

Knowsley Borough Council
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

11/09/2026

Our reference: P6097-SPA-LT-TP-003-A
Planning Portal Reference: PP-15214277

Dear Sir/Madam,

RE: PLANNING PORTAL SUBMISSION REF: PP-15214277

23/00456/FUL - ERECTION OF 2 NO. UNITS (USE CLASS E (G) (II) (III) OR B2 OR B8 USE) WITH ANCILLARY OFFICE SPACE, CAR PARKING AND VEHICULAR, PEDESTRIAN CIRCULATION WITH ACCESS ONTO ALCHEMY WAY

PARTIAL DISCHARGE OF CONDITION 6

Spawforths have been instructed on behalf of Network Space to submit details to part discharge planning Condition 6 pursuant to the above application.

In accordance with the agreed procedures of Knowsley Borough Council, this application is submitted electronically via the Planning Portal. The required application fee of £408 will be paid via the Portal.

Condition 6 of application Ref 23/00456/FUL states the following:

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to, and approved in writing by, the Local Planning Authority. Prior to any further ground investigations taking place, the scope of works for these investigations must be agreed, in writing, with the local planning authority. The assessment must also 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. Moreover, it must include (were relevant):

i. a survey of the extent, scale and nature of contamination.

ii. an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and
- service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development 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.

C. Implementation of Approved Remediation Scheme

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.

D. Reporting of Unexpected Contamination

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.

E. Materials Management Plan

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.

F. Importation of Soil/Material

No soil is to be imported to the 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 imported onto site. 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. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

This application seeks a partial discharge of Condition 6, shown above, in relation to Part A (Risk Assessment) and Part B (Remediation Scheme). It should be noted that a Phase 1 and 2 Report have previously been submitted in support of the approved planning permission. For reference, these documents are listed below:

- WYG: Phase I Geoenvironmental Desk Study Report for Land at Alchemy, Knowsley, reference A094359 This report covers a wider site including the subject site.
- Phase 2 Environmental and Geotechnical Site Investigation Report for Land at Alchemy Way, Knowsley Industrial Park, Kirby, L33 7AQ for prepared by RPS on behalf of Network Space Developments Ltd Reference: JER9563 dated October 2022

Pursuant to these, and to adequately satisfy the requirements of Part A and Part B of Condition 6 as outlined above, additional information has been prepared and submitted as part of this application.

The table below outlines the additional information submitted to support the partial discharge:

Condition Number	Information Submitted
6 (Part A)	• Phase 1 Preliminary Risk Assessment for Parcel 1 , Alchemy Way, Knowsley prepared by ADS Consult on behalf of Network Space Developments Ltd Reference: 11110-DTS-001 dated May 2026 • Phase 2 Ground Investigation Report for Parcel 1, Alchemy Way, Knowsley prepared by ADS Consult on behalf of

Network Space
Developments Ltd
Reference: 11110-SI-002
dated July 2026

6 (Part B)

- Remediation Strategy for
Parcel 1, Alchemy Way,
Knowsley prepared by
ADS Consult on behalf of
Network Space
Developments Ltd
Reference: 11110-RS-
001 dated August 2026
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We trust that the submitted information is sufficient to enable the partial discharge of Condition 6. Should you require any further information or clarification, then please do not hesitate to contact us on the details provided.

Yours faithfully,