



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00464/FUL

Name and address of applicant

Indurent Management Limited
C/o Agent

Name and address of agent

Savills
Savills (UK) Limited
Belvedere
12 Booth Street
Manchester
M2 4AW

Date of Receipt: 6 August 2025

Date Valid: 6 August 2025

Address/Location Of Development:

Land To The East Of Moorgate Point
Alchemy Way
Knowsley Industrial Park
Kirkby
Knowsley

Description of Development:

DEMOLITION OF EXISTING BUILDINGS/STRUCTURES AND ERECTION OF INDUSTRIAL & LOGISTICS WAREHOUSE UNITS (USE CLASS B2 AND/ OR B8 AND/ OR E(G)(III)), WITH ANCILLARY OFFICES, INCLUDING PROVISION OF REVISED ACCESS ARRANGEMENTS FROM ALCHEMY WAY AND ALL ASSOCIATED WORKS OF LANDSCAPING, CAR PARKING AND SERVICING ARRANGEMENTS.

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 granted full planning permission must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. 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.

3. 1. Contaminated Land

A. Investigation and Remediation of the Fuel Tank Area

Following the removal of the fuel tank and prior to development commencing in this specific area, an assessment of the risks posed by any contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site. Should contamination be identified then no development (excluding demolition and site clearance) shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

B. Implementation of Approved Remediation Scheme for the Fuel Tank Area

The approved remediation scheme 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.

C. Reporting of Unexpected Contamination - applicable to the whole site

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.

D. Materials Management Plan - applicable to the whole site

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.

E. Soil/Material - applicable to the whole site

No soil is to be imported/reused on 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 reused. 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 (where relevant). The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To ensure contamination is appropriately identified and a strategy is in place before works commence on the site, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public.

4. Noise from fixed building services plant 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, with reference to BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Any tonal, impulsive and/or irregular noise shall 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 residential property, or similar noise sensitive property.

Reason: To safeguard the amenity of nearby occupiers from noise and disturbance.

5. No part of the development hereby permitted shall be commenced until a Construction / Demolition Environmental Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:
- (i) The site working hours (standard hours are 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority);
 - (ii) Methods for the mitigation of noise and vibration from building works, including but not limited to piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight;
 - (iii) Methods for dust control and suppression;
 - (iv) Details of wheel washing facilities including location and type to avoid mud/debris or other materials on the highway;
 - (v) Traffic management measures and delivery time restrictions to avoid peak hours;
 - (vi) Location and layout of site compound including areas for loading and unloading of materials, areas for planting and materials storage and contractor parking areas;
 - (vii) Details of relevant pest control measures that will be in place, or will be put in place, should evidence of pests become apparent during the construction / demolition works;
 - (viii) Construction vehicle access arrangements and routing strategy;
 - (ix) Phasing and programme of works;
 - (x) Waste audit/waste management plan.

All site works shall then proceed only in accordance with the approved Construction Environmental Management Plan for the duration of the works.

Reason: To ensure satisfactory development of the site, to minimise the main environmental effects during the construction phase of the development, to ensure that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers, to prevent pollution of the environment, to protect and promote biodiversity, to minimise disruption during construction and in the interests of highway safety.

6. Prior to first occupation, full details of the off-site pedestrian and cycle access improvements shall be submitted to and approved in writing by the Local Planning Authority.

The submission shall include:

- o Detailed layouts of the footway / shared pedestrian-cycle route on Alchemy Way, north of Platinum Court.
- o Dropped kerbs and tactile paving at all identified desire lines.
- o Safe and inclusive crossing arrangements at the existing bellmouth to the north-west of Alchemy Way.
- o Measures to remove or mitigate vegetation encroachment affecting the usable width of the footway.
- o An assessment of existing carriageway and footway surfacing within the extents of the works, including confirmation of whether resurfacing is required to ensure safe and durable tie-in with new works.
- o Details confirming that existing street lighting levels have been assessed and are compliant with current standards, or identifying any mitigation required.
- o Drainage details demonstrating that surface water will be appropriately managed and will not result in standing water or trip hazards, having regard to the Stage 1 Road Safety Audit; and
- o Wayfinding signage where appropriate, in accordance with the recommendations of RSA1.

Where it is proposed to retain existing infrastructure, the submission shall demonstrate that it is fit for purpose and compliant with current standards.

The approved works shall be implemented in full prior to first occupation of the development.

Reason: To ensure that safe, inclusive and well-designed pedestrian and cycle facilities are delivered, that identified road safety issues are appropriately addressed, and that the development provides safe and suitable access for all users.

7. The turning head to the east part of the site shall be constructed, made fully accessible for vehicles and made available for use in perpetuity prior to first occupation and there shall be no gates erected on the access road to the south of, or in front of, any part of the turning head and its access.

No unit shall be occupied until the access road is completed to final surface course level, including associated footways, drainage, lighting and signage.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity.

8. Prior to first occupation of the development, a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be prepared in accordance with current national guidance and the Knowsley Council Travel Plan Supplementary Planning Document, and shall be tailored to the final use and operational characteristics of the site, whether occupied for B2, E(G) (iii) or B8 purposes.

The Travel Plan shall include, as a minimum:

- o A baseline travel survey of staff travel patterns following occupation.
- o SMART and time-bound modal shift targets appropriate to the scale and nature of the use.
- o Details of cycle parking provision and electric vehicle infrastructure, including management and promotion measures.
- o A package of measures to reduce reliance on single-occupancy car journeys, proportionate to the operation of the site.
- o Identification of a named Travel Plan Coordinator responsible for implementation and monitoring; and
- o A monitoring and reporting programme to the Local Planning Authority for a minimum period of five years from first occupation.

Where monitoring demonstrates that agreed targets are not being met, the Travel Plan shall be reviewed and updated to include additional or amended measures, which shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To promote sustainable travel choices, reduce reliance on private car travel, and ensure the development provides safe, efficient and accessible transport options.

9. The development shall not be brought into the specified use until the approved parking and vehicular manoeuvring layout for the intended use class have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. The Electric Vehicle Charging Points for each unit to which they relate shall be provided prior to that unit being brought into first use. For the avoidance of doubt, a unit falling within use class B2 or E(G) (iii) shall incorporate the respective parking layout for that unit in accordance with drawing 22520-UMC-ZZZ-SI-DR-A-0611 REV P08 entitled 'Proposed Site Plan - Alternative Layout for B2 Parking Standards'. For any unit falling within use class B8, the parking shall be laid out in accordance with plan reference 22520-UMC-ZZZ-SI-DR-A-0601 REV P13 entitled 'Proposed Site Plan' for that respective unit. The hard surfacing of the development shall be carried out in accordance with plan reference 22520-UMC-ZZZ-SI-DR-A-0701 REV P06 entitled 'External Finishes' prior to the development hereby permitted being brought into first use.

Reason: In the interests of highway and pedestrian safety and to promote low carbon developments.

10. Prior to each respective unit being brought into use, the cycle parking shown on plan references for that unit 22520-UMC-K135-SI-DR-A-0704 REV P04 entitled 'Cycle Storage Details Unit K135' and 22520-UMC-K072-SI-DR-A-0704 REV P03 entitled 'Cycle Storage Details Unit K72' shall be constructed and made available for use.

Reason: To ensure that adequate provision is made for parking cycles securely.

11. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the premises to which this permission relates shall only be used for either Use Classes B2, B8 or E(g) (iii) with ancillary offices and for no other purpose, including any other use falling within Class E of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for a further change of use, whether or not it falls within the same Use Class, in the interests of highway safety and to protect and promote the vitality and viability of town centres.

12. Subject to the use class of each building hereby permitted, the approved tree planting, shown on the approved plan references XXX-BCA-ELS-00-DR-L-2465-25-01 S5 REV 07 for B8 uses and plan reference XXX-BCA-ELS-00-DR-L-2465-25-08 S5 REV 03 for B2/E(G) (iii) uses (or such other plan that has been submitted to and approved in writing prior to above ground works) shall be implemented and completed in accordance with the approved details and in accordance with a timetable for implementation that has been submitted to and approved in writing by the Local Planning Authority in accordance with the requirement set out in condition 16.

The trees shall be planted in tree pit details as shown on plan references XXX-BCA-ELS-XX-DR-L-2465-25-04-D2 REV 03 (Typical Tree Pit construction within soft landscape); XXX-BCA-ELS-XX-DR-L-2465-25-06-D2 REV 03 (Tree Pit Detail - single staking to heavy standard trees); and XXX-BCA-ELS-XX-DR-L-2465-25-05-D2 REV 03), unless such alternative details are submitted to and approved in writing by the Local Planning Authority prior to any tree planting. Where the plan refers to the '450mm depth free draining subsoil (not clay)', and notwithstanding the tree pit plan, this zone shall consist of a previously prepared mixture of free draining topsoil and an Ameliorant / Conditioner, such as a Peat free compost at 7 Ltrs / pit and a UK origin mycorrhizal fungi including bio-additives, where the Mycorrhizal fungi component contains spores, mycelium, dried plant root containing mycelium and attapulgitic clay, colonised by mycelium. For the avoidance of doubt, the product should not contain fertilisers and the additives should be proven to enhance mycorrhizal colonisation. A 75mm bark mulch shall be spread over the tree pit at 1m diameter. If any variation to the tree pit details is approved in writing by the LPA prior to the tree planting, then any tree planting shall be carried out in accordance with the updated approved details.

Any trees or shrubs planted or retained in accordance with the approved landscaping which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

The non-significant enhancement landscaped areas shall be managed and maintained in accordance with the Soft Landscape Works Maintenance and Management Proposals (reference 2465/25/RP02E) dated 4.08.25 by BCA Design.

Reason: In the interests of biodiversity and to ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to ensure the longevity of the trees being planted within the site.

13. A least five working days written notice, prior to the commencement of development, shall be given to the Local Planning Authority of the intention to commence development.

The development shall be carried out in accordance with the recommendations and tree protection measures set out in the Arboricultural Survey, Impact Assessment and Tree Protection Report dated 9.7.25 and revised on 29.7.25.

Reason: To promote biodiversity and protect existing trees.

14. 14. The drainage for the development hereby approved shall be carried out in accordance with the principles set out in the submitted Foul and Surface Water Drainage Design drawing 22520-HSP-00-XX-DR-C-2000 REV P09 dated 15.1.26 which was prepared by HSP Consulting. For the avoidance of doubt, water must drain at the restricted rate of 10.8 l/s. Prior to any above ground works (and excluding any demolition / site clearance, full technical details of all SUDS features, hydraulic devices, outfalls and attenuation storage (including longitudinal and cross sectional profiles) shall be submitted to and approved in writing by the Local Planning Authority. Prior to any above ground works (excluding demolition / site clearance) evidence that exceedance flows and runoff in excess of design criteria, calculations and associated plans shall be submitted to the Local Planning Authority to show where above ground flooding might occur and where this would pool and flow. Where there is possibility of water ponding, the maximum extent and depth of flooded water shall be required to ensure that there would be sufficient resilience flood mitigation measures in place. If the design criterion is an event with the 1 in 100 years likelihood including 45% as the impact of climate change, then exceedance flows and runoff in excess of such an event must be considered. Full details of these mitigation measures and design criterion relating to climate change shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works (excluding demolition and site clearance).

Prior to occupation of the proposed development, the drainage scheme (and the associated mitigation measures identified) shall then be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Note: The SUDS scheme shall be based on the principles of the SUDS Manual (C753) (June 2025) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Level 2)

Reason: To ensure the site can be sustainably drained without increasing flooding on or adjacent to the site, to ensure a satisfactory form of development and to prevent an undue increase in surface water run-off reducing the risk of flooding.

15. Prior to the first occupation of the development hereby permitted, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- (i) The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a management company;
- (ii) A schedule for on-going inspections relating to performance and condition;
- (iii) Details for planned maintenance and a mechanism for remedial and urgent repair works; and
- (iv) Means of access for inspection and maintenance purposes;

The Management and Maintenance Plan shall be implemented in accordance with the approved details and within the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development.

16. No development approved by this permission shall commence until a Biodiversity Gain Plan for delivery and monitoring of Biodiversity Net Gain, completed statutory Biodiversity Metric, baseline habitat map, landscape plan and Habitat Management and Maintenance Plan have been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall be prepared in accordance with the BNG Metric (received 22.12.25) or such updated metric that has been submitted to and approved in writing by the LPA prior to commencement of development, and any relevant national guidance in place. The Biodiversity Gain Plan and Metric shall be implemented broadly in accordance with the Landscape Concept Proposal Plan (reference XXX-BCA-ELS-00-DR-L-2465-25-01-S5 REV 09) and the Landscape Concept Proposal - B2/E(G) (III) Parking Layout (reference XXX-BCA-ELS-00-DR-L-2465-25-08-S5 REV04) (or such updated iteration that has been submitted to and approved in writing by the LPA prior to commencement of development) and all medium distinctiveness significant enhancement habitats and measures shall be retained and maintained thereafter for a period of 30 years. Provision of the gain site reference number and demonstration that the habitat units have been allocated to the development on the Natural England biodiversity sites register, or proof of purchase of any statutory credits (that are used to achieve mandatory 10% BNG) shall also be submitted to the Local Planning Authority prior to commencement of the development hereby permitted. Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan.

A timetable for the implementation of all soft landscaping shall be submitted to the Local Planning Authority prior to first occupation and the soft landscaping shall then be delivered in accordance with the approved implementation timetable.

Reason: To protect and enhance biodiversity and to comply with the Environment Act 2021.

17. (i) Prior to commencement of development, a Habitat Management and Monitoring Plan (the HMMP) shall be prepared in accordance with the approved BNG metric and the finalised Biodiversity Gain Plan (and submitted alongside the Biodiversity Gain Plan). These documents shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The submission must include:

- o A non-technical summary;
- o Overview of legal agreement, funding and project;
- o Roles and responsibilities for implementation of the HMMP (habitat works, management, monitoring);

- oDescription and evaluation of features to be managed (including protection of those being retained);
- oThe aims and objectives of management including target condition criteria and details of the relevant habitats, in line with the approved BNG metric and Biodiversity Gain Plan;
- oAppropriate management prescriptions for achieving aims and objectives, including over the period of 30 years, in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of habitat works;
- oPreparation of a work schedule (including any adaptive management);
- oThe monitoring methodology and frequency in respect of the created or enhanced medium distinctiveness habitat to be submitted to the Local Planning Authority.

These monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

(ii) The applicant must inform the Local Planning Authority when the initial habitat works have been completed. This is the beginning of the monitoring period (30 years) and is essential information for the Local Planning Authority. For the avoidance of doubt, this shall align with the soft landscaping timetable for implementation.

Reason: To protect and enhance biodiversity and to comply with the Environment Act 2021.

18. The development shall be constructed in accordance with the levels shown on the 'General Arrangement' Plan drawing no. 22520-HSP-00-XX-DR-C-2000 Rev P08 unless such alternative plan is submitted to and approved in writing prior to the commencement of any above ground works (excluding demolition). The development shall be carried out in accordance with the approved levels details.

Reason: In the interests of visual amenity.

19. The waste management facilities shall be provided and made available for use prior to first occupation as set out in drawings 22520-UMC-SI-DR-A-0703 REV P03 (Ancillary Building Details Unit K135) and 22520-UMC-K072-SI-DR-A-0703 REV P02 (Ancillary Building Details Unit K72).

Reason: To ensure appropriate waste management facilities are incorporated into the layout to promote sustainable development.

20. Prior to the erection of the gatehouse , full elevation details shall be submitted to and approved in writing by the local planning authority. The gatehouse shall then be constructed in accordance with the approved details.

Reason: In the interests of visual amenity.

21. The development shall be carried out in accordance with the recommendations within the Flood Risk Assessment (reference HSP2025-C4884-C&S-FRAS1-3331) dated August 2025 and any mitigation measures shall be in place prior to each unit being brought into first use.

Reason: To ensure appropriate flood mitigation measures are in place.

22. Prior to any open storage of materials, goods, equipment or machinery, full details of the areas for storage, heights of any storage and any screening of the storage area, shall be submitted to and approved in writing by the Local Planning Authority. Open storage of materials, goods, equipment or machinery within the site shall then only take place in strict accordance with the approved open storage details.

Reason: In the interests of visual amenity.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/11/2025	22520-UMC-K135-SI-DR-A-0704	REV P04	CYCLE STORAGE DETAILS UNIT K135
23/07/2025	22520-UMC-K072-SI-DR-A-0704	REV P03	CYCLE STORAGE DETAILS UNIT K72
30/07/2025	22520-UMC-K072-EL-DR-A-1301	REV P02	UNIT K72 BUILDING ELEVATIONS
19/06/2025	22520-UMC-K072-ZZ-DR-A-1101	REV P01	UNIT K72 BUILDING SECTION
19/06/2025	22520-UMC-K072-ZZ-DR-A-1002	REV P01	UNIT K072 OFFICE LAYOUT
23/07/2025	22520-UMC-K072-SI-DR-A-0703	REV P02	ANCILLARY BUILDING DETAILS UNIT K72
24/07/2025	22520-UMC-K072-RF-DR-A-1003	REV P03	UNIT K72 ROOF LAYOUT
19/06/2025	22520-UMC-K072-00-DR-A-1001	REV P01	UNIT K72 BUILDING LAYOUT
07/08/2025	25078-MBA-K72-ZZ-M3-EN-1700; 25078-MBA-K135-ZZ-M3-EN-1700	P1	Energy and Sustainability Strategy undertaken by MBA
24/11/2025	22520-UMC-K135-SI-DR-A-0702	REV P03	EXTERNAL FENCING AND PROTECTION UNIT K135
24/11/2025	22520-UMC-K135-SI-DR-A-0704	REV P04	CYCLE STORAGE DETAILS UNIT K135
22/12/2025	22520-UMC-ZZZZ-SI-DR-A-0702	REV P06	EXTERNAL FENCING AND PROTECTION SITE LAYOUT
24/11/2025	22520-UMC-K135-SI-DR-A-0703	REV P03	ANCILLARY BUILDING DETAILS UNIT K135

22/12/2025	XXX-BCA-ELS-00-DR-L-2465-25-08 S5	REV 04	LANDSCAPE CONCEPT PROPOSAL - B2 PARKING LAYOUT (ALSO INC E(G) (iii) USES)
22/12/2025	XXX-BCA-ELS-00-DR-L-2465-25-01 S5	REV 09	LANDSCAPE CONCEPT PROPOSAL (B8 USES)
22/12/2025	2465-25-RP02G	-	Soft Landscape Works Maintenance and Management Proposals - 10 years - dated 4.8.25
22/12/2025	22520-UMC-ZZZZ-SI-DR-A-0701	REV P08	EXTERNAL FINISHES
22/12/2025	2465-25-RP01G	-	Landscape Design Statement dated 4.8.25 (Note - this is applicable to the updated landscape concept drawings listed in this schedule)
20/08/2025	22520-HSP-00-XX-DR-C-2001	REV P03	Surfacing and Kerbing Layout
01/08/2025	P2	-	External Lighting Assessment Report
22/12/2025	22520-UMC-ZZZZ-SI-DR-A-0611	P08	PROPOSED SITE PLAN - ALTERNATIVE LAYOUT FOR B2 PARKING STANDARDS (ALSO INCLUDES E(G)(III) USES)
24/11/2025	22520-UMC-K135-SI-DR-A-0702	REV 03	EXTERNAL FENCING AND PROTECTION UNIT K135
23/07/2025	22520-UMC-K072-SI-DR-A-0702	REV P02	EXTERNAL FENCING AND PROTECTION
26/11/2025	XXX-BCA-ELS-XX-DR-L-2465-25-06-D2	REV 03	TREE PIT DETAIL - SINGLE STAKING TO HEAVY STANDARD TREES
26/11/2025	XXX-BCA-ELS-XX-DR-L-2465-25-05-D2	REV 03	TREE PIT DETAIL - DOUBLE STAKING TO EXTRA HEAVY STANDARD TREES
29/07/2025	-	-	BS5837 ARBORICULTURAL SURVEY, IMPACT ASSESSMENT AND TREE PROTECTION BY LOWTHER
24/07/2025	22520-UMC-ZZZZ-SI-DR-A-0503	REV P03	SITE LOCATION PLAN
27/02/2025	22520-HSP-00-DR-C-2000	REV P08	GENERAL ARRANGEMENT
22/12/2025	22520-UMC-ZZZZ-SI-DR-A-0601	REV P13	PROPOSED SITE PLAN (PARKING LAYOUT FOR B8 USES)
09/07/2025	22520-UMC-ZZZZ-SI-DR-A-0602	REV P01	PROPOSED DEMOLITION PLAN
30/07/2025	22520-UMC-	REV	UNIT K135 - BUILDING

	K135-EL-DR-A-1301	P02	ELEVATIONS
30/07/2025	22520-UMC-K135-00-DR-A-1001	REV P03	UNIT K135 BUILDING LAYOUT
26/06/2025	22520-UMC-K135-ZZ-DR-A-1002	REV P02	UNIT K135 OFFICE LAYOUT
24/07/2025	22520-UMC-K135-RF-DR-A-1003	REV P03	UNIT K135 ROOF LAYOUT
26/11/2025	XXX-BCA-ELS-XX-DR-L-2465-25-04-D2	REV P03	TYPICAL TREE PIT CONSTRUCTION WITHIN SOFT LANDSCAPE

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 (Clare Appleyard on 0151 443 2848)

ARTICLE 35 STATEMENT

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.

1 BIODIVERSITY NET GAIN (BNG) APPLICATION SUBJECT TO GAIN CONDITION:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in the appendix to this notice.

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan would be Knowsley Metropolitan Borough Council.

BNG Appendix

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990; and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

NOTE: The HMMP submitted to discharge condition 17 and the Landscape Plans submitted with conditions 12 and 16 shall be provided alongside the Gain Plan to discharge the Biodiversity Gain Plan condition.

2 HIGHWAYS INFORMATIVES

Works within the Highway

Any works within the publicly adopted highway require separate consent under the Highways Act 1980. This includes any works associated with access construction, drainage connections, street lighting, signage, lining or other modifications. Consent must be obtained prior to commencement. Early engagement with the Highway Authority is strongly recommended to avoid delays.

Contact: Knowsley's Highways Team - HighwaysEnquiries@knowsley.gov.uk

Section 278 / 38 Agreements

Approval of this planning application does not grant consent for works under Sections 38 or 278 of the Highways Act. A technical submission will be required, followed by a legal agreement. The developer is responsible for all design, inspection, legal and administration

costs associated with the agreement. The extent of any locally required resurfacing or tie-in works will be established through the Section 278 technical approval process.

Contact: Knowsley's Highways Site Development Team -
SiteDevelopment@knowsley.gov.uk

Traffic Regulation Orders (TROs)

The implementation of waiting restrictions or other Traffic Regulation Orders is subject to a separate statutory process. TROs cannot be guaranteed and may be subject to objection. The developer must submit an indicative plan showing extents and signage/lining requirements, fund the full cost of the TRO via Section 106, and formally request that the Highway Authority commence the TRO process. The Highway Authority will determine the timing and progression of the TRO.

Contact: Knowsley's Highways Network Management Team -
Network.Management@knowsley.gov.uk

Travel Plan Monitoring Fee

A Travel Plan Monitoring Fee is payable to cover the Council's costs associated with annual monitoring and review. This will be secured via the Section 106 Agreement.

Streetworks Permits and Coordination

All works affecting or adjoining the public highway—including utilities connections, excavations, or temporary traffic management—must be coordinated with the Council's Streetworks (NRSWA) Team. The developer must obtain all necessary permits and approvals to ensure highway safety and avoid clashes with planned maintenance or utility programmes.

Contact: Knowsley's NRSWA Team - NRSWA.TeamDRES@knowsley.gov.uk

Highway Condition Survey

A pre commencement and post completion highway condition survey of Alchemy Way (from the site access to the A580) will be required. Any deterioration attributable to construction traffic must be repaired by the developer at their cost. This includes carriageway, footways, verges, drainage features, ironwork, markings, and signage.

Contact: Knowsley's Highways Site Development Team -
SiteDevelopment@knowsley.gov.uk

Site Cleanliness and Highway Protection

The developer is reminded of their obligations under Sections 131, 148 and 149 of the Highways Act 1980. It is an offence to deposit mud, debris, materials, or other substances on the highway, or to damage the road surface. Adequate wheel washing, containment and housekeeping measures must be in place throughout construction. The Council reserves the right to recover costs for cleansing or repairs.

Future Eastern Access

The indicative eastern access corridor shown on the submitted information does not form part of this permission. Any future connection to the adjoining site will require a separate planning application, transport assessment, and full technical review under the Highways Act. Nothing in this decision obligates the Highway Authority to adopt any additional highway or to approve any future access arrangement.

Street Lighting, Traffic Signs and Traffic Signals Maintenance

Any new street lighting, traffic signals, or traffic signs required as part of works on the existing public highway or any highway proposed for adoption will be subject to commuted sums to cover long-term maintenance as part of the Council's Street Lighting and Signing PFI contract. All such infrastructure must be agreed in advance with the relevant PFI service provider and approved in writing by the Highway Authority.

Contact: Knowsley's Highways Team - HighwaysEnquiries@knowsley.gov.uk

- 3 TREE PLANTING - The '450mm depth free draining subsoil' layer within the tree pit details, best referred to as 'Tree backfilling material', should consist of previously prepared mixture of free draining topsoil and an Ameliorant / Conditioner, such as a peat free compost at 7 Ltrs / pit and a UK origin mycorrhizal fungi including bio-additives, where the Mycorrhizal fungi component contains spores, mycelium, dried plant root containing mycelium and attapulgate clay, colonised by mycelium. The product should not contain fertilisers and the additives should be proven to enhance mycorrhizal colonisation.

- 4 For the reasons of maintaining safety standards, the following SPEN informative is relevant to this development:
The development hereby permitted shall respect the clearance distances to the existing overhead line conductors as set out in Technical Specification 43-8 Issue 5 2019 Overhead Line Clearances and construction of the development shall adhere to standards for working around overhead lines as set out in: <https://www.hse.gov.uk/pubns/gs6.pdf>

- 5 In order for the drainage conditions to be discharged, the following points should be considered in the preparation of the surface water drainage strategy and detailed design:

Knowsley Council Lead Local Flood Authority (LLFA) adheres to standards of the recently published SUDS Manual (June 2025) where water quality, amenity, biodiversity, climate resilience and whole-lifecycle governance into the core design framework are emphasised. In terms of the surface water discharge hierarchy, although it is acceptable to use the public sewer systems as the main surface water discharge destination, the feasibility of rainwater harvesting as the top priority of the hierarchy should be assessed as part of the drainage design.

In line with the new version of the SUDS Manual (2025) a SUDS aims to minimise the impacts from a proposed development on water quantity and quality and maximise amenity and biodiversity. In designing an appropriate set of SUDS techniques for a development site, the LLFA expects source control features being integrated with green/blue corridors and above ground green attenuation storage features to be prioritised to promote water quality, amenity and biodiversity. In the current design, we advocate the proposal of permeable areas as source control SUDS features whereas no green/blue corridors have been considered, despite potential spaces for linear green/blue features on site. Consideration of green/blue corridors will have a positive impact on the reduction of attenuation storage required at the outlet (as well as attenuation storage underground) and take off the reliance of the site against flood risk from one single feature at the outlet, to a number of features across the site.

The maximum discharge rate from the development site is acceptable to be restricted to QBAR greenfield runoff rate for all rainfall events. Sticking to a QBAR greenfield runoff rate (10.8l/s) requires a fixed control feature at the outlet. Should the applicant apply a complex control device, then variable discharge rates can be explored considering the sufficient capacity in the receiving public sewers system.

Should the surface water discharge to the public sewers system be retained in the final design, the adopted discharge rate and connection point should also be agreed with United Utilities.

Consideration of climate change impact on rainfall intensity as 45% is acceptable.

The LLFA do not expect that an additional allowance for urban creep for industrial sites should be considered.

The 1 in 100 years rainfall event including 45% for the impact of climate change as the design criteria is acceptable.

The LLFA advocates the application of the FEH method for estimation of the attenuation storage required on site.

SUDS mitigation indices for discharges to surface water have been presented while similar indices for discharges to ground water were not provided (26.4 of the SUDS Manual).

A detailed Drainage Scheme Plan, complying with the above comments, should show the layout of the proposed drainage network, post development impermeable area, SUDS features, the location of the attenuation storage within the proposed development and how these relate to the submitted calculations, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients, diameters and dimensions. The methods of flow control must be detailed as should non-conventional elements such as ponds and permeable paving.

Technical and design details of all SUDS features, hydraulic devices and outfalls and attenuation storage (including longitudinal and cross sectional profiles) shall be required.

The mechanism for securing long term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, LPA, Parish Councils, Water Companies and private management companies.

Evidence that exceedance flows and runoff in excess of design criteria shall be considered - calculations and plans shall be provided to show where above ground flooding might occur and where this would pool and flow. Where there is possibility of water ponding, the maximum extent and depth of flooded water shall be required to ensure that there would be sufficient resilience flood mitigation measures in place. If the design criterion is an event with the 1 in 100 years likelihood including 45% as the impact of climate change, then exceedance flows and runoff in excess of such an event must be considered.

A management and maintenance plan for the proposed drainage system, arrangements for adoption and means of access for inspection and maintenance purposes shall be considered.

- 6 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 7 The applicant's attention is drawn to comments received from UU, LLFA, Merseyside Fire and Rescue and the Local Highways Authority. Note there is a Gas pipeline within the site/site vicinity and engagement with the operator of the gas pipeline should be undertaken.



Executive Director - Regeneration and Economic Development

Date: 3 March 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.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. 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.
6. 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.