



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Land At	
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
Description	

Land to the north of Cables Way

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

HYBRID APPLICATION COMPRISING; FULL PLANNING PERMISSION FOR A NEW FOODSTORE (USE CLASS E(A)), EMPLOYMENT DEVELOPMENT (USE CLASSES E(G), B2 AND B8), ACCESS, LANDSCAPING, AND THE PROVISION OF ASSOCIATED INFRASTRUCTURE, INCLUDING CAR AND CYCLE PARKING FACILITIES, VEHICLE CHARGING SPACES, PEDESTRIAN ACCESS ROUTES, AND SERVICING. OUTLINE PLANNING PERMISSION FOR A MIXED-USE DEVELOPMENT COMPRISING A DRIVE THRU RESTAURANT, DRIVE THRU COFFEE SHOP AND PUBLIC HOUSE TOGETHER WITH ASSOCIATED PARKING AND LANDSCAPING (ACCESS TO BE CONSIDERED ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL)

Reference number

20/00576/HYB

Date of decision (date must be pre-application submission)

07/11/2023

Please state the condition number(s) to which this application relates

Condition number(s)

7A, 31

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
- ☐ No

If Yes, please indicate which part of the condition your application relates to

Information relating to Phase 1 (employment plot) only.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 7A

331810328-STN-HDG-ALD-DR-CD-500-PROPOSED DRAINAGE

331810328-STN-HDG-ALD-DR-CD-501- SCHEDULES-P02

331810328-STN-HDG-ALD-DR-CD-502-CONSTRUCTION DETAILS - SHEET 1 P01

331810328-STN-HDG-ALD-DR-CD-503-CONSTRUCTION DETAILS - SHEET 2 P01

331810328-STN-HDG-ALD-DR-CD-504-CONSTRUCTION DETAILS - SHEET 3 P01

331810328-STN-HDG-ALD-DR-CD-505-CONSTRUCTION DETAILS - SHEET 4 P01

331810328-STN-HDG-ALD-DR-CD-510-DRAINAGE LONG SECTIONS-Sheet 1 P01

331810328-STN-HDG-ALD-DR-CD-511-DRAINAGE LONG SECTIONS-SHEET 2 P01

331810328-STN-XXX-TN-HI-0001_Rev1

Appendix A

FRA RFS

HYB-Plans-05082021(1)

HYB-Plans-05082021(2)

HYB-Plans-05082021

HYB-Plans-22062021

HYB-Supporting Documents-05082021(1)

HYB-Supporting Documents-05082021(2)

HYB-Supporting Documents-05082021(3)

HYB-Supporting Documents-05082021(4)

HYB-Supporting Documents-05082021(5)

HYB-Supporting Documents-05082021(6)

HYB-Supporting Documents-05082021(7)

HYB-Supporting Documents-05082021(8)

HYB-Supporting Documents-05082021

HYB-Supporting Documents-16102020 RFS

HYB-Supporting Documents-22062021(1)

HYB-Supporting Documents-22062021(2)

HYB-Supporting Documents-22062021(3)

HYB-Supporting Documents-22062021(4)

HYB-Supporting Documents-22062021(5)

HYB-Supporting Documents-22062021(6)

HYB-Supporting Documents-22062021(7)

HYB-Supporting Documents-22062021

Appendix B

SW Hydraulic Calculations

Appendix C

FW Hydraulic Calculations

Appendix D

FEH Greenfield rate

Appendix E

LS040-CCTV Manchester Road-Sheet 1 A0@100 A

LS040-CCTV Manchester Road-Sheet 2 A0@100 A

LS040-CCTV Manchester Road-Sheet 3 A0@100 A

LS040-CCTV Manchester Road-Sheet 4 A0@100 A

LS040-CCTV Manchester Road-Sheet 5 A0@100 A

LS040-CCTV Manchester Road-Sheet 6 A0@100 A

Condition 31

331810328_STN_HGN_XX_TN_CH_0151 - Levels Design Planning Condition Compliance Note

331810328-STN-HGN-ALD-DR-CH-0600 P03 - CONTOURS

331810328-STN-HGN-ALD-DR-CH-0601 P02 - ISOPACHYTES

331810328-STN-HGN-ALD-DR-CH-0602 P02 - LONG AND CROSS SECTIONS

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matthew Simpson

Date

03/09/2026