



Knowsley Council

Mr Brandon Bardsley - Taylor Wimpey North
West
Ground Floor
Washington House
Birchwood
Warrington
Cheshire
WA3 6GR
United Kingdom

Our Ref: 26/00137/DEMCON

Date: 26 June 2026

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
(AS AMENDED) – SCHEDULE 2,**

Address of the Proposed Development:

Stoves Group Plc, Stoney Lane, Whiston, Knowsley, L35 2XW

Description of the Proposed Development:

PRIOR NOTIFICATION FOR THE DEMOLITION OF THE EXISTING INDUSTRIAL AND
ANCILLARY BUILDINGS.

Knowsley Metropolitan Borough Council, as local planning authority, hereby confirm that their prior approval is required and granted under Schedule 2, of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

In accordance with the Town and Country Planning (General Permitted Development) Order 2015, development under is permitted.

Important Information

The development must be carried out in accordance with the details provided in the application, unless the local planning authority and the developer agree otherwise in writing.



Knowsley Metropolitan Borough Council
PO Box 21 Archway Road Huyton Knowsley Merseyside L36 9YU
Telephone: 0151 489 6000 www.knowsley.gov.uk



Information that the Developer Provided to the Local Planning Authority:

Date Received	Ref. No	Version	Drawing/Document Title
17/04/2026	-	-	HOT WORKS PERMIT (BLANK)
17/04/2026	EMAIL	-	EMAIL FROM URBAN REGEN LTD RE ODOUR CONTROL FOR HYDROCARBONS
24/03/2026	01	A	LOCATION PLAN
16/06/2026	430-DP-01-09	-	DEMOLITION PLAN (430-DP-01-09: URBAN REGEN LTD)
03/06/2026	430-TMP-01-02B	-	TRAFFIC MANAGEMENT PLAN (430-TMP-01-02B: URBAN REGENERATION LTD)
01/06/2026	430-TML-01-00	D	TRAFFIC MANAGEMENT PLAN AND FIRE PLAN
16/06/2026	UES05069/07	-	NON-LICENSED METHOD STATEMENT (UNITED ENVIRONMENTAL SERVICES LTD)
17/04/2026	-	-	PLAN OF WORKS NON-NOTIFIABLE RISK ASSESSMENT & METHOD STATEMENT (URBAN REGEN LTD)
17/04/2026	URAS/AF 002.01	-	PLAN OF WORKS NOTIFIABLE RISK ASSESSMENT & METHOD STATEMENT (URAS/AF 002.01: URBAN REGEN LTD)
09/04/2026	-	-	HOT WORKS BLANK PERMIT
15/04/2026	411/R/200	-	ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT (411/R/200: MDLANDSCAPE)
14/04/2026	-	-	ASBESTOS STANDARD OPERATING PROCEDURES FOR URBAN REGENERATION LTD
09/04/2026	430-SWMP-01-00	-	SURFACE WATER MANAGEMENT PLAN (URBAN REGEN LTD)
09/04/2026	430-NVMP-01-01	-	NOISE AND VIBRATION MANAGEMENT PLAN
09/04/2026	-	-	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (TAYLOR WIMPEY)
09/04/2026	-	-	HSE NOTIFICATION OF ASBESTOS WORK - ROOF TOP PLANT ROOM
09/04/2026	-	-	HSE NOTIFICATION OF ASBESTOS WORK

Informative

1. Please see attached letter from Cadent Gas

If you require any further information, please contact Mr Lee Osborne on. 0151 443 2395

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dale Milburn', with a stylized, cursive script.

Dale Milburn

Executive Director – PLACE

Date: 14/04/2026

LinesearchbeforeUdig ref: 41158344

Your ref: 26/00137/DEMCON (JP)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,

Plant Protection Team

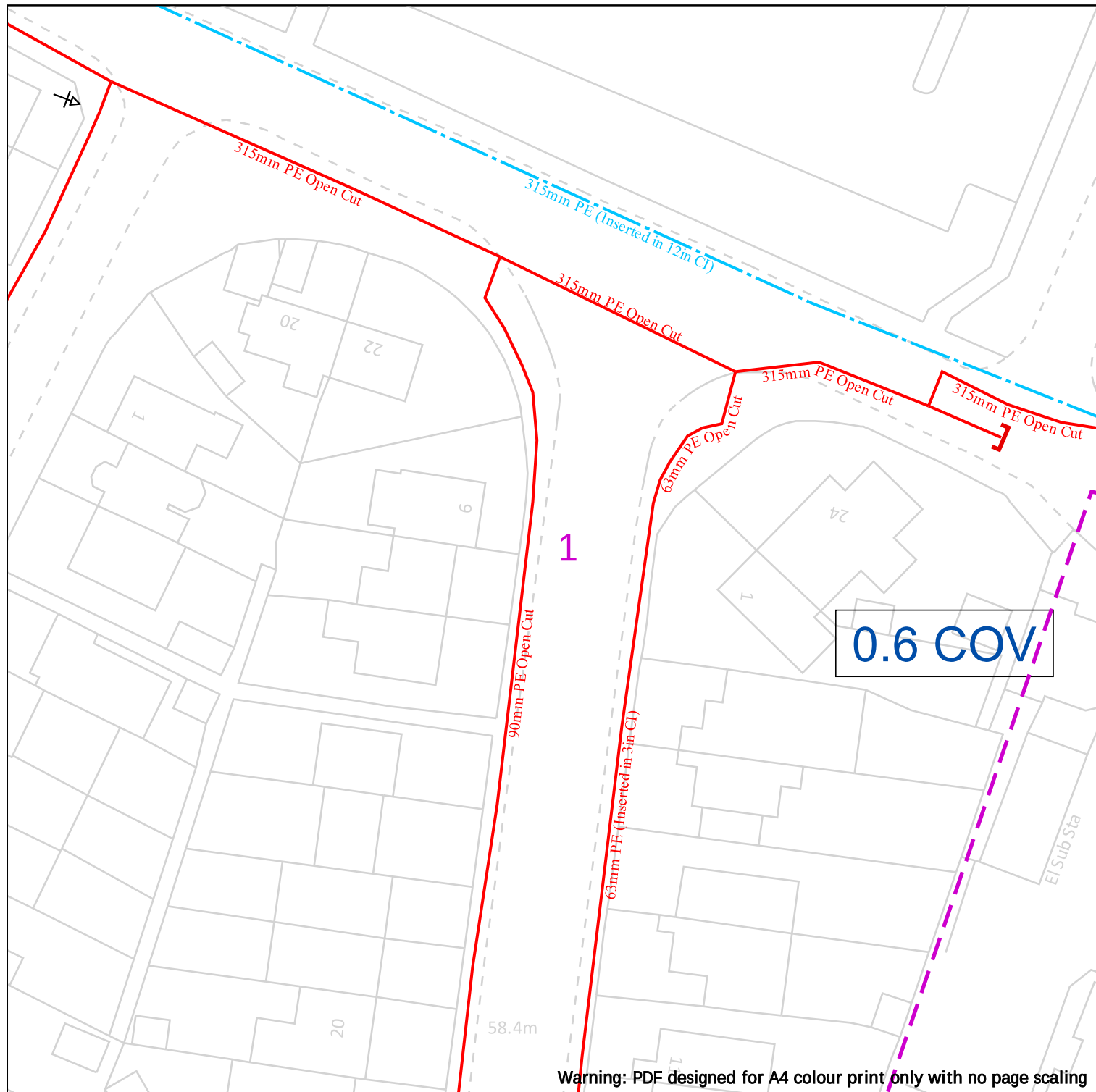
T: 0800 688 588

plantprotection@cadentgas.com

cadentgas.com

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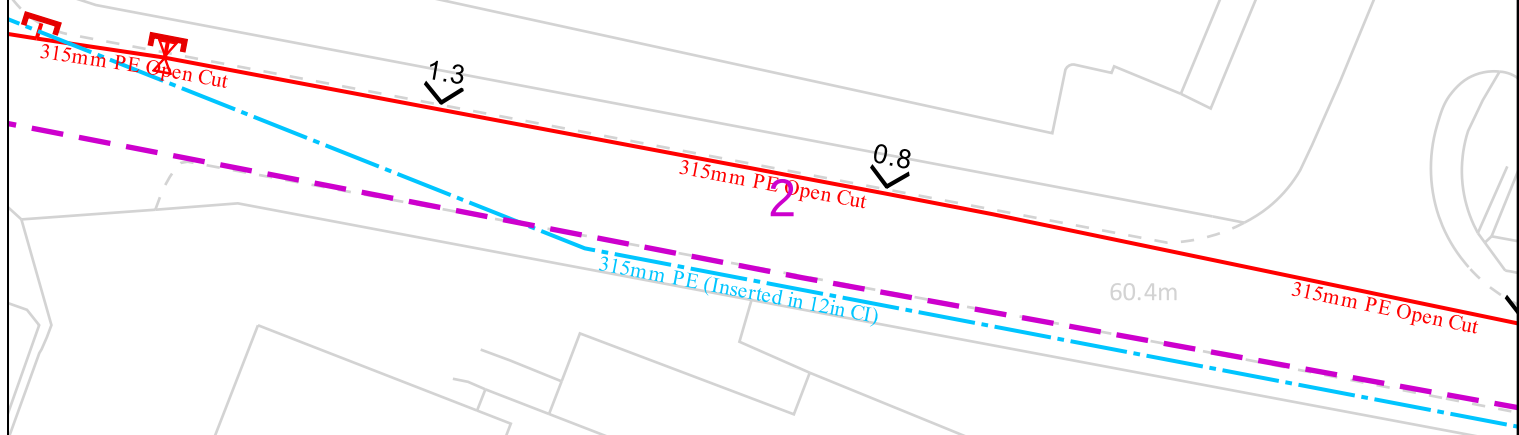
	Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	
Date Requested: 14/04/2026 Job Reference: 41158344 Site Location: 348091 391464 Requested by: Mr James Parker Your Scheme/Reference: 26/00137/DEMCON (JP) View extent: 100m, 100m	In case of emergency call - 0800 111 999	
Scale: 1:2563 (When plotted at A4)	Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886	



 Your Gas Network	
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0.6 COV

0.6 COV



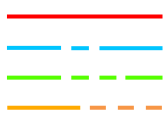
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25m

Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve
Depth of cover
Syphon



Diameter Change



Material Change



Out of Standard Service

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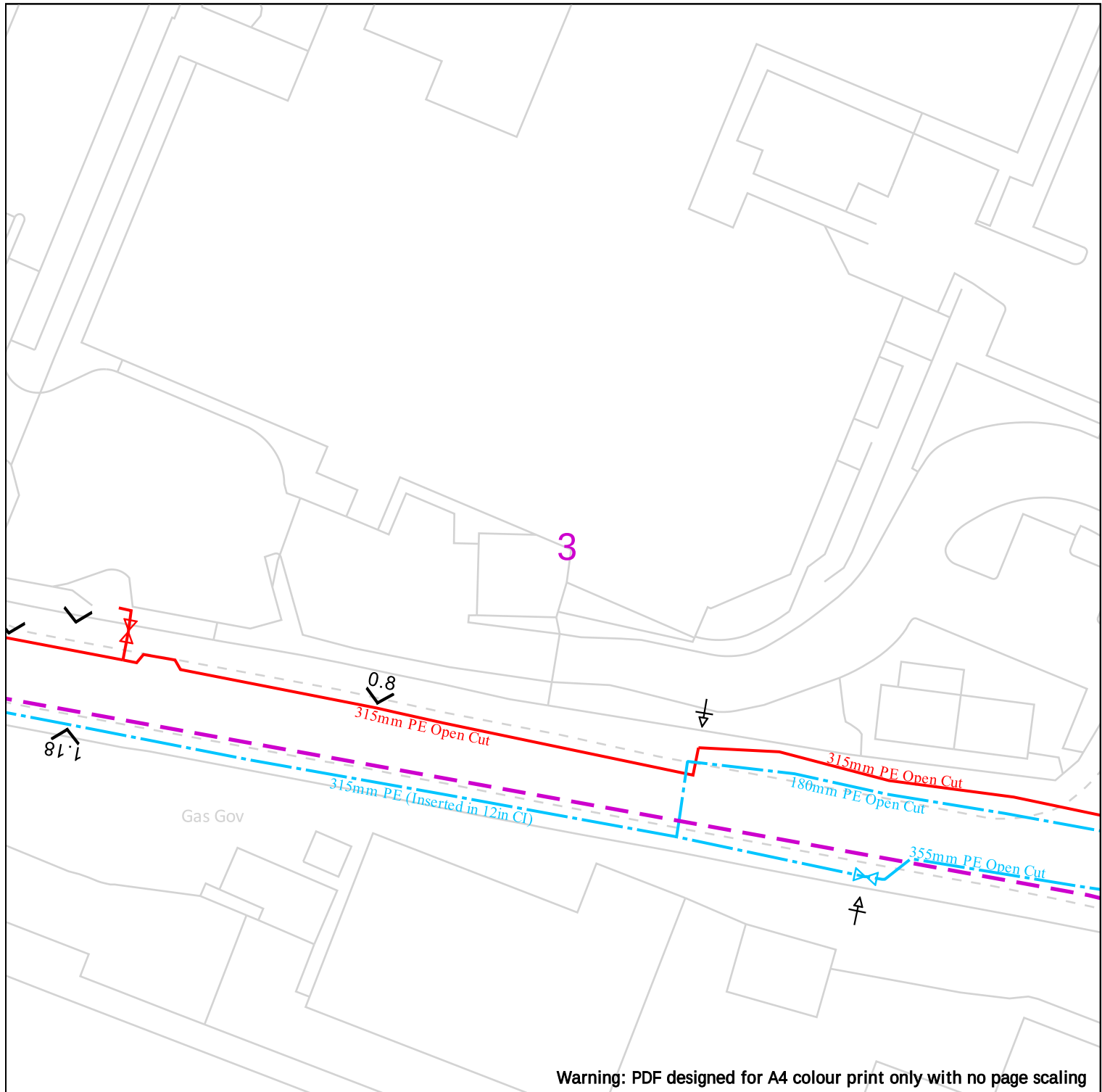
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25m

Dig Sites

Area:

Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

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Syphon

Diameter Change

Material Change

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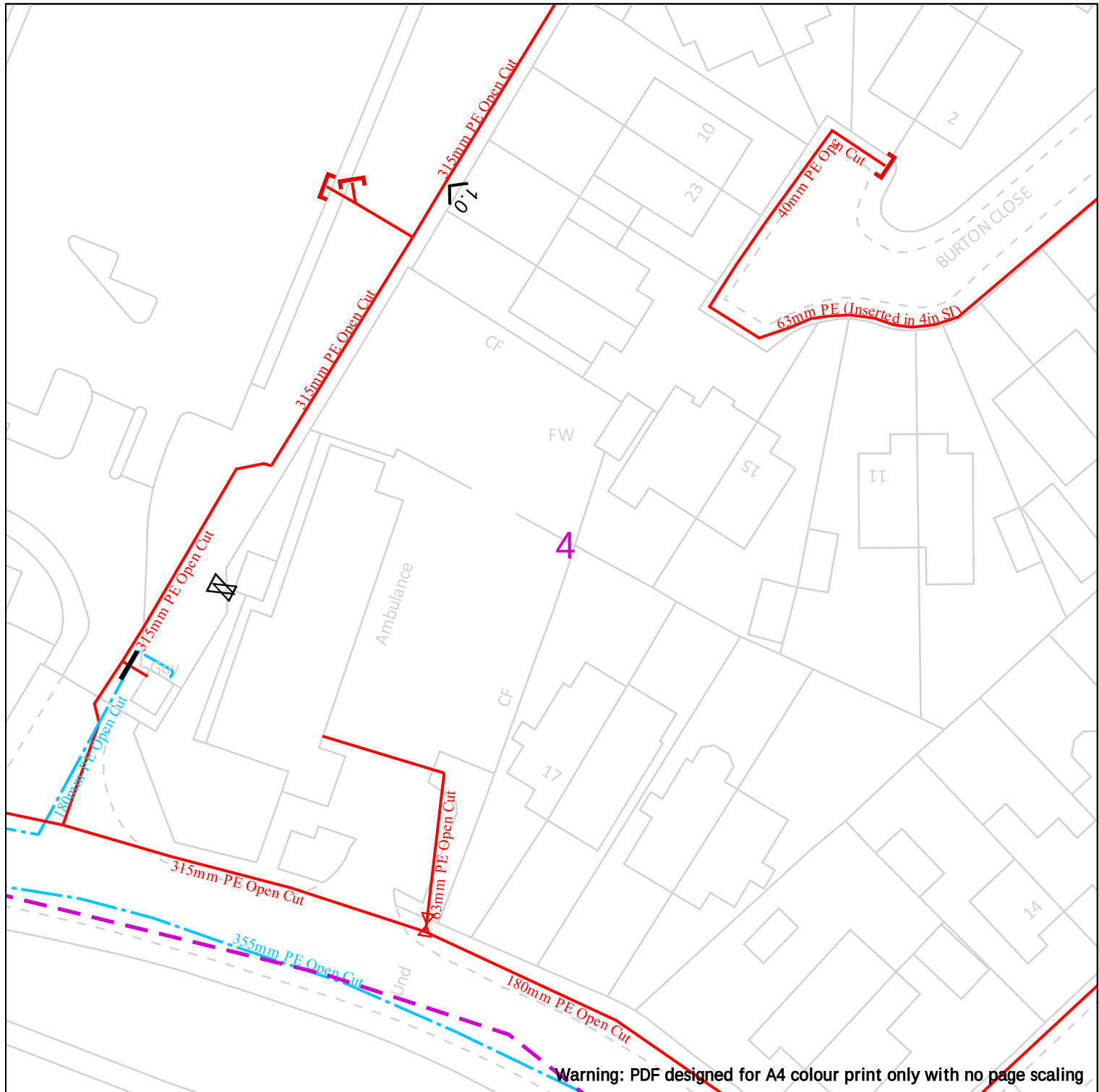
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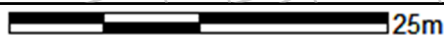
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Scale: 1:500 (When plotted at A4)

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 Cadent Your Gas Network	 25m <table border="0"><tr><td>Dig Sites</td><td>Area: </td><td>Line: </td></tr><tr><td></td><td>LP Mains</td><td> Valve</td><td> Diameter Change</td></tr><tr><td></td><td>MP Mains</td><td> Depth of cover</td><td> Material Change</td></tr><tr><td></td><td>IP Mains</td><td> Syphon</td><td> Out of Standard Service</td></tr><tr><td></td><td>LHP Mains</td><td></td><td></td></tr></table> Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.	Dig Sites	Area: 	Line: 		LP Mains	 Valve	 Diameter Change		MP Mains	 Depth of cover	 Material Change		IP Mains	 Syphon	 Out of Standard Service		LHP Mains		
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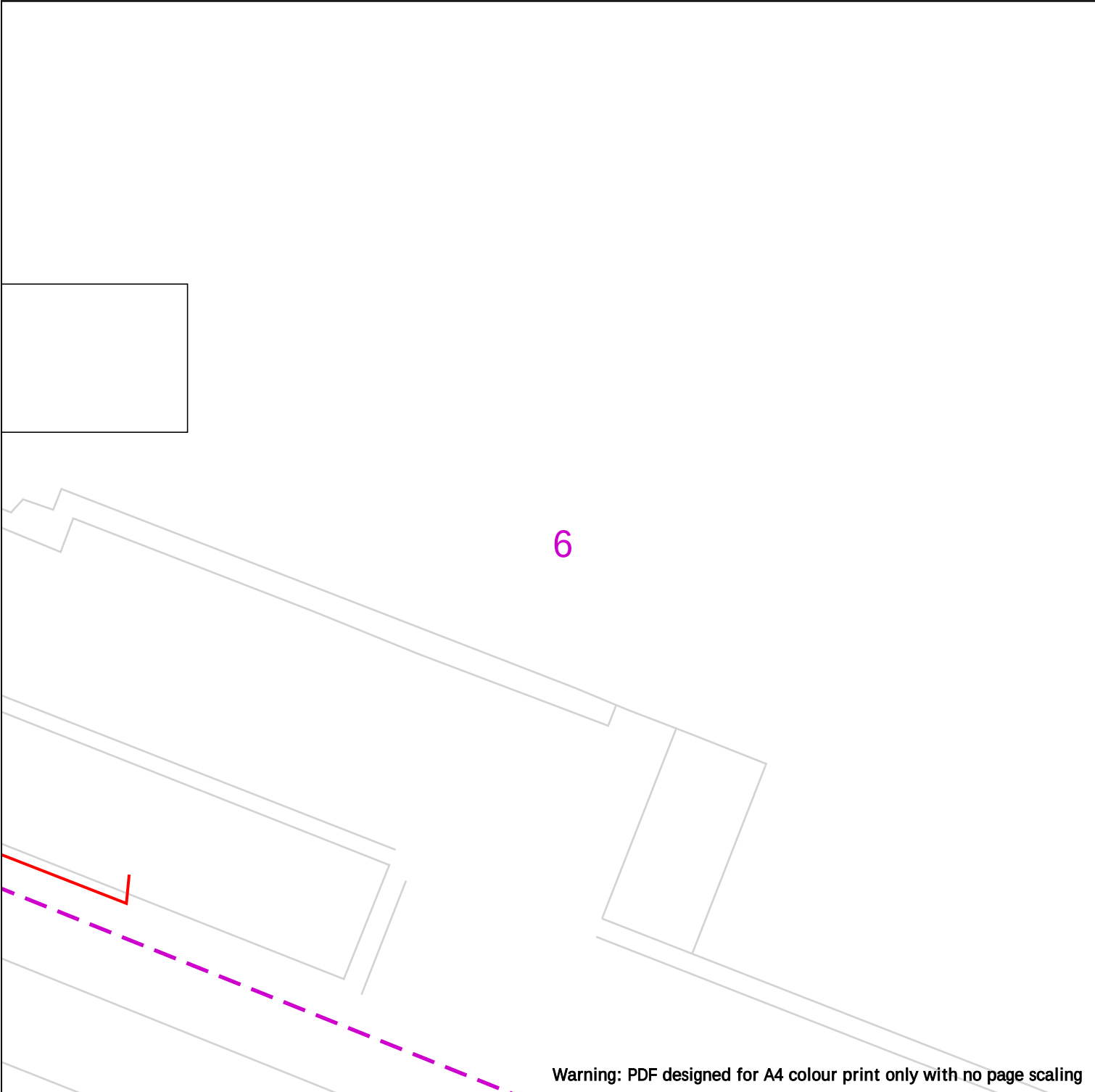
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25m

Dig Sites

Area: 

Line: 



LP Mains



MP Mains



IP Mains

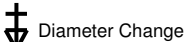


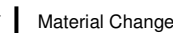
LHP Mains

 Valve

 Depth of cover

 Syphon

 Diameter Change

 Material Change

 Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

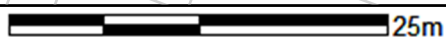
- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

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Works

7

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Cadent
Your Gas Network

Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



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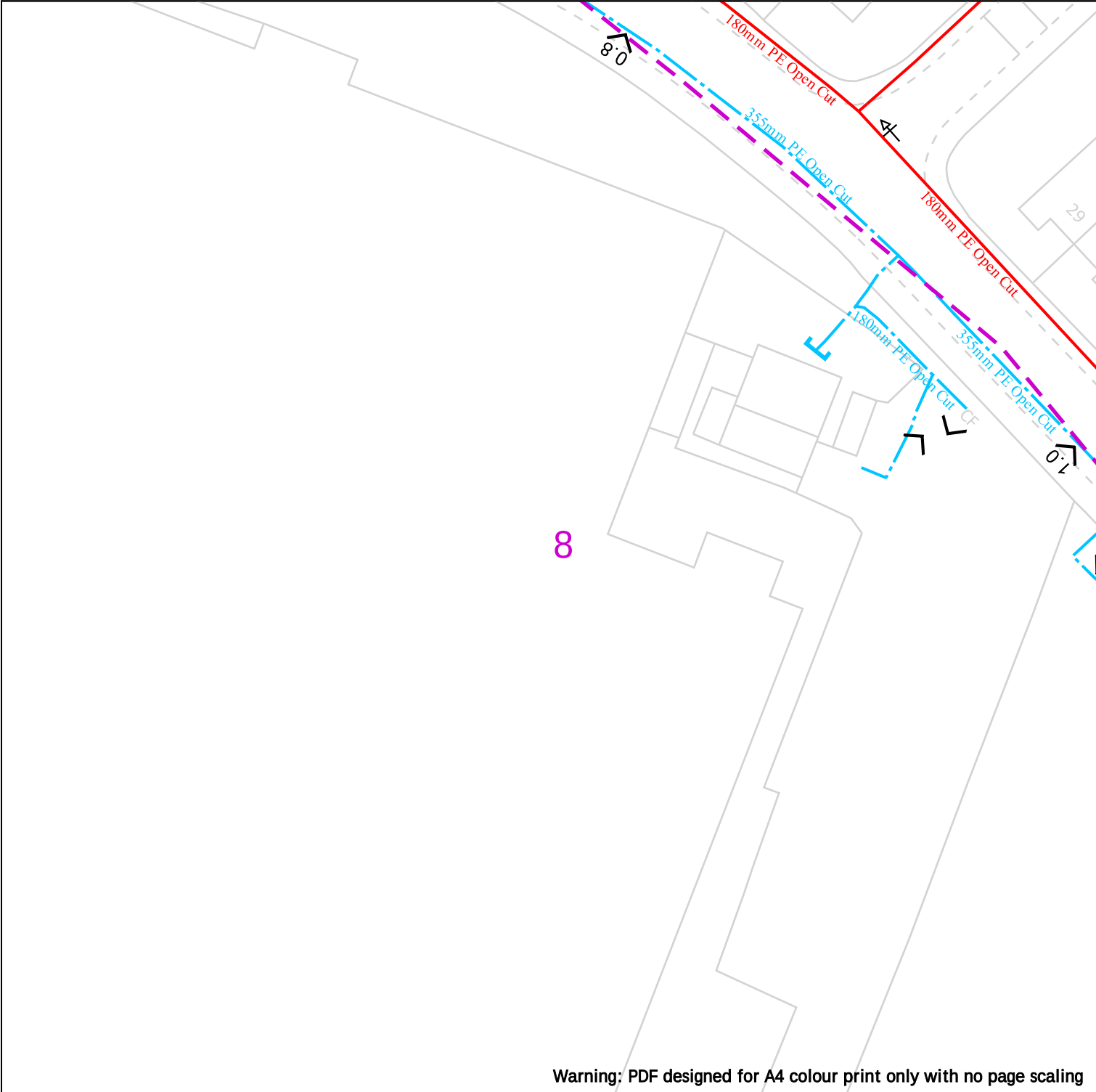
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25m

Dig Sites	Area: 	Line: 	
	LP Mains	 Valve	 Diameter Change
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	LHP Mains		

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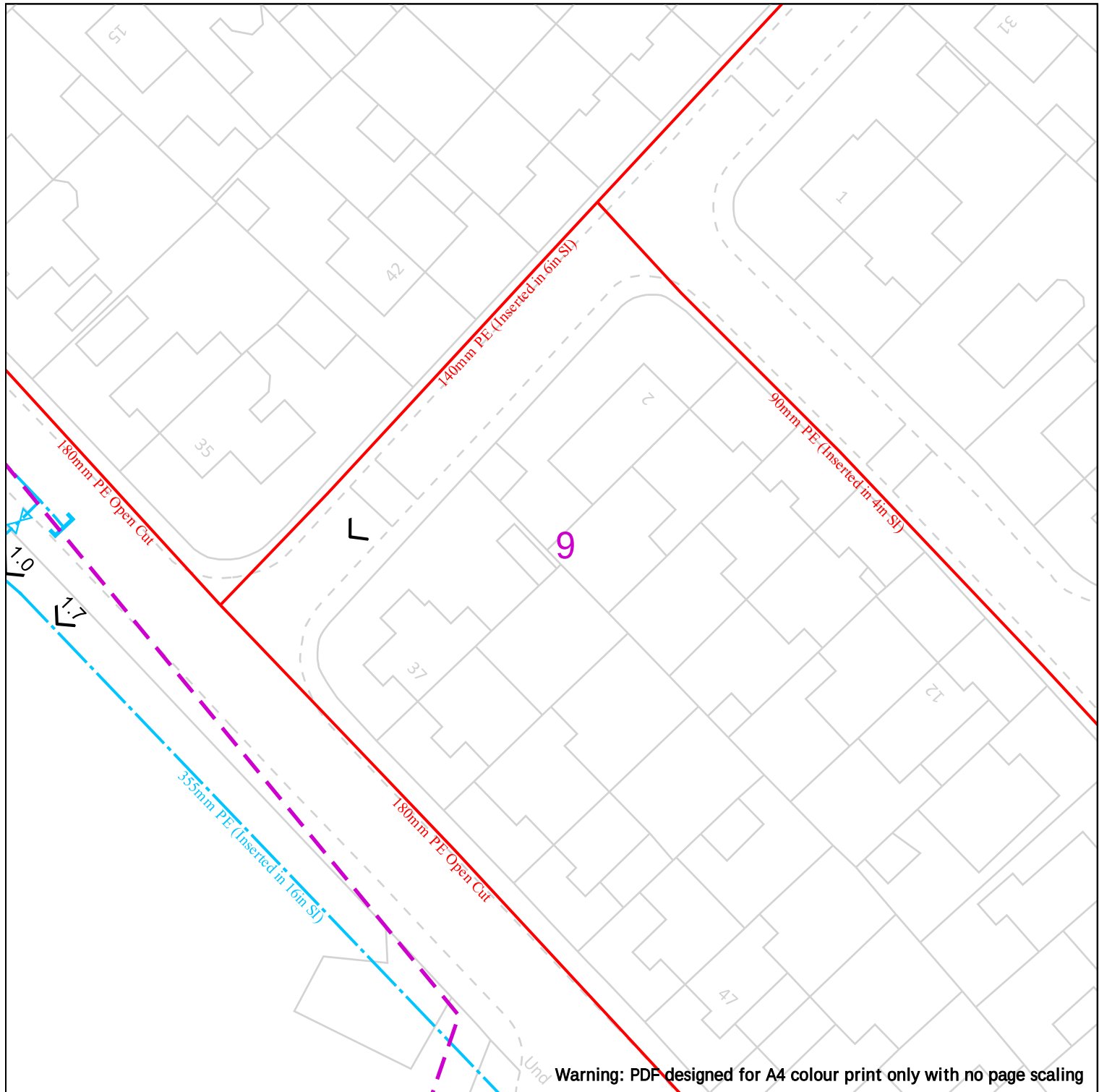
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Dig Sites

Area:



Line:



LP Mains



MP Mains



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Syphon



Diameter Change



Material Change



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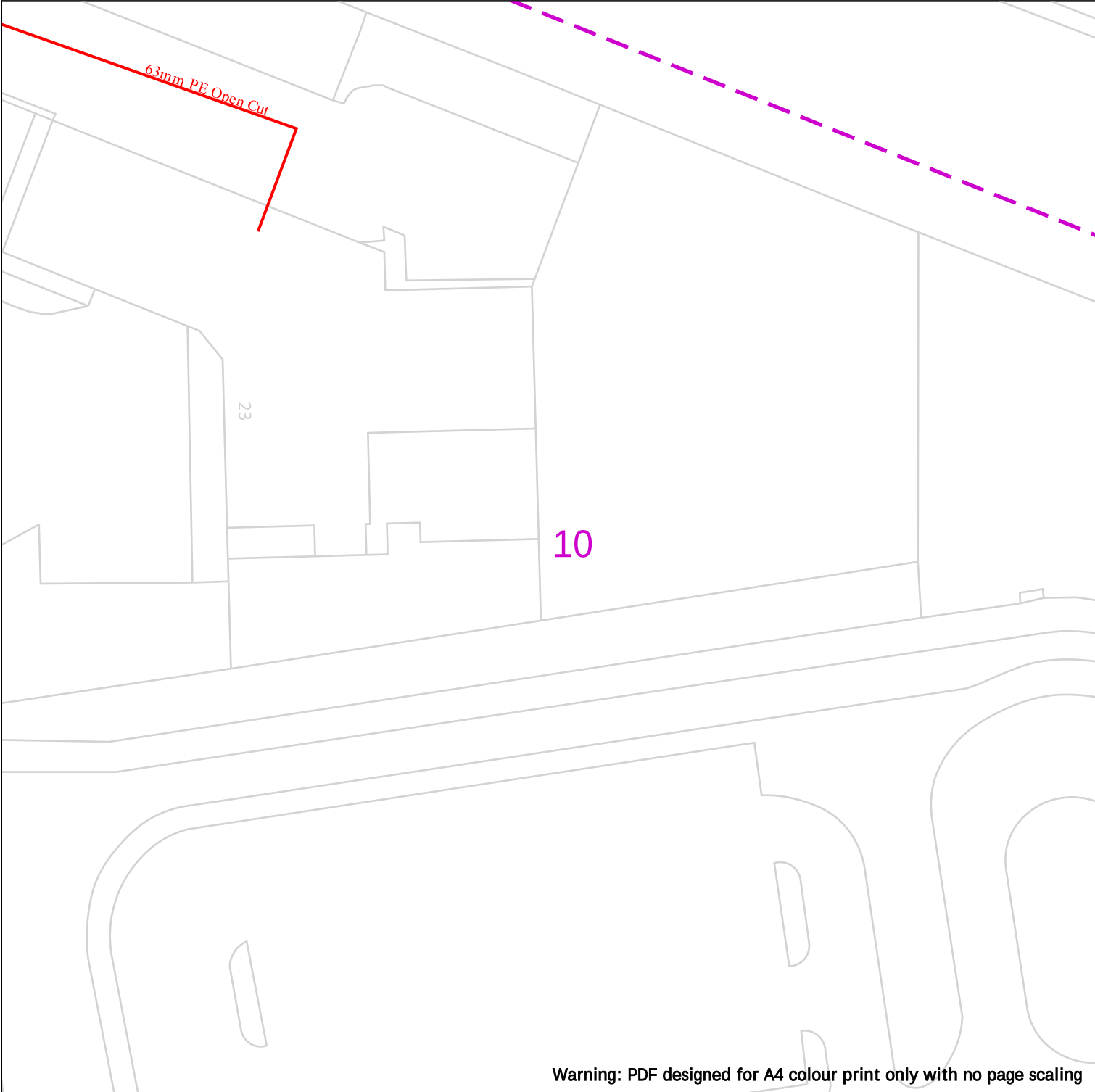
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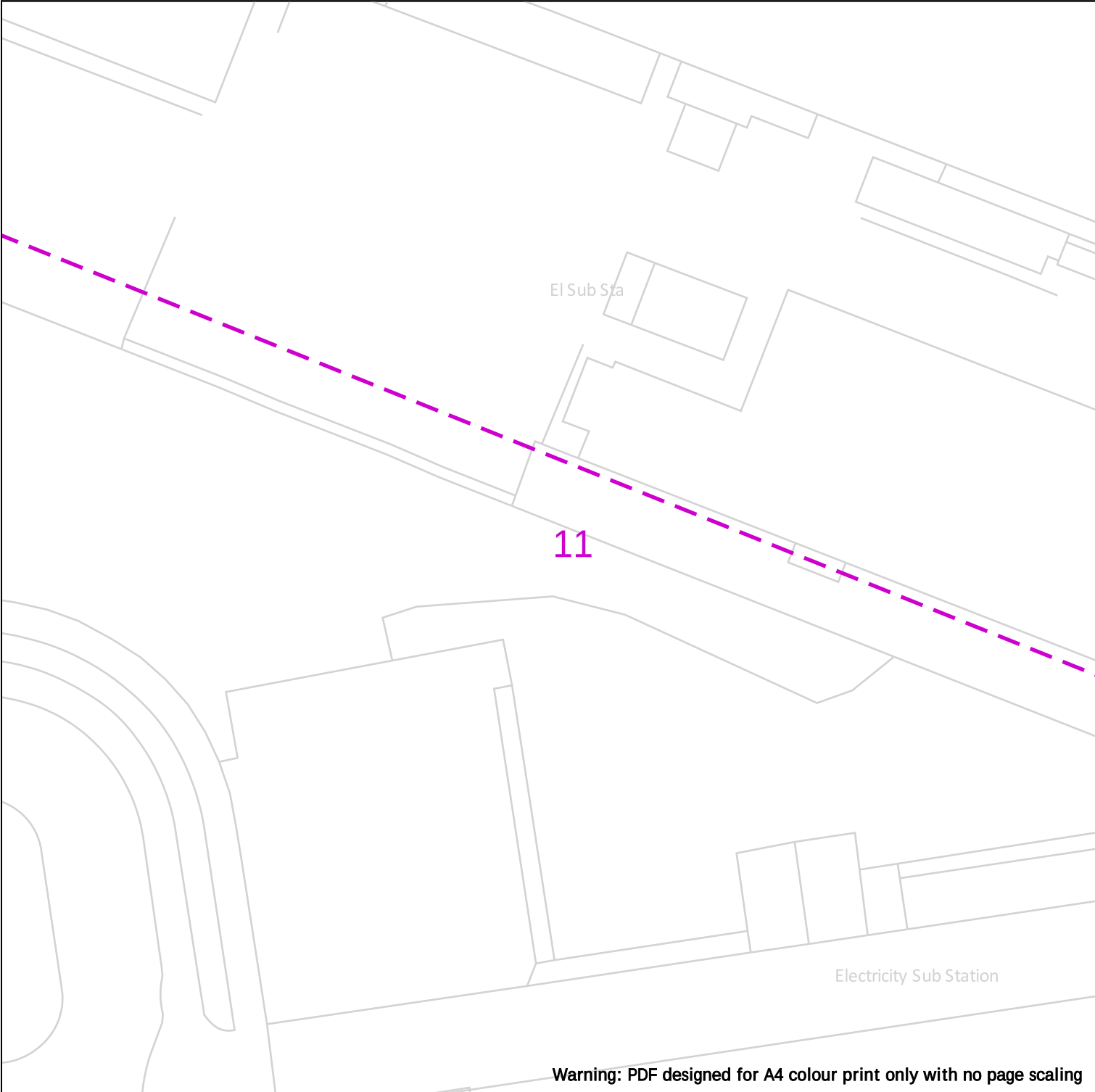
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

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Cadent
Your Gas Network

Date Requested: 14/04/2026
Job Reference: 41158344
Site Location: 348091 391464
Requested by: Mr James Parker

Your Scheme/Reference:
26/00137/DEMCON (JP)

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



Dig Sites

	LP Mains
	MP Mains
	IP Mains
	LHP Mains

Area:

Line:

	Valve
	Depth of cover
	Syphon
	Diameter Change
	Material Change
	Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

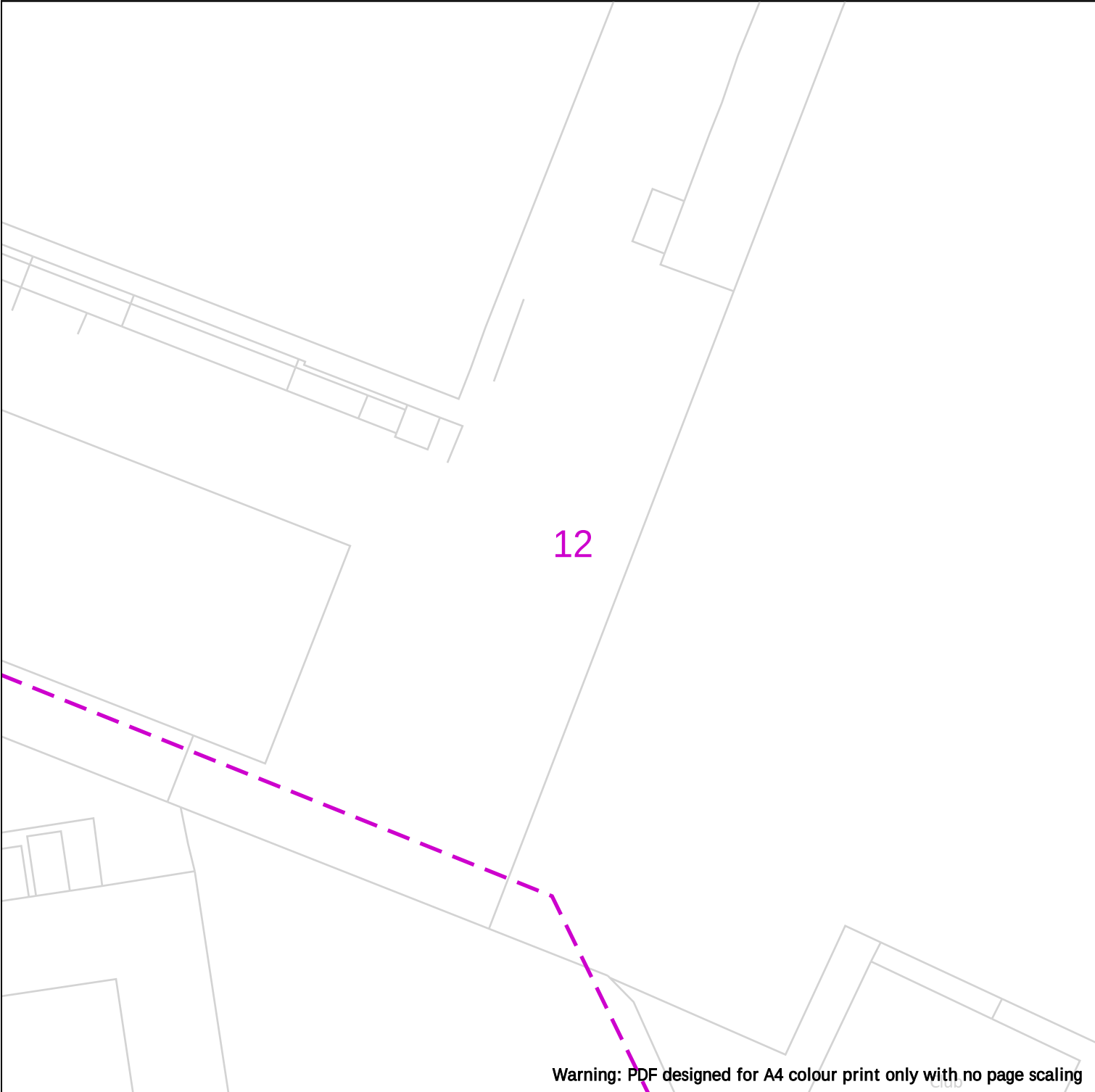
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Dig Sites

Area: 

Line: 



LP Mains
MP Mains
IP Mains
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



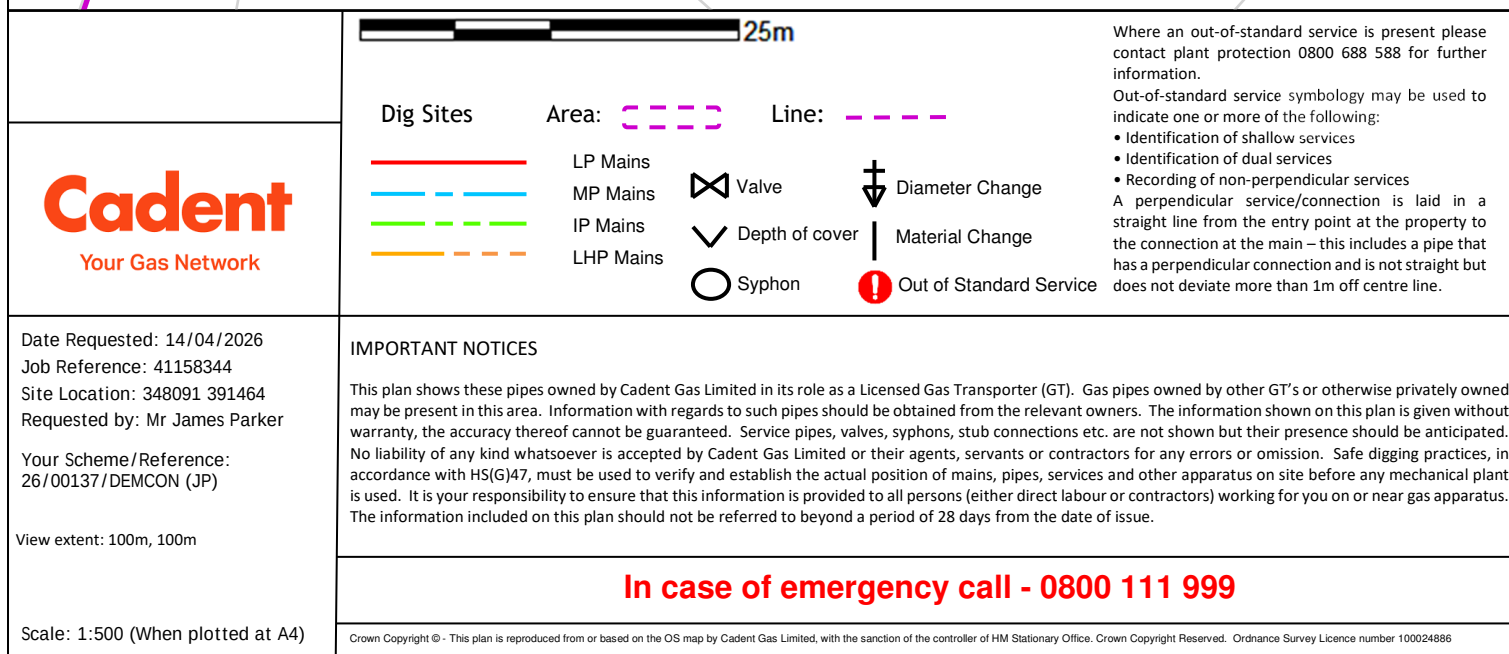
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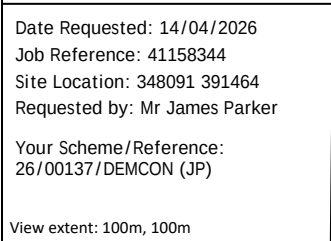


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Cadent
Your Gas Network



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