

Planning Services
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jll.co.uk

Our ref 8429/AM/JG

19th December 2025

Dear Sir/Madam,

We write on behalf of Linden Hill – Capital Assets – ALX Limited, to notify you of a reserved matters application for the following development:

‘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’.

The application was submitted via Planning Portal (PP- 14579521) on 19th December 2025 and comprises the following supporting information:

- Completed Application Form (prepared by JLL)
- 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)

Payment of £76,641.00 has been made to Knowsley Council, to cover the application fee.

We trust the information submitted is sufficient to enable full consideration of the proposals, which we consider to be acceptable for the location and in accordance with adopted planning policies and the NPPF.

We look forward to receiving confirmation that the application has been validated. Should you have any queries in the meantime, please do not hesitate to contact me.

Yours faithfully,

Amy Murphy
Planning Consultant