

Our ref: AC/RA/Q230156
Your ref: 23/02782/FUL
Email: adam.cornish@quod.com
Date: 11th August 2025



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

Submitted via Planning Portal (PP-14193517)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Approval of details reserved by Condition 12 of planning permission ref.
23/02782/FUL, dated 30th July 2025
Sovereign Industrial Estate, Wilson Road, Huyton, L36 6AD
Application submitted on behalf of DAVOS Property Developments Limited

We are instructed on behalf of our client, DAVOS Property Developments Limited ('the Applicant'), to submit the enclosed details pursuant to Condition 12 (Drainage) of planning permission ref. 23/02782/FUL, dated 30th July 2025, in respect of the redevelopment of the Sovereign Industrial Estate, Wilson Road, Huyton ('the Site').

The planning application has been submitted via the Planning Portal (PP-14193517) and includes the following documents in line with your validation requirements:

- **Requisite Application Form, duly completed;**
- **Decision Notice (ref. 25/00013/FUL, dated 30th July 2025);**
- **Proposed Drainage (ref. 100.23083-ACE-00-ZZ-CA-C-0010 - P05), prepared by Adept;**
- **Overland Flow Route (ref. 100.23083-ACE-00-ZZ-DR-C-1020 - P01), prepared by Adept;**
- **Drainage Catchment (ref. 100.23083-ACE-00-ZZ-DR-C-1025 - P01), prepared by Adept;**
- **Designers Risk Assessment (ref. 100.23083-ACE-XX-XX-HS-S-0001), prepared by Adept;**
- **Drainage Asset Maintenance Schedule (ref. 100.23083-ACE-ZZ-ZZ-RP-C-0005), prepared by Adept;**
- **Condition 12 Drainage letter (dated 4th July 2025), prepared by Adept;**
- **Mitigation Index Score;**

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- **The Water Quality SuDS Handbook, prepared by SPEL Life In Water; and**
- **United Utilities comments, dated 7th January 2025.**

An online payment of £298 has been made via the Planning Portal on the day of submission along with the Planning Portal transaction fee.

1 Background

Full planning permission (ref. 23/02782/FUL) was granted on 30th July 2025 ('July 2025 permission') for the following development:

“Erection of 1no. retail unit (use class E(a) with external display area and car parking and servicing arrangements. partial demolition, reconfiguration and refurbishment of existing employment building to create 2no. industrial/ warehouse buildings with ancillary offices (use classes E(g)(iii), B2 and B8) with servicing and car parking ; retention and amendment of existing site accesses along with internal estate roads; 2no. substations; landscaping; and associated works.”

This application was subject to 21no. conditions and a separate Section 106 Agreement.

This application seeks to discharge Condition 12 (Drainage) of the July 2025 permission.

2 Details pursuant to Condition 12

This condition requires the submission of a detailed SUDS drainage scheme, prior to the commencement of the development. The condition reads:

“Development shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out in Drainage Strategy and Flood Risk Assessment (Revision P4 dated 14/05/25). The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details. The surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the following elements:

- *Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design criteria (1 in 100 + 40% CC). The impact of exceedance flows from and on adjacent land should also be considered. Calculations and plans should be provided to show where aboveground flooding might occur, where this would pool and flow and the maximum depth of flood*



flows shall be established and managed so as to mitigate the flood impact to people and buildings.

- *An evaluation of impact of potential failure of the drainage system should be provided. The risk assessment should include for blockage of pipes, blockage of outlet structures/soakaway and risk of impediments across planned flood routing paths. The drainage design should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been considered to limit risk of failure.*
- *Demonstrating that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved during all phases of the development. In this case that an industrial yard is proposed, water quality risk to surface water bodies and groundwater should be assessed (screening risk or detailed risk assessment) and mitigation measures to be adopted to ensure that risk to both surface water bodies, and groundwater are effectively managed (see Table 26.1 of the SUDS Manual).*
- *Where third party agreements to construct sewers and/or to discharge flows are required, then written evidence of these agreements shall be provided. In this case, the United Utilities agreement on maximum discharge rate and discharge points will be required.*
- *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."*

Detailed of a SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), are enclosed within this application, prepared by Adept. Additionally, drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out in Drainage Strategy and Flood Risk Assessment (Revision P4 dated 14/05/25), are also enclosed as part of this application.

Lastly, the enclosed Condition 12 drainage letter, prepared by Adept provides the necessary details to aid Officers in reviewing this application. Clear responses are provided in relation to each part of the Condition above and the document is signposted to communicate which documents are relevant to each part of the Condition wording accordingly.

Condition 12 can therefore be duly discharged.



3 Conclusion

We are instructed by our client, DAVOS Property Developments Limited, to submit the enclosed drainage details in connection with Condition 12 of planning permission ref. 23/02782/FUL, dated 30th July 2025. The requisite details have been provided to discharge the condition in full.

We trust that this information is sufficient for you to validate this application. However, should you require any additional information or seek clarification on a particular point, please do not hesitate to contact us.

Yours faithfully,

Adam Cornish
Associate Director

cc. DAVOS Property Developments Limited