

Knowsley Metropolitan Borough Council
Planning Services
Municipal Buildings
Huyton,
Knowsley
L36 9UX

Date: 15 June 2026

Our ref: 41497/22/SPM/AWy/41250735v1

To Whom It May Concern

East Halewood Plot 3

Application for Approval of Details Reserved by Condition 9 (Pedestrian Footpath/Cycleway) & Condition 10 (LEAP timetable)

On behalf of Redrow Homes Limited, Lichfields hereby submit this application for approval of details reserved by conditions 9 and 10 attached to the Planning Permission at the above site (ref.22/00466/REM).

Reserved matters approval was granted on 26 July 2023. The description of development was as follows:

“Application for approval of reserved matters pursuant to hybrid planning permission 19/00521/HYB for the erection of 318 no. dwellings and associated works - approval sought for layout, scale, appearance and landscaping.”

The application was submitted via the Planning Portal (ref. PP-15005063). It comprises this covering letter and the following:

- Completed Application Forms;
- Vehicular & Pedestrian/Cycle Plan (ref. 4125-02-02-041 Rev A)
- LEAP Layout (ref. 4152-LEAP-001)

Conditions

Condition 9

Condition 9 is worded as follows:

“Notwithstanding the approved plans, a pedestrian footpath/cycle path (no more than 3 meters in width) shall be constructed up to the red line boundary with the land to the south of the north western

development parcel (land opposite plots 456-457, 437-439, 344, 341-343) the details of which shall first be submitted to the Local Planning Authority to be agreed. The approved details shall be implemented in full prior to the first occupation of plots 456-457, 437-439, 344, 341-343 and retained for use thereafter”.

The Vehicular & Pedestrian/Cycle Plan submitted with this application shows where the cycle/pedestrian route and the vehicular route will run through the site, alongside the materials to be used.

Condition 10

Condition 10 is worded as follows:

“Prior to the first occupation of any dwelling hereby permitted, the LEAP sited on Drawing No. 4152-DSL-003 Rev B shall be provided in accordance with a timetable to be agreed. The LEAP shall be provided in accordance with the approved details and retained in full thereafter for the use of all persons.”

The Plan shows the details of the LEAP and confirms that the LEAP will be installed in line with build route and sales, and will be constructed by November 2027. This application seeks agreement of these timescales.

Accordingly, the submitted details are deemed to satisfy the requirements of conditions 9 and 10 and we request the Council discharge them.

If you require clarification or further information on any aspect of this application, please don't hesitate to contact me.

Yours faithfully

Alex Wylie
Senior Planner
BA (Hons) MSc MTRPI