastructure to the eastern footway of Ormskirk Road shall be relocated in accordance with precise scheme details that have first been submitted to, and approved in writing by, the Council as Local Planning Authority.

Reason: To establish measures to encourage more sustainable non-car modes of transport and ensure that the development is sustainable.

7. Within 3 months of any building being brought into use a Full Travel Plan for that building will be submitted by the occupier, to be approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single

occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to: - - - - -

- o Involvement of employees.
 - o Information on existing transport policies, services and facilities, travel behaviours and attitudes.
 - o Access for all modes of transport.
 - o Targets for mode share.
 - o Resource allocation including Travel Plan Co-ordinator and budget.
 - o A parking and management strategy.
 - o A marketing and communications strategy. - - - -
 - o Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
 - o An action plan, including a timetable for the implementation of each of the above.
- o Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as the building it relates to is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of each building for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policy T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. Prior to the first occupation of any building hereby permitted, a scheme illustrating the full detail of the electric vehicle charge points as detailed on the 19011-FRA-AV-XXDR-A-0501 Rev P06 'Proposed Site MasterPlan' shall be submitted to and approved in writing by the Council as Local Planning Authority. The approved scheme shall be implemented in full and retained for use thereafter.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

9. Prior to the first occupation of each building hereby permitted, a scheme, detailing the specific noise mitigation measures associated with that building and service yard shall be submitted to the local planning authority for approval in writing. The scheme shall follow the recommendations of the Apex Acoustics, Noise Impact Assessment, 7th September 2022, Revision C. For the avoidance of doubt this scheme must include, but not necessarily be limited, to the following:

- o Reversing alarm beepers will not be used during the night-time.
- o The design of the acoustic barriers to control road traffic and commercial sound.
- o The erection of the acoustic fences illustrated on Drawing No. 19011-FRA-AV-XXDR-A-0501 Rev P06 'Proposed Site MasterPlan'

The following noise levels shall be met after implementation of the scheme:

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for Rating and Assessing Industrial and Commercial Sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest

affected window of the nearest noise sensitive property.

For other operations on site the rating level of noise shall not exceed the existing background level at the positions described above. Measurement and assessment shall be made according to British Standard BS 4142:2014.

All works which form part of the scheme shall be implemented in full in accordance with the scheme as agreed prior to the occupation of the building the measures relate to and the use of its associated service yard to the satisfaction of the Council as Local Planning Authority. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of each building. Any deviations from the recommendations in the report must be agreed in writing with the local planning authority before the changes are made.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

10. Implementation of Approved Remediation Scheme

The approved remediation scheme (TRC Companies Ltd (October 2024) Remediation Strategy and Verification Plan, Knowsley Lane, Knowsley Lane Business Park Ref: 517834.0000.0000 Version 3) shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health and the development shall be implemented in accordance with the agreed details.

Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. Should any material be imported, the agreed analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the local environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

11. The approved bird box scheme (Bird Box Plan - 31 7 24) must be implemented in accordance with the timetable as submitted prior to the first occupation of any building.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

12. The mitigation measures as contained within section 7 of the Habitat Regulation Assessment Report (March 2022) shall be implemented in full and prior to the commencement of development. For the avoidance of doubt, the mitigation measures include: - -

- o Works likely to be of highest disturbance to wintering bird assemblages present using adjacent land are likely to be carried out and completed before the peak winter period starts. This is evidenced in a draft construction schedule;

- o The south eastern boundary of the site will partially be lined with fencing, ranging from 1.8m to 2.5m in height. This must be in place prior to commencement of works. Retained hedgerows and scrub will be enhanced with additional planting to provide more robust boundaries.

Reason: In order to protect ecology.

13. The low carbon and renewable energy measures for each building including: -
 - o solar panels are to be incorporated into each unit, covering 10% of the usable roof space (which can be expanded by the owner/tenant of the unit) - -
 - o air source heat pumps

are to be implemented as outlined within Design and Access Statement (19011_02_07_01 REV P6 01.06.22, May 2022, Fletcher Rae) and Sustainability Statement (Element Sustainability, May 2022, 2022.055) prior to the first occupation of the building they relate to.

Reason: To provide renewable energy sources and to ensure compliance with Policy CS22 of the Knowsley Local Plan Core Strategy adopted January 2016.

14. The landscaping scheme shown in drawing numbers

- UG45_LAN_GA_DRW_06 Rev P08

- UG45_LAN_GA_DRW_07 Rev P08

- UG45_LAN_GA_DRW_08 Rev P08

- UG45_LAN_GA_DRW_09 Rev P08

shall be implemented in full prior to occupation of the final unit of the scheme hereby approved.

Should the development be brought forward in phases the landscaping proposals relevant to each individual unit will be agreed in writing with the Local Planning Authority.

Any planting which within a period of 5 years of implementation dies, is removed, or becomes seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the Council as Local Planning Authority gives written consent to a variation.

Should replacement planting be necessary, the Council shall be notified in writing at least 7 days prior to the planting taking place. Notification shall include details of the problem with the implemented scheme and the specification and timing of the replacement planting.

The Biodiversity Enhancement Management Plan management plan states that habitats will be maintained by a management company for a minimum period of 30 years, with full condition assessments each five years to inform ongoing maintenance.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

15. The proposed lighting scheme for the completed development will be brought forward in accordance with the following: - -

- o External Lighting Strategy for Planning, Crookes Walker Consulting, Ref 2553R001, Date: 01.04.22
- o External Lighting Strategy Plan, Crookes Walker Consulting, Ref 2553-EX-6301

Should the development be brought forward in phases, a lighting strategy for that particular phase will be submitted to approved in writing by the Council Local Planning Authority and the approved scheme shall be implemented prior to the occupation of that phase of development.

Reason: To protect residential amenity and to comply with Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/06/2026	19011-FRA-AV-XX-DR-A-90-0001	P4	SITE LOCATION PLAN
18/06/2026	19011-FRA-V2-00-DR-A-20-0001	P4	UNIT 2 - PROPOSED GROUND FLOOR GA PLAN
18/06/2026	Unit 2-Proposed GA Elevations	P7	UNIT 2-PROPOSED GA ELEVATIONS
18/06/2026	19011-FRA-V2-ZZ-DR-A-20-0002	P4	UNIT 2 -PROPOSED OFFICE GA PLANS

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Andrew Hunt on 0151 443 2204)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

A handwritten signature in black ink, appearing to read "D. L. Smith".

Executive Director - PLACE

Date: 10 September 2026

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
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1. A fee is normally payable to discharge planning conditions in accordance with government regulations.
 2. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
 3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.