



Knowsley Council

Our Ref: 25/00171/DISCON

A Thompson
10 Kilmorey Park Avenue
Chester
CH2 3QU

Date: 28 March 2025

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION: 25/00171/DISCON

PROPOSAL: APPLICATION TO DISCHARGE CONDITIONS 3 (CONTAMINATED LAND SITE INVESTIGATION) AND 4 (CONSTRUCTION / DEMOLITION MANAGEMENT PLAN) PERTAINING TO PLANNING PERMISSION 19/00469/FUL.

LOCATION: Knowsley Village Stables, School Lane, Knowsley Business Park Knowsley L34 9ER

The information submitted is sufficient to satisfy the condition in so far as development can commence in accordance with the submitted and agreed documents (LISTED BELOW). However, it is still necessary to submit a site completion report for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions."

AGREED DOCUMENTS :-

A6208, APPENDIX 1 EXPLORATORY HOLE LOGS - 17/03/2025

GS-7F7-324-VUI-NKD, APPENDIX 1 - GROUNDSURE REPORT (PART 1) - 17/03/2025

MRN 24055/70, APPENDIX 2 - GEOTECHNICAL TESTING RESULTS - 17/03/2025

24-12405, APPENDIX 3 - CHEMICAL TESTING RESULTS - 17/03/2025

A6208/24, PHASE 1 GEOENVIRONMENTAL DESK STUDY - 17/03/2025

A6208/24/SI, GEO-ENVIRONMENTAL SITE INVESTIGATION REPORT - 17/03/2025

ATD - 2025-03-20 [2], AGENT RESPONSE IN RELATION TO ADDINFO LETTER - 25/03/2025

the following condition(s) attached to planning permission 25/00171/DISCON are discharged in so far :-

CONDITION 3

A Phase I site investigation shall be submitted for written approval prior to development commencing in order to establish whether there are any concerns of contamination from the current or previous use of the site or adjacent sites. This report shall include the results of a desk study, site walkover, and human health and environmental risk assessment.



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If identified as necessary by the desk study a Phase 2 site investigation and remediation proposals shall be submitted for approval prior to works commencing. In any event the applicant/developer is requested to contact the Councils Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should previously unsuspected contamination be encountered during the development of the site. A site completion report shall be submitted for written approval prior to occupation confirming that encountered site conditions were as expected and detailing any necessary remedial actions.

Reason: To prevent contamination in the interests of human health.

Yours sincerely

**Executive Director –
Regeneration and Economic Development**