


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 Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

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

35 Wilson Road, L36 6AE

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

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 *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

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

DEMOLITION OF EXISTING BUILDINGS AND OUTLINE APPLICATION FOR THE ERECTION OF A LOGISTICS WAREHOUSE (USE CLASS B8) - APPROVAL SOUGHT FOR ACCESS (APPEARANCE, LAYOUT, LANDSCAPING AND SCALE RESERVED FOR FUTURE APPROVAL)

Reference number

25/00205/FUL

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

05/06/2025

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters application for the demolition of existing buildings and construction of a logistics/warehouse building, use class B8 including access, pursuant to outline planning permission 25/00205/FUL.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

SITE LOCATION PLAN 12156-AEWXXXXDR-A-0502
DEMOLITION PLAN 12156-AEWXXXXDR-A-0007
TREE FELLING PLAN 12156-AEWXXXXSK-A-0001
DESIGN CODE 12156-AEW-RPA0520
TREE CONSTRAINTS PLAN 12156-AEWXXXXSK-A-0003
TECHNICAL NOTE TRIP GENERATION 22036-MAXXXXRP-D-TN03
TRANSPORT ASSESSMENT TA01 REV C
FLOOD RISK ASSESSMENT FW2197_FRA_0
TREE CONSTRAINTS REPORT MARCH 2022
ARBORICULTURE IMPACT DOCUMENT VERSION 2
ACCESS PLAN SHOWING TREES 12156-AEW-XXXX-DR-A-0518 REV P4
Parameters Plan P812156-AEWXX-XX-DR-A-0503 Rev P8
ACCESS PLAN 12156-AEW-XXXX-DR-A-0518 REV P3
Transport Assessment Addendum TN01
SWEPT PATH ANALYSIS SITE ACCESS 25132-MA-XXXX-SK-C-0001 REV 02

Please list all drawing numbers submitted with this application for approval

Covering Letter (prepared by JLL)
Drawings (prepared by Studio KMA):
Location Plan (ref: T1306_HWR_7000_P1 - Location Plan)
Existing Site Plan (ref: T1306_HWR_7001_P2 - Existing Site Plan)
Demolition Plan (ref: T1306_HWR_7002_P1 - Demolition Plan)
Proposed Boundary Treatment Plan (ref: T1306_HWR_7003_P5 - Proposed Block Plan with Boundary Treatments)
Proposed Site Plan (ref: T1306_HWR_7004_P6 - Proposed Site Plan)
Existing and Proposed Site Sections (ref: T1306_HWR_7005_P2 - Existing and Proposed Site Sections)
Proposed Building Plan (ref: T1306_HWR_7006_P2 - Proposed Building Plan)
Proposed Ground and First Floor Plans (T1306_HWR_7007_P2 - Proposed Floor Plans)
Proposed Second and Third Floor Plans (ref: T1306_HWR_7008_P2 - Proposed Floor Plans)
Proposed Elevations (ref: T1306_HWR_7009_P2 – Proposed Elevations)
Proposed Building Sections (ref: T1306_HWR_7010_P2 - Proposed Building Sections)
Proposed Indicative Roof Plan (ref: T1306_HWR_7011_P1 - Indicative Roof Plan)
Landscaping Scheme (ref: 13706-FPCR-XX-XX-DR-L-0001-P06-Landscape Strategy Plan)
Detailed Planting Plan 1 (ref: 13706-FPCR-XX-XX-DR-L-0002-P03-Detailed POS Plan)
Detailed Planting Plan 2 (ref: 13706-FPCR-XX-XX-DR-L-0003-P03-Detailed POS Plan)
3D Visuals View 1 (ref: M0255_WilsonRd_Exterior-View01A)
3D Visuals View 3 (ref:M0255_WilsonRd_Exterior-View03A)
3D Visuals View 4 (ref:M0255_WilsonRd_Exterior-View04A)
Swept Path Analysis Fire Appliance (ref: 5054-SP01 Rev B (Fire Appliance))
Swept Path Analysis FTA (ref: 5054-SP02 Rev A (FTA))
Swept Path Analysis Refuse (5054-SP03 (Refuse))
JLL Planning Statement
Design and Access Statement (ref: T1306_HWR-KMA-XX-XX-RP-A-0001-XX-P3_RIBA Stage 3 – DAS)
Framework Travel Plan and Transport Note (ref: 5054Fwk Travel Plan and Transport Note)
Bat Box Plan (ref: BOW17.1593_Wilson Road, Huyton_Condition Discharge 8 Bat Box Plan_V2)
Ecological Enhancement Plan (ref: BOW1593_Wilson Road, Huyton_Ecological Enhancement Plan_V3)
Waste Storage and Collection Arrangements (See Chapter 5 of this Planning Statement)
Energy Statement (ref Linden Hill_Policy CS22_Energy Statement_JLL SAS Rev B)
Building Life Cycle Assessment Options Appraisal Summary (ref LindenHill_BREEAM MAT01_LCA_JLL SAS Rev A)
Passive Design Analysis (ref LindenHill_BREEAM ENE04_PassiveDesignAnalysis_JLL SAS RevA)
Low & Zero Carbon Technologies Feasibility Study (ref Linden Hill_BREEAM ENE04_LZCTFeasibilityStudy_JLL_SAS RevB)
BREEAM Statement (ref: 251110-35 Wilson Road-Preliminary BREEAM Assessment Report)

If applicable, please state the reasons for any changes to the original drawings

Site Visit

On-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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

16/12/2025

Details of the pre-application advice received

Email exchange with Mr Quinn re validation requirements.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of reserved matters 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

Amy Murphy

Date

19/12/2025