

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

01 October 2025

Our ref: DPA/JAM/U0031519

Your ref: 23/00215/FUL

RE: Article 27, Town and Country Planning (Development Management Procedure) (England) Order 2015

Application to Part Discharge Planning Condition 3 of 23/00215/FUL at Deacon Business Park, Moorgate Road North, Knowsley, L33 7RX

Newmark is instructed by EEIP II Arundel Propco 2 Holdings Limited c/o EQT Exeter ("the Applicant") to submit an application to Knowsley Metropolitan Borough Council ("the Council") to part discharge Condition 3 of full planning permission reference 23/00215/FUL in relation to the redevelopment of Deacon Business Park, Moorgate Road North, Knowsley, L33 7RX ("the Site").

The description of development can be summarised as follows:

"Application to part-discharge Condition 3 (Construction Management Plan) pursuant to planning permission 23/00215/FUL."

This application has been submitted electronically via the Planning Portal (Ref. PP-14375641) and is supported by the following documents:

- Planning Application Form (signed and dated)
- Application Covering Letter (this letter) dated 01 October 2025, prepared by Newmark
- Demolition Plan Incorporating CPP / CEMP, prepared by Wring Group
- Demolition Programme of Works prepared by Wring Group

The requisite statutory application fee in this instance is £298, which has been paid in full.

Background

Full planning permission (ref. 23/00215/FUL) was granted on 5 April 2023 ("the permission") for the following description of development:

"Demolition of existing buildings and the erection of 1 no. warehouse building together with reconfiguration of access and the erection of a security gatehouse and other associated works."

The above development involves the demolition of the existing buildings. As such, the permission includes Condition 3 which requires the submission and approval by the Local Planning Authority of a Construction Management Plan prior to works commencing.

The applicant is intending to undertake the demolition and construction works in stages, comprising:

- Phase 1 – Soft Strip and asbestos removal
- Phase 2 – Structural demolition of the building above ground
- Phase 3 – Construction

As the various stages of works will require different working methods, the intention is to partially discharge Condition 3 corresponding to the relevant stage of works being undertaken.

An application (Ref. 25/00023/DISCON) for the partial discharge of Condition 3 (CEMP) pertaining to planning application 23/00215/FUL was approved 23 May 2025. The Decision Notice confirms that Condition 3 was partially discharged only with reference to the following highways comments:

“Construction management plan agreed at this stage is for soft removal only, it is agreed agent will send a further CMP in for the next stage of their development.”

As such, this current application seeks to partially discharge Condition 3 in respect of Stage 2 above. For clarity, Phase 2 will encompass the structural demolition of the building above ground only but will leave the floor slab, foundations and hardstanding in-situ.

A further application to discharge the condition in respect of Stage 3 will be submitted in advance of that stage of works being undertaken.

Condition 3 (Construction Management Plan)

Condition 3 requires submission of a Construction Management Plan and states:

“Prior to commencement of development (including demolition and site clearance) a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects.

This shall include but not be limited to the following:

- a. Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles [for each phase as necessary].*
- b. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.*
- c. Construction staff parking arrangements.*
- d. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.*
- e. Methods for dust control and suppression.*
- f. A programme of works including phasing, if applicable.*
- g. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable*

- h. Traffic route to be utilised by construction traffic.*
- i. Demolition Method Statement*
- j. Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).*

All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority."

The provided Demolition Plan details the purpose and scope of works at Sections 1.4 and 1.6 followed by information around the methodology, risks and mitigation measures for the demolition works, including the specific requirements a) – e) and g) – j) in the Condition 3 above (proportionate to the scope of works).

The Programme of Works address criterion f) of the condition. As such, it is considered that the submitted information provides sufficient detail to allow the partial discharge of Condition 3.

A further application to fully discharge the condition in respect of Phase 3 (construction) will be submitted to the Council at a later date.

Summary

This application seeks to partially discharge Condition 3 (Construction Management Plan) of planning permission reference 23/00215/FUL, regarding Phase 2 of the demolition works at Deacon Business Park, Moorgate Road North, Knowsley, L33 7RX.

I trust the submitted information is sufficient to discharge the condition for phase 2 of the demolition works; however, please do not hesitate to contact me if you require any additional information or should you wish to discuss the proposal further.

Yours faithfully,



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