



Tier Consult Ltd

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Construction Environmental Management Plan (CEMP)

Working alongside M62 Boundary

Former Cronton Colliery

Tritax Park, Merseyside

Doc Ref: 2567-TCG-ZZ-ZZ-RP-S-002_V01 (M62 CEMP)

13 February 2026

Registered Company No. 04638546



DOCUMENT CONTROL

Project No :	T-22-2567
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Project Engineer :	Philip Barlow
Date of Issue :	13 February 2026

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Version	Date Issued	Purpose of Issue	Author	Reviewed	Approved
V01	18/2/2026	Planning- Tender	PJB	CP	PJB



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1. Project Description and Location

1.1. The proposed development comprises of the construction of two Industrial Units within the former Cronton Colliery between the co-ordinates [E 346904.327, N 389589.502] and [E 347340.642, n 389677.356] on the M62; immediately west of the Tarbuck Island Interchange with the M57.

1.2. Construction works comprises of reprofiling of the ground and the construction of the two industrial units, associated car parking and service yards, within the red line planning boundary outlined within **Figure 1** below.



Figure 1 – Redline planning boundary

Between the north elevation of both buildings and the motorway, overhead pylons are present, carrying 132Kw cables. The design of the development respects this constraint together with the pylon carrying the cables located immediately north of Unit 4.

1.3. The development is served from an existing access constructed from Cronton Road A5080 which was formed within the first phase of the development. This is a signal-controlled junction and was adopted by Knowsley Borough Council in 2024.

1.4. The northern boundary edge of the development plot resides on top of the embankment that forms the cut to the motorway infrastructure. Construction activities to be undertaken within 25metres of the M62 boundary are outlined below together with the operating plant used and together with the construction methods to be adopted.

1.5. The development plot is circa 7 metres above the motorway infrastructure and approximately 20 metres from the carriageway hard shoulder. The embankment between the carriageway and the development plot is planted with high density foliage and trees.

1.6. Currently the extent of the development plot is delineated by a 1.10m high post and rail, timber fence which extends the full length of the boundary between it and the motorway

1.7. The nearest point from the face of the building to the top of the embankment is as follows and as noted in **Figure 2** below:

- | | | |
|-------------|------------|-----------|
| 1) Unit 3 - | Max 55.8m | Min 26.0m |
| 2) Unit 4 - | Max 110.7m | Min 72.4m |

All dimensions noted are greater than the 25metres noted above hence the construction works within both building footprints is not described here. This can be found within the sitewide Construction Environmental Management Plan (CEMP) Document Reference 2567-TCG-ZZ-ZZ-RP-S-001-P1-Sitewide CEMP.

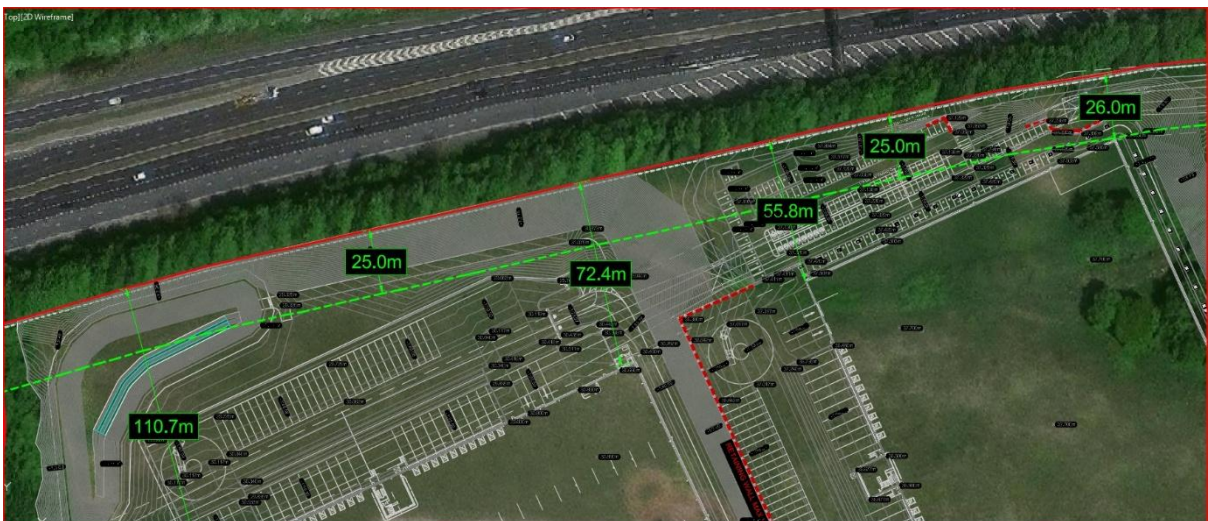


Figure 2 – Dimensions from the existing top of motorway embankment fenceline.

2. Scope of Works Description

2.1. Works to be undertaken between the building and the boundary are as follows:

Earthworks Reprofiling and Excavations

2.2. A rebalancing of the levels on the site to facilitate the development is required; the earthworks and finished levels are illustrated in Figure 3 and 4 respectively.

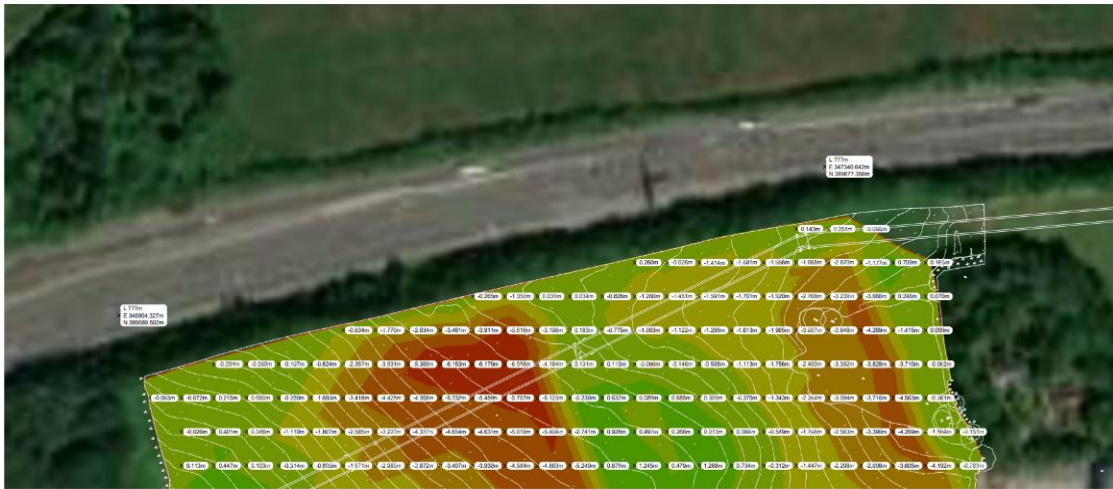


Figure 3 – Materials depths to be cut/ filled within 25m of motorway boundary (initial earthworks stage)



Figure 4 – Finished Levels following implementation of development (within 25m of highway boundary)

2.3. Levels immediately to the top of the embankment will remain at similar levels to that which exist prior to the development other than the construction of the attenuation basin to the northwest corner of the development (Unit 4)

2.4. In the area immediately adjacent to the boundary, existing topsoil shall be stripped back to a depth of 300mm and the subsoils removed by a maximum of 250mm to enable the development levels to tie neatly into the boundary.

2.5. The site will then be reprofiled to the development levels and prepared to accept the proposed construction as described below for each unit. No soil mounds will be stockpiled within 25metres of the existing boundary post and rail fence.

2.6. The earth profile slopes south away from the boundary; hence surface water will run back into the development plot as noted in **Figure 5 & 6** below.

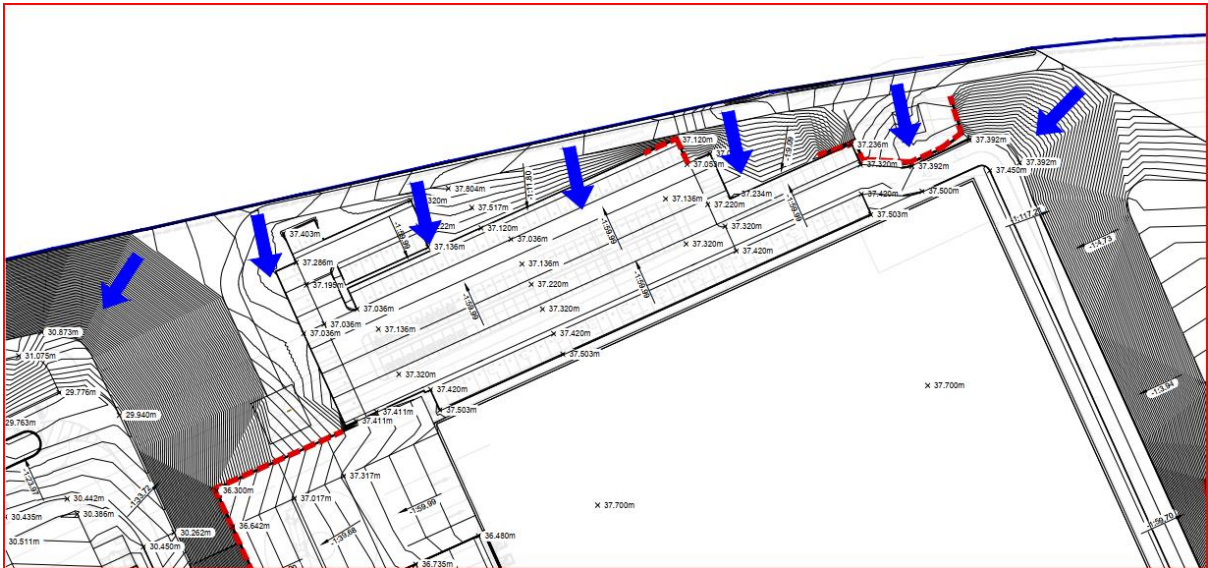


Figure 5 - Direction of pluvial rain fall following precipitation for Unit 3

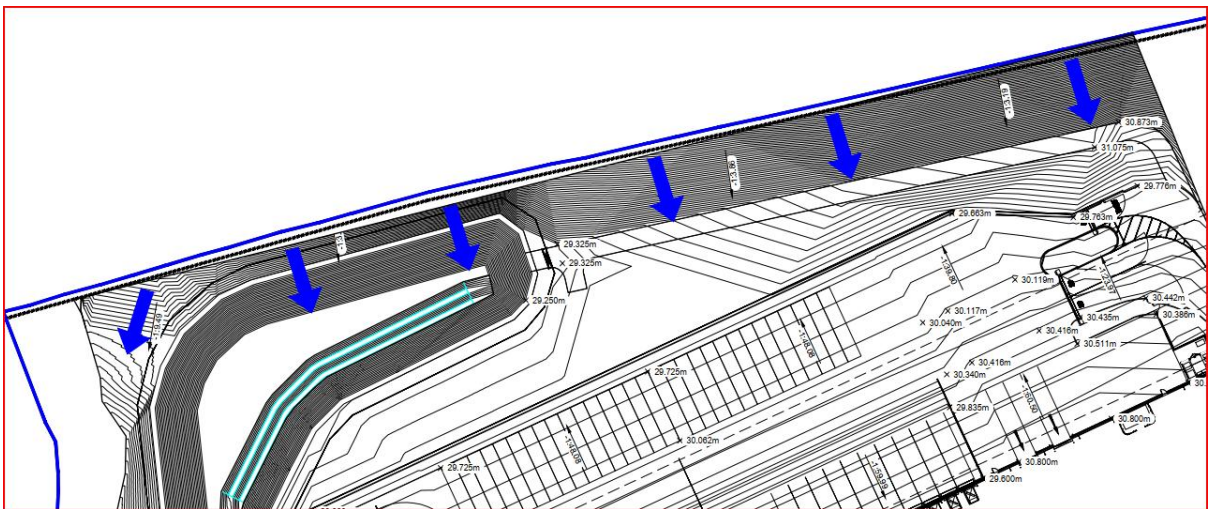


Figure 6 - Direction of pluvial rain fall following precipitation for Unit 4

2.7. On completion of the earthworks exercise, the 2-metre-high close boarded timber fence will be installed 1metre south from the existing boundary fence (into the development footprint in accordance with drawing number 2567-TCG-XX-XX-DRS-S_1102 P1 -**Appendix A**

2.8. Following the earthworks exercise, the following works will be undertaken within each individual plot within 25 metres from the boundary.

Contaminated Ground

2.9. Site investigations within the vicinity advise that there is no contaminated ground hence no remediation works are necessary. In the event any uncharted contamination is found, then works will stop and the matter reported to the Local Authority with a method of how to deal with the contamination, including disposal and subsequent verification.



A validation report shall be submitted to the Local Authority with supporting evidence as to where the contaminants have been disposed together with any residual risk to human health and the below ground water systems within the vicinity.

Construction Works North of Unit 3

2.10. The area north of the proposed building and the site boundary shall comprise of car parking to serve the facility and landscaping constructed as follows:

Car Park Construction

2.11. The car park construction is formed of permeable paving as part of the sustainable drainage system serving the development as described in **Figure 7** below. The maximum construction depth of the car park is 450mm.

2.12. Overall construction depth is 450mm and the system is tanked with a membrane as the subsoil comprises a stiff clay and is impermeable in nature. The percolated water passes through the car park and is connected to the surface water infrastructure drainage system serving the overall development estate, which outfalls into the Country Park to the southeast. Where there are pinch points short lengths of precast concrete retaining walls will be constructed.

2.13. The car park level is lower than the land to the north between the retaining wall and the top of the bank, hence there is no retainment of the embankment hence no earth pressures placed on the top of the slope. The nearest distance from the highway boundary to the edge of the car park is 6meters.

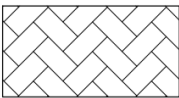
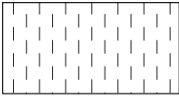
	BLOCK PAVED CAR PARK PERIMETER ROAD 80mm CONCRETE BLOCK PAVIOR (COLOUR/ MANUFACTURER: TO ARCHITECT'S SPECIFICATION). 40mm CAT III SAND LAYING COURSE (BS 7533) 100mm THICK SUB-BASE DfT TYPE 1 STABILISED FORMATION TO A MIN CBR VALUE OF 30%
	PERMEABLE ASPHALT CAR PARK BAYS 40mm THICK PA 10 OPEN SURF 70/100. 60mm THICK AC 20 OPEN BIN 160/120. 350mm THICK DfT TYPE 3 SUB BASE. CONSTRUCTION TO BE TANKED WITH A 1mm THICK IMPERMEABLE MEMBRANE ON STABILISED FORMATION TO A MIN CBR VALUE OF 30%

Figure 7 – Car Park Construction make-up to Unit 3

Landscape Construction

The immediate area surrounding the car park up to the existing boundary will be landscaped using reinstated topsoil with grass seeding and low-level planting

Construction Works North of Unit 4

2.14. The service yard serving Unit 4 is 35 metres from the boundary and therefore is a sufficient distance not to warrant description within this CEMP. These works are covered within the site wide CEMP reference 2567-TCG-ZZ-ZZ-RP-S-001-V01-Sitewide CEMP.

2.15. Other than soft landscaping, which comprises of reinstated topsoil removed prior to the commencement of Earthworks reprofiling, there are no other works in the immediate vicinity other than the attenuation basin and associated surface water drainage. There is also an access track which enables the basin to be maintained, and the surrounding landscape cultivated.

2.16. The attenuation basin will be constructed within the Unit 4 construction activities and will not form part of the initial earthworks exercise. It is located in the most western point of the development and within 10 metres of the boundary.

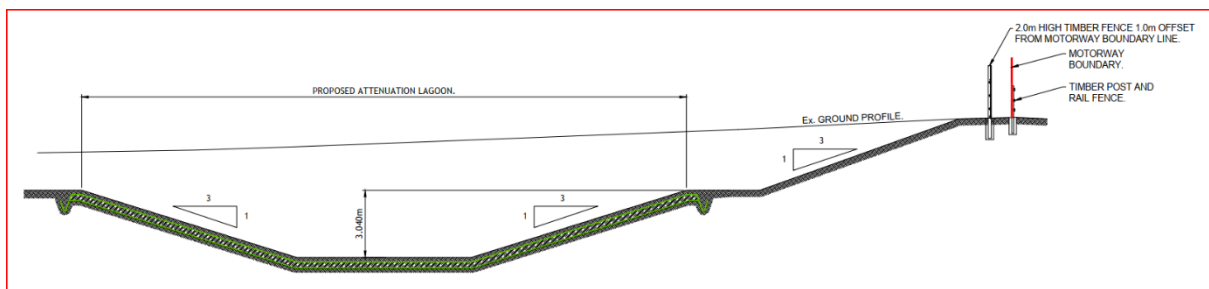


Figure 8 – Cross Section through basin illustrating existing site levels

Figure 8 above and figure 9 below depicts a section through the basin which will be lined with Terram T1000 impermeable membrane despite the clay soils being impermeable.

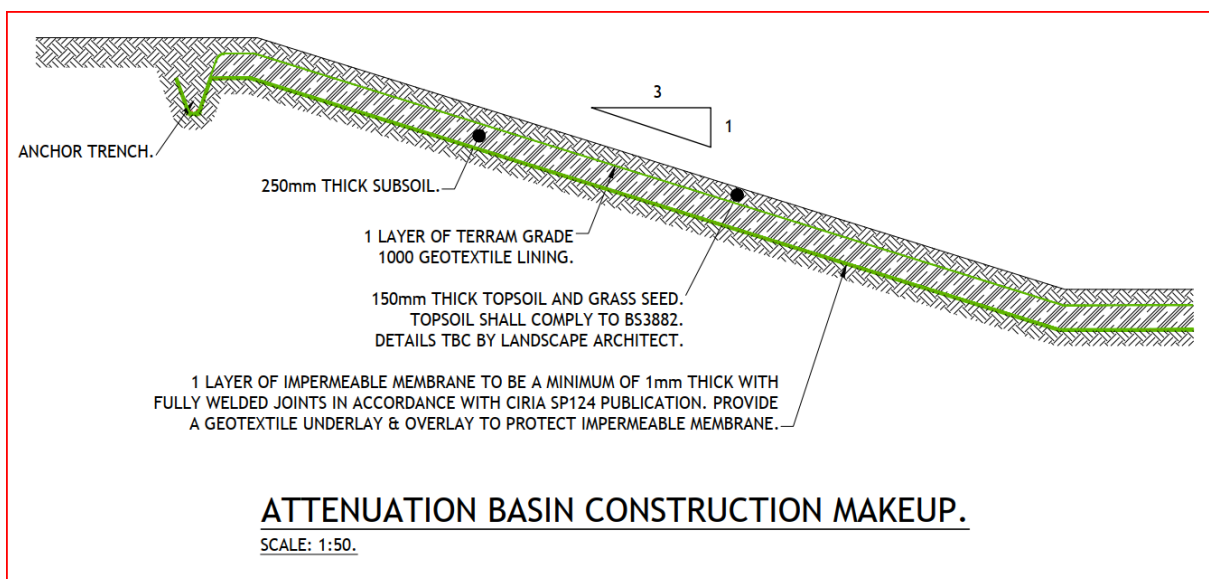


Figure 8 – Details of attenuation basin impermeable membrane.



2.17. The access track for maintenance purposes will be formed using 300mm stone capping and will remain unsurfaced. Again, this will be lined, and any infiltrated water will discharge into the drainage system.

2.18. Earth removed to from the track and the basin will be reworked into the site formation within the building footprint / service yard area and will not be stockpiled within 25 metres of the motorway boundary.

3. Planning Permission

3.1. Planning permission was granted by Knowsley Borough Council initially under a Hybrid Application where the area in question was identified as outline. There after a reserved matters application was lodged where the CEMP for works pertaining to the development was conditioned, specifically those works immediately adjacent to the Highway Boundary. The planning references are 20/00494/HYB and 24/00145/REM respectively both of which can be found within **Appendix B**

3.2. The approved plans associated with the development specific to the works immediately adjacent to the Highway are outlined below

3.2.1. Site Location Plan – 22605-UMC-XXXX-SI-DR-A-0502-P02

3.2.2. Illustrative Master Plan – 22605-UMC-XXXX-SI-DR-A-0671_P18

3.2.3. Unit 03 Site Plan – 22605-UMC-XXXX-00-DR-A-1001_P08

3.2.4. Unit 03 External Finishes - 22605-UMC-XXXX-SI-DR-A-0701_P10

3.2.5. Unit 03 Fencing Details - Reference: 22605-UMC-XXXX-SI-DR-A-0702_P13

3.2.6. Unit 03 Site Cross Section - Reference: 22605-UMC-XXXX-SI-DR-A-0707_P05

3.2.7. Unit 04 Site Plan - Reference: 22606-UMC-XXXX-SI-DR-A-0673_P10

3.2.8. Unit 04 External Finishes - Reference: 22606-UMC-XXXX-SI-DR-A-0701_P10

3.2.9. Unit 04 Fencing Details- Reference: 22606-UMC-XXXX-SI-DR-A-0702_P11

4. Objectives

4.1. The objective of the following CEMP is to ensure that the M62 Motorway Infrastructure is protected at all times and hence maintain the safety of road users from ongoing construction activities

4.2. The plan identifies the potential risks to the highway infrastructure and how they can be mitigated

5. Construction Plant and Programming

5.1. Site set-up & clearance:

5.1.1. Set up height restriction bunting beneath the power cables in accordance with regulated procedures and provide heras fencing to the pylon

5.1.2. Topsoil strip maximum depth of 300mm, formation of subsoils to accept finishes maximum depth of 250mm (other than attenuation basin which has a maximum depth of 3.040M)

5.1.3. Key plant: 13 t excavators, 10 tonne small dozers, 20 tonne dumpers, 3-5 tonne rollers



- 5.1.4. Vibration: Minimal vibration; visual checks of adjacent structures, monitoring at boundary to Old Halsnead Hall.
- 5.1.5. Dust: Water bowser on exposed soils; speed limits on haul roads; sheeting of wagons.
- 5.1.6. Noise: Works limited to normal hours (e.g. 08:00–18:00); plant with silencers.
- 5.1.7. Programming: Timescales to deliver within 25 metres of the Highway Boundary – 4 weeks
- 5.1.8. Validation – Works to be validated in a report by Tier Consult Group describing the following:
 - *Plant used is in line with that described specifically the tonnage*
 - *The mounding and storing of materials within 25metres of the Highway Boundary*

5.2. Earthworks Cut and Fill

- 5.2.1. Excavate subsoils to formation levels in accordance with the earthworks model and prepare formations to 5% CBR ready to accept capping/subbase to buildings and hardstanding areas. Use stabilisation techniques such as lime/cement where permitted by the design specification. All works undertaken in accordance with Materials management Plan (MMP)
- 5.2.2. Dispose of unwanted sub soils on to the County Park up to 85,000 cube and/or rework into the subsoil levels forming the building footprint and the service yard areas.
- 5.2.3. Always provide suitable irrigation techniques to protect the Highway Boundary and avoid water discharging on to the embankment. Cutting the levels in accordance with the earthworks provides a natural protection as the finished levels slope downwards to the south however grips are to be used where required to ensure the water moves in a southerly direction hence the bank is protected at all times.
- 5.2.4. Form retaining walls using precast L Walls or similar construction subject to approval.
- 5.2.5. Crushing of materials will not be undertaken within 25 metres of the highway boundary nor will the stockpiling of any materials to ensure the top of the embankment is not surcharged.
- 5.2.6. Key plant: 13–20 t excavators, dozers, 20 tonne capacity dump truck, 3 -5 tonne rollers, silt busters water pumps to control ground and rainwater
- 5.2.7. Noise: Works limited to normal hours (e.g. 08:00–18:00); plant with silencers.
- 5.2.8. Programming: Timescales to undertake this activity is 4 weeks
- 5.2.9. Validation - Validation – Works to be validated in a report by Tier Consult Group describing the following:
 - *Plant used is in line with that described specifically the tonnage.*
 - *The mounding and storing of materials within 25metres of the Highway Boundary*
 - *Irrigation methods to protect the Motorway Embankment from surface water run off/overland flow.*
 - *The lining track/car park construction prior to install of the capping materials*



5.3. Erection of close boarded Timber Fence

- 5.3.1. The erection of the 2-metre-high close boarded timber fence should be installed immediately following the earthworks exercise as this provides protection to the highway boundary of any further dust and debris from construction activities. It also protects the site from a security perspective and also protects motorists from any potential distractions in respect of site activities.
- 5.3.2. Ensure fence posts are installed a greater depth adjacent to the attenuation basin
- 5.3.3. *Key Plant* – Tracked Fence Post Auger, 360 excavators for lifting panels into place, Hiab and low loader.
- 5.3.4. *Timescales* – The extent of fencing is over 500m in length hence would anticipated timescales for erection is 4-6 weeks depending on labour.
- 5.3.5. *Constraints* – *Panels not to be lifted into position during high winds*

5.4. Construction of Attenuation Basin and Car Parking/Access Track

- 5.4.1. Excavate subsoils to formation levels in accordance with the earthworks model and prepare formations to 5% CBR ready to accept liner sheet to attenuation basins and access track
- 5.4.2. Dispose of unwanted sub soils on to the County Park and/or rework into the subsoil levels forming the building footprint and the service yard areas.
- 5.4.3. Always provide suitable irrigation techniques to protect the Highway Boundary and avoid water discharging on to the embankment. Ensure attenuation pond does not undermine fence posts during excavations- fence posts to be driven deeper in this area
- 5.4.4. *Key plant:* 13–20 t excavators, dozers, 20 tonne capacity dump truck, 3 -5 tonne rollers, silt busters water pumps to control ground and rainwater
- 5.4.5. *Noise: Works* limited to normal hours (e.g. 08:00–18:00); plant with silencers.
- 5.4.6. *Programming:* Timescales to undertake this activity is 2 weeks
- 5.4.7. *Validation* - Validation – Works to be validated in respect of contaminants if found when excavation the attenuation basin. Photographic evidence of liner installation to be provided as validation of the install.



6. Risk Management

6.1. The following construction activities are deemed to pose a risk to the highway boundary and have been assessed / mitigated accordingly.

Activity / Hazard	Risk	Mitigation
Overhead Cables	Arcing / Electrocutation	Provide height bunting beneath cable and provide demarcation at ground level
Surcharging Embankment	Reduce factor of safety on embankment slope	Use lightweight plant within top of the embankment edge as specified. Stockpiles of earth to be kept 25m from top of embankment.
Overland flow of water down the embankment	Water entering the motorway carriageway from the embankment slope from site operations	Implement irrigation methods and ensure all cut earth profiles slope away from the top of the embankment slope.
Installing timber fencing	High winds blowing panels on to the motorway	Ensure all panels are tied down during storm conditions. Panels not to be installed in high winds.
Construction of paving and basin	Seepage of water through soils into the embankment slope	Use proprietary membrane to the carpark, access track and attenuation basin.
Contaminated Land	The risk of finding contaminated land is low , however uncharted contaminated land may be uncovered during initial site strip operations	Report all contamination to Environmental Consultant who will validate and verify. Provide waster certificates for anything to be removed from site.



7. Control Measures

- 7.1.** Working activities within 25 metres of the Highway Boundary will generate fumes, dust and surface water run off. Suitable protective clothing will be worn by all operatives inducted to work on the site
- 7.2.** Subcontractors will be requested to undertake COSHH assessments prior to undertaking the works in order to ensure suitable controls are in place for each site activity
- 7.3.** Accordingly, control measures shall be implemented when undertaking risk assessments; namely:
 - 7.3.1.** Type of materials involved and the potential hazardous properties of any dust/fumes that could emanate from the works.
 - 7.3.2.** Specific activity to be undertaken.
 - 7.3.3.** Nature of the environment where the activity will take place
 - 7.3.4.** Area of exposure
 - 7.3.5.** Sensitive reports both environmental or otherwise
- 7.4.** Following formal submission of the risk and methods for each construction activity, control measures will be established including how the work will be monitored and supervised by both the subcontractor and principal contractor. Control measures will remain and be monitored throughout the activity adopting the following hierarchal controls.
 - 7.4.1** Designing activity to avoid hazards
 - 7.4.2** Capturing airborne dust and fumes
 - 7.4.3** Using tools and equipment with wet suppression and maintaining a damp environment in periods of dry spells.
 - 7.4.4** Reduce exposure to individuals working within the vicinity and / or use suitable PPE when required



8. Appointments and Contact Details

Appointment	Contact Details	Role
Client Tritax Big Box Developments	Kate Howe – kate.howe@tritaxbigboxdel.co.uk James Cannon – james.cannon@tritaxbigboxdev.co.uk Oliver Jervis – oliver.jervis@tritaxbigboxdev.co.uk	Developer
Principal Contractor TBA	TBA	Provide overall construction management of the works, incorporating health and safety to all operatives, supplier, sub-contractors consultants, visitors and Employees
Architect Harris Partnership	Simon Waterhouse – simonwaterhouse@harrispartnership.com	Lead Designer
Project Manager KAM	Helen Sims – helens@kampcl.com	Project Manager
Structural Engineer Tier Consult Group	Louis Jenkinson – louis.jenkinson@tieruk.com	Structural Engineer
Civil Engineer Tier Consult Group	Worran Lloyd – worran.lloyd@tieruk.com	Civil Engineer
Environmental Eng Tier Consult Group	Adrian Read – adrian.read@tieruk.com	Environmental Engineer
Electrical Engineer Hannans	Terry Fildes - terry.fildes@hannan-uk.com	Electrical Engineer
Mechanical Eng Hannans	Andrew Carrington – Andrew.carrington@hannan-uk.com	Mechanical Engineer
Quantity Surveyor C4 Projects	Tony banks – tony.banks@c4projects.co.uk	Cost Consultant
Landscape Architect Enzygo	Caroline Gratty – Carolyn.gratty@enzygo.com	Landscape Architect
Principal Designer Skelton Ward	David Ward – David.ward@skeltonward.co.uk	Principal Designer
Acoustics / Noise E3P	Lee Faulkner – lfaulkner@e3p.co.uk	Acoustic Consultant
Utilities Consultant Base Power	Robin Hardy – robin@basepower.com	Utilities Consultant



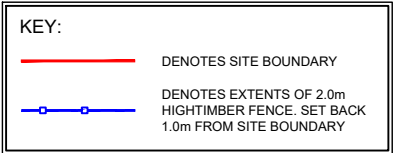
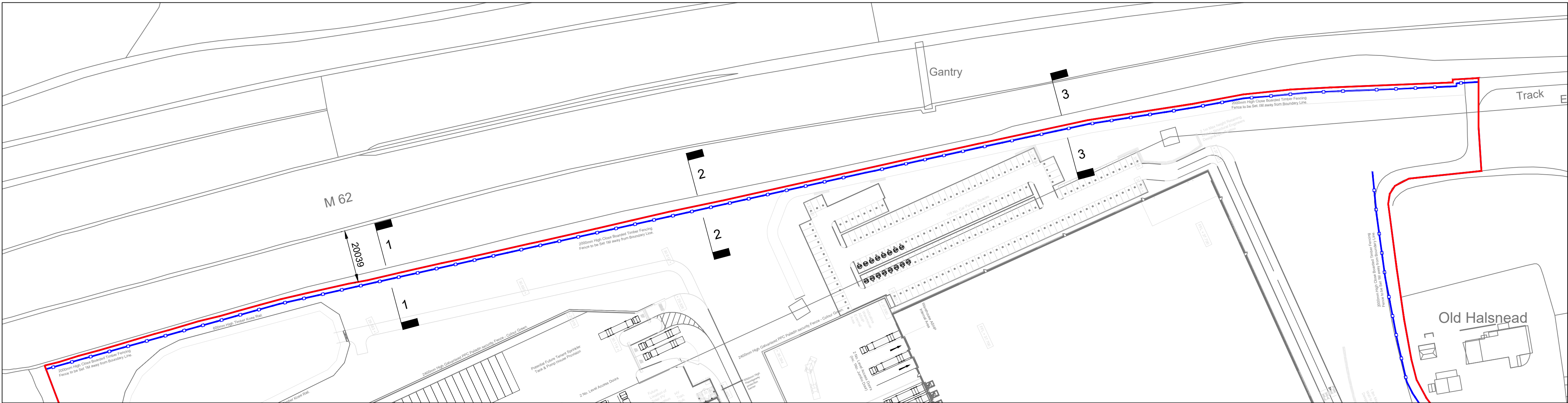
9. Onsite Management and Activities

Appointment	Contact Details	Role
Contracts Director	TBC	Manage the overall Construction Team and co ordinate with the Client Directors
Contracts Manager	TBC	Overall responsibility of the construction team and appointed sub-contractors and co ordination with the Design Team
Contracts Design Manager	TBC	Co ordinates with the Design Team
Contract Engineer/Supervisor	TBC	Responsible
Environmental Duty Holder	TBC	-Monitoring Construction compliance -Collate and approve Environmental - Management Plans -Monitoring Environmental Training implementation
Waste Manager	TBC	Duty of Care, Compliance and Permits
		Minimising waster and the reuse of materials
		Monitoring and an measuring of waste
Validation Engineer	Tier Consult Ltd Adrian Read	Verification of earthworks and testing and ensuring CEMP compliance



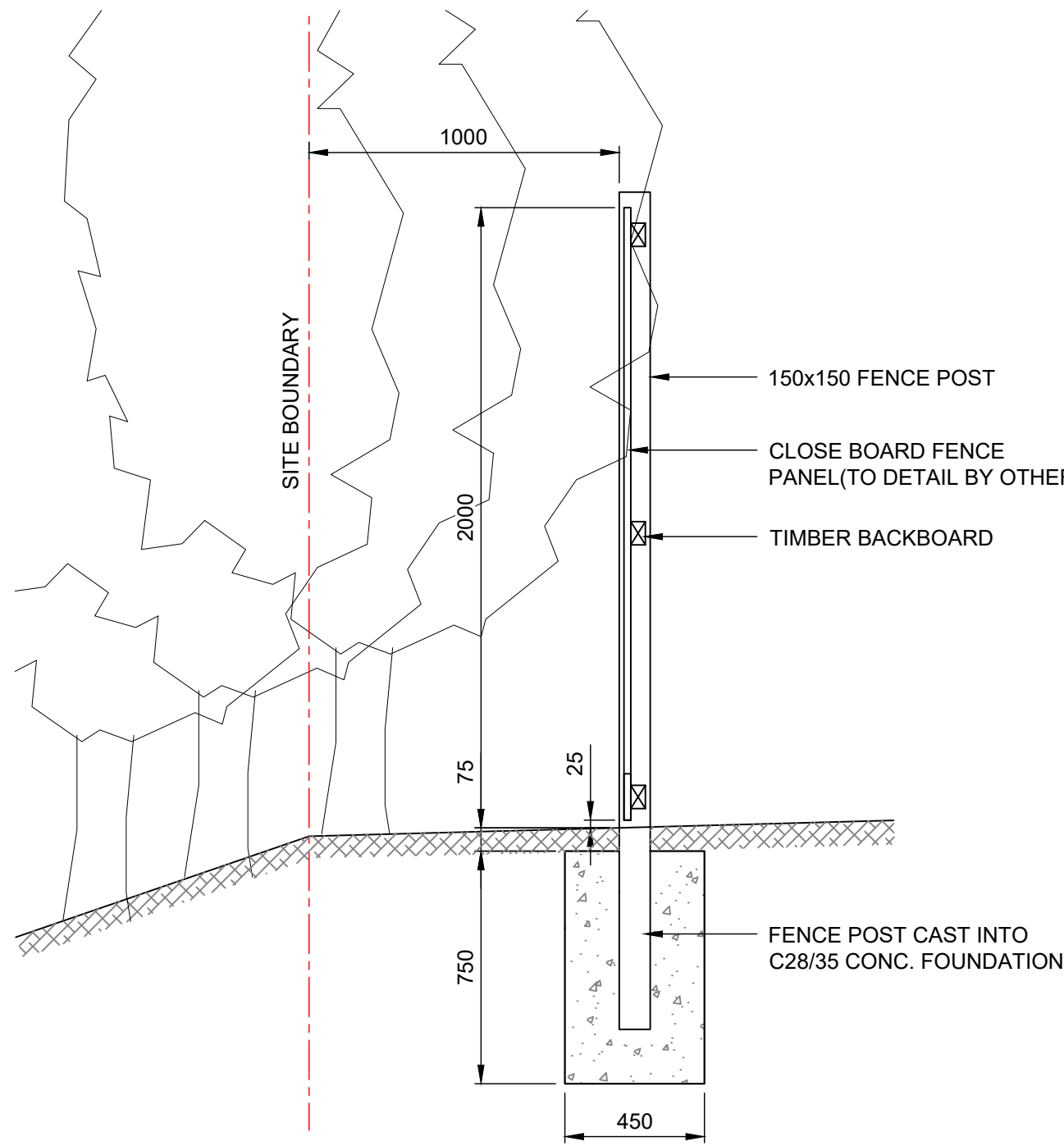
APPENDIX A

Timber Fence Proposals



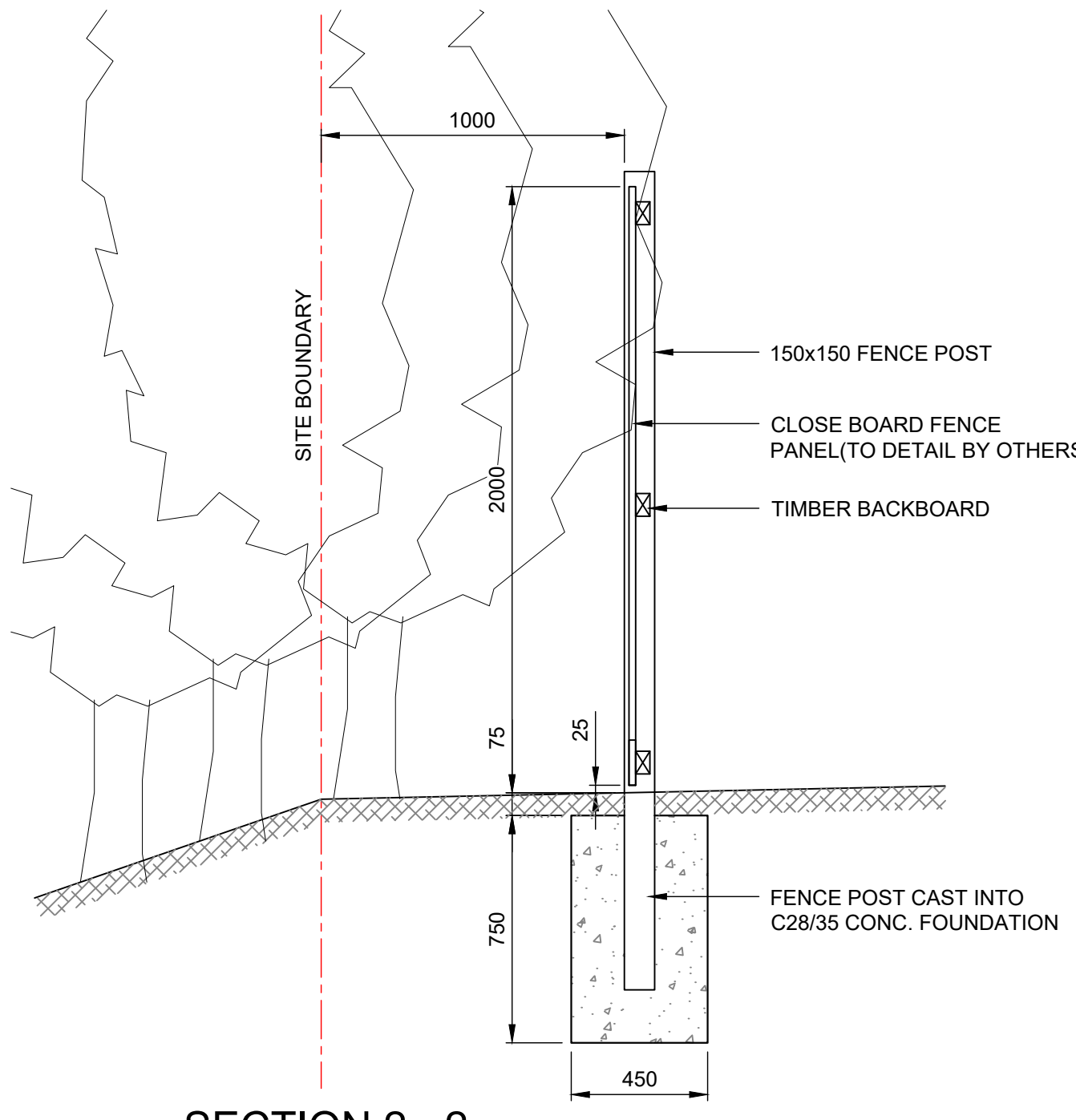
SITE PLAN & NORTHERN BOUNDARY FENCE LOCATION

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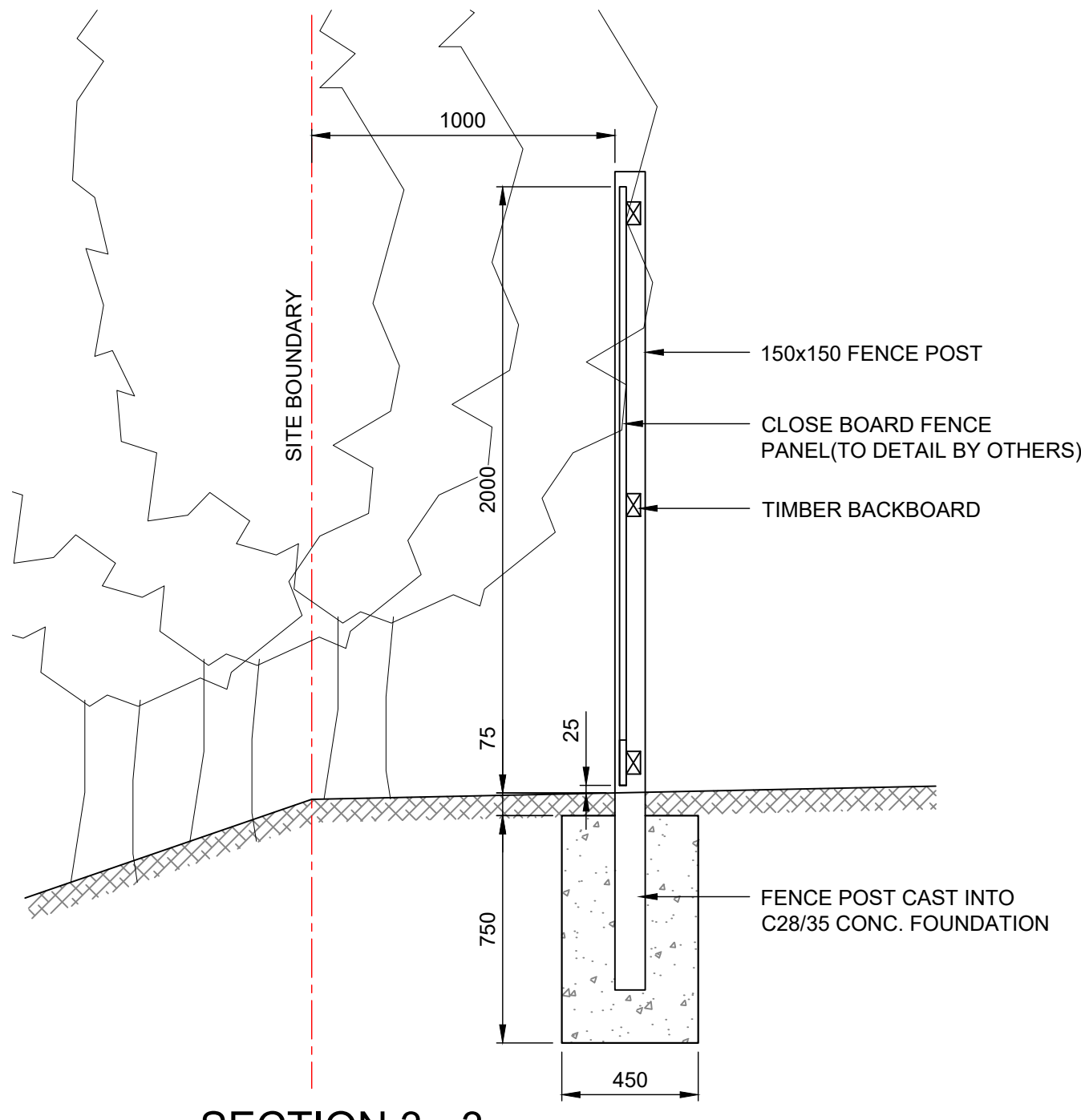
SECTION 1 - 1

Scale = 1:20



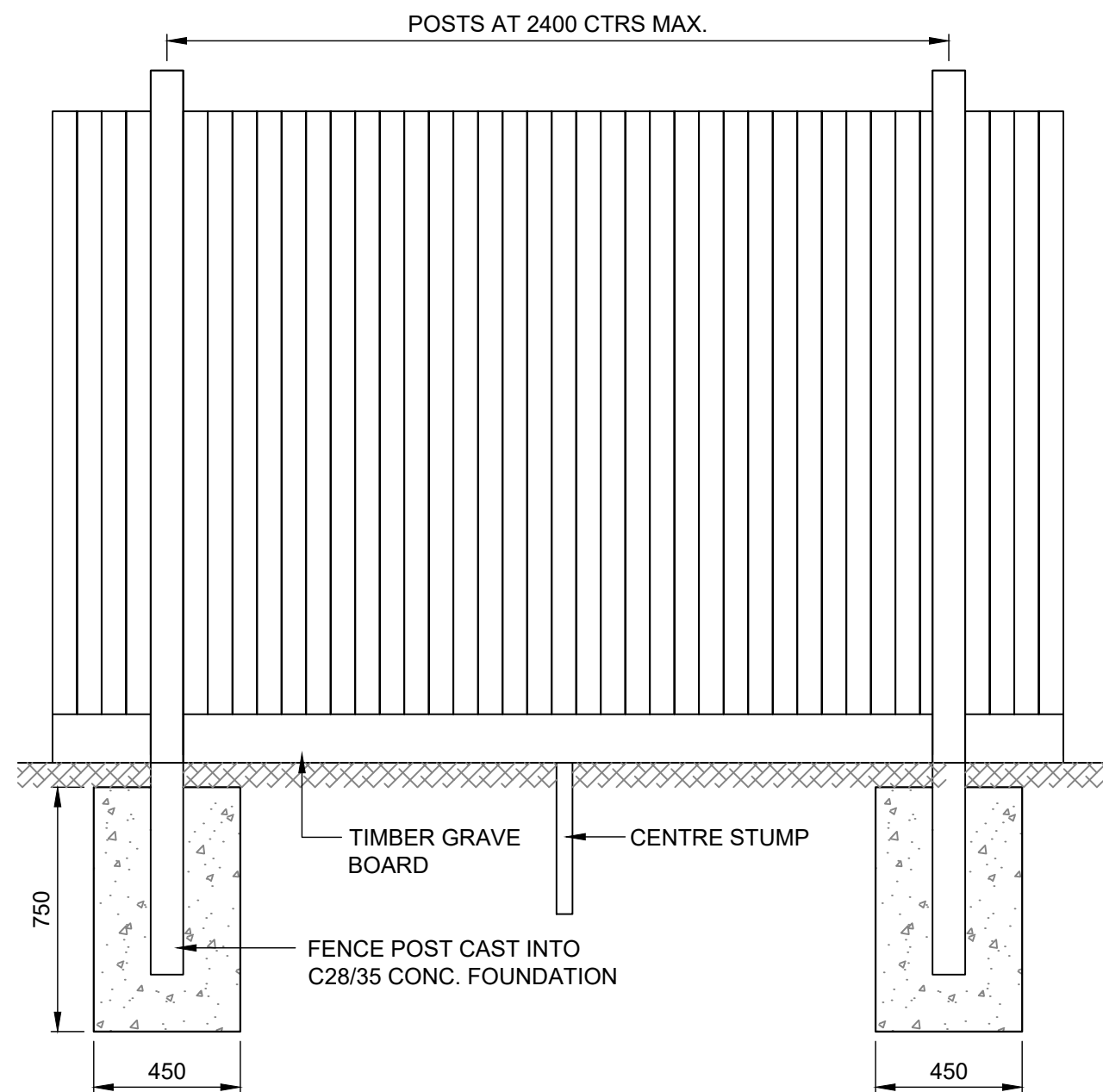
SECTION 2 - 2

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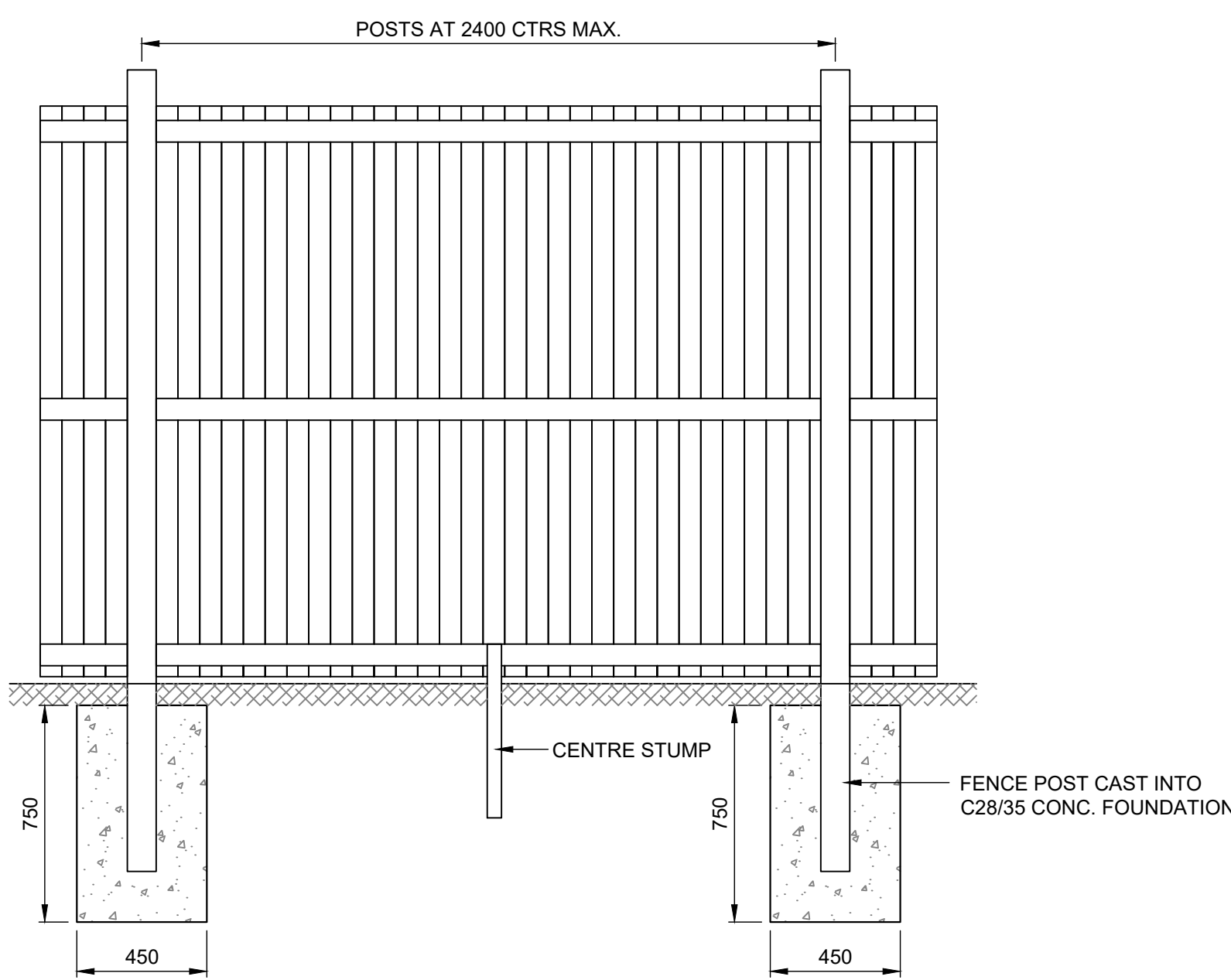
SECTION 3 - 3

Scale = 1:20



CLOSE BOARD FENCE: FRONT ELEVATION

Scale = 1:20



CLOSE BOARD FENCE: REAR ELEVATION

Scale = 1:20



PHOTO 1: TYPICAL CLOSE BOARDED FENCE

Scale = 1:5

GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL LEVELS ARE IN METRES, UNLESS NOTED OTHERWISE

FOUNDATION NOTES:

- READ IN CONJUNCTION WITH THE ARCHITECTS AND SERVICES ENGINEERS DRAWINGS AND THE SPECIFICATION.
- ALL EXCAVATIONS SHALL BE CARRIED OUT IN A SAFE MANNER, COMPLYING WITH THE REQUIREMENTS OF THE HEALTH AND SAFETY REGULATIONS, BS 8000:PART 1 AND ANY LOCAL BY-LAWS.
- THE FORMATION OF ALL THE FOUNDATIONS IS TO BE INSPECTED BY THE STRUCTURAL ENGINEER PRIOR TO CONCRETING.
- MASS CONCRETE FOR BLINDING TO BE DESIGNATED MIX GEN 1
- ALL STRIP FOUNDATIONS TO BE CONCRETE GRADE C28/35.
- CONCRETE TO BE CHEMICAL CLASS DC-1.
- MINIMUM LAP TO SHEETS OF MESH TO BE 350mm.
- REFER TO ARCHITECTS DRAWINGS FOR FULL D.P.M. & INSULATION DETAILS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND COORDINATE THE RELEVANT INFORMATION TO ENSURE THAT ALL NECESSARY HOLES, REBATES, DRIPS, TUCKS, EMBEDDED ITEMS AND FIXINGS ARE CAST INTO THE CONCRETE AT THE TIME OF POURING.
- ALL SPECIFIED PRODUCTS MAY BE REPLACED WITH SIMILAR PRODUCTS APPROVED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION /CALCULATIONS TO DEMONSTRATE THE SUITABILITY OF ANY SUBSTITUTE PRODUCT.

P01	06.02.26	RP	PRELIMINARY ISSUE	XX
Rev	Date	By	Description	Appd

Revisions				
Status				
PRELIMINARY				

	Tier Consult Ltd. Unit 5 Office Village Sandpiper Court Chester Business Park Chester CH4 9QZ t: 01244 684900			
	www.tierconsult.co.uk Email: info@tieruk.com			

Client	TRITAX BIG BOX DEVELOPMENTS
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Project	MERSEY SIDE, CRONTON, TRITAX PARK UNITS 3 & 4
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Title	2.0m HIGH PERIMETER FENCE AT NORTHERN BOUNDARY
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Scale	AS SHOWN AT A1	Drawn	R.P.	Checked	X.X.	Date	XX
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Tier Project Number T_25_3000						
Drawing No.: Project No[Originator][Volume][Level][Type][Role]Number						Revision

2567-TCG-XX-XX-DR-S-1102	P1
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APPENDIX B

Planning Notices



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

**This application is subject to a Section 106 Agreement and needs to
be read in conjunction with that Agreement.**

OUTLINE AND FULL PLANNING PERMISSION

Application No: 20/00494/HYB

Name and address of applicant

Tritax Symmetry Huyton Limited
C/o Gerald Eve LLP
No.1 Marsden Street
Manchester
M2 1HW

Name and address of agent

Gerald Eve LLP
No.1 Marsden Street
Manchester
M2 1HW

Date of Receipt: 28 August 2020

Date Valid: 7 September 2020

Address/Location Of Development:

Former Site Of Cronton Colliery
Cronton Road
Halsnead Garden Village
Knowsley
L35 1QR

Description of Development:

HYBRID PLANNING APPLICATION COMPRISING: FULL APPLICATION FOR THE DEVELOPMENT OF 161,900 SQ FT (15,041 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSFACE (USE CLASS B8), INCLUDING ANCILLARY OFFICES (USE CLASS B1), SECURITY GATEHOUSE, SITE ACCESS ROAD, ENGINEERING EARTHWORKS TO FORM A PART COUNTRY PARK, PUBLIC CAR PARK TO SERVE COUNTRY PARK, AND ASSOCIATED WORKS; AND OUTLINE APPLICATION WITH DETAILS OF POINT OF ACCESS (DETAILS OF PART-ACCESS, LANDSCAPING, APPEARANCE, SCALE AND LAYOUT ARE RESERVED) FOR THE DEVELOPMENT OF UP TO 838,100 SQ FT (77,862 SQ M) (GIA) OF STORAGE AND DISTRIBUTION FLOORSFACE (USE CLASS B8), WITH ANCILLARY OFFICES AND LIGHT INDUSTRIAL (USE CLASS B1); ENGINEERING EARTHWORKS TO FORM COUNTRY PARK AND DRAINAGE ATTENUATION PONDS; PEDESTRIAN/CYCLE/EQUESTRIAN ROUTE CONNECTING EXISTING M62 FOOTBRIDGE WITH PROPOSED COUNTRY PARK; AND ASSOCIATED WORKS

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development granted full planning permission must be begun not later than the expiration of three years beginning with the date of this permission. Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. No part of the development hereby permitted shall commence until an updated Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of construction effects. The Plan shall include timing/implementation details of each phase and shall include, but not be limited to the following:
 - a) Methods for the mitigation of noise and vibration from building works, including piling works, and also for the operation of any temporary power generation or plant which will operate overnight.
 - b) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - c) Methods for the control of dust.
 - d) Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles (for each phase as necessary);
 - e) and the methods of loading and unloading of plant and materials.
 - f) Management of deliveries including prevention of waiting/layover of construction related traffic on the highway; measures for the control of traffic to and from the site; and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
 - g) Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.
 - h) An implementation programme of works including phasing if applicable.
 - i) The parking of vehicles of site operatives and visitors.
 - j) Scheme for recycling/disposal of waste resulting from construction works.
 - k) The details of the design, siting and maintenance of any security hoardings.
 - l) Details of ecological mitigation measures

There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.

Development shall thereafter be carried out in accordance with the measures described within the submitted Construction Environmental Management Plan.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers/areas and in the interest of highway safety and to comply with the National Planning Policy Framework (2019), Policies CS2, CS8 and CS19 of the

Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy WM8 the Merseyside and Halton Joint Waste Local Plan, adopted 2013.

4. Prior to the commencement of any above ground works, a Stage II Road Safety Audit for the approved site access on Cronton Road shall be submitted to all approved in writing by the Local Planning Authority. Any identified mitigation shall subsequently be implemented before the approved building is first occupied and maintained thereafter.

Reason: To ensure the proposed access points are safe and do not give rise to any highway safety issues.

5. Prior to the commencement of any part of the approved development a Highway Construction Management Plan will have to be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects upon the public highway. This shall detail the following:
 - a. Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles [for each phase as necessary.
 - b. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
 - c. Construction staff parking arrangements
 - d. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - e. Methods for dust control and suppression.
 - f. A programme of works including phasing, if applicable.
 - g. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.

All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

6. Before any works commence to create the approved access, details of the relocation of the two existing bus stops on Cronton Road, including associated bus stop infrastructure, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include provision of a footpath from the approved junction on Cronton Road to the relocated bus stop. The development shall be implemented in full accordance with the approved scheme details prior to first occupation of the development.

Reason: To ensure provision of the replacement bus stops along Cronton Road and safe access is provided.

7. Before the approved development is first occupied details of a temporary turning head on the site access road, including swept path analysis of a 16.5m length Heavy Goods Vehicle shall be submitted to and approved in writing by the Council as Local Planning Authority. The development shall be implemented in full accordance with the approved scheme details prior to first occupation of the

development unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To enable full size HGVs to turn around prior to the construction of the rest of the proposed loop road through the site ensuring the provision of safe and adequate means of access to/from the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

8. Before the approved development is first occupied details of measures to prevent vehicular traffic (except maintenance vehicles) from accessing the emergency access to the north of the approved building shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To prevent unauthorised vehicles from using an inappropriate access ensuring the provision of safe access in and around the development.

9. The parking provision shown for Unit 1 of the development on the approved plans shall be provided prior to first occupation of the building to which it relates. The parking provision shall not be used for any other purpose other than the parking of vehicles and shall be hard surfaced.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

10. No part of the development (excluding site set up, earthworks and remediation) shall be commenced until the Traffic Regulation Order process has commenced, to be confirmed by the local planning authority, to provide a 50mph speed limit on Cronton Road.

Reason: To preserve the safety and function of the highway network and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

11. Prior to first occupation of the development details of a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how measures to promote and encourage alternative modes of transport to the single-occupancy car would be communicated to employees. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:
 - a) Production and distribution of an information pack for employees detailing travel
 - b) options and information on all modes of transport.
 - c) Information on existing transport policies, services and facilities, travel behaviour and attitudes.
 - d) Access for all modes of transport.
 - e) Advice on appropriate measures and actions to reduce car dependency and encourage sustainable travel.

The approved Travel Plan shall be issued to employees on initial occupation of the development.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to

Policies T6 and T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

12. The approved development shall not be occupied until the approved junction on Cronton Road and the construction of the access road as shown on approved plan references VN81193-D0104-Rev-C and VN81193-D0111-Rev-C shall be implemented in full to the written satisfaction of the Local Planning Authority.

Reason: To ensure the necessary infrastructure is in place when the approved use commences and to ensure the comprehensive development of the site

13. **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.

Implementation of Approved Remediation Scheme and Verification Report

Should a remediation scheme be required the approved 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.

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the 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.

Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, carried out in line with the CL: AIRE code of practice and 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.

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: To prevent any risk to the public and general pollution of the environment and in accordance with Policy CS2 in the Knowsley Local Plan Core Strategy and saved policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

14. Before first occupation of any part of the approved development, details of a scheme for the protection of the residential properties at Park Villas from external traffic noise entering habitable rooms has been submitted to and approved in writing by the Local Planning Authority. The agreed mitigation shall be implemented in full accordance with the approved details prior to first occupation of each property and shall be retained thereafter.

Reason: The submission of details prior to the construction of the residential properties is fundamental to ensure that appropriate measures are incorporated into the development to protect future occupiers from noise and disturbance from nearby industrial and rail uses.

15. No above ground works hereby approved shall be commenced until Social Value Strategy that accords with the Adding Social Value to Development: Employment and Skills Supplementary Planning Document shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full during the construction process and when the approved uses commence.

Reason: To ensure local economic benefits in accordance with Core Strategy Policy CS4.

16. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall relate to all land surfaces not built upon and shall include:
- a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
 - b) hard surfaced areas and materials,
 - c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
 - d) existing plants / trees to be retained
 - e) A detailed regime for the ongoing and longer-term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

17. Prior to installation, details of the proposed means of enclosure (including walls, fences and gates) should be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full before any of the approved units are first occupied and shall be maintained at all times thereafter.

Reason: To ensure satisfactory privacy for occupants of the proposed dwellings, in the interests of visual amenity and to comply with Policies CS2, CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

18. Prior to the installation of any external plant or machinery, details including the acoustic specification should be submitted to and approved in writing by the local planning authority. The information should also include the results of a noise assessment to confirm that any fixed plant and machinery associated with the development shall achieve a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at the boundary of the closest affected noise sensitive property.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

19. The development shall be carried out in full accordance with the recommendations of the BAT AND BIRD BOX SCHEME - PHASE 1 by TEP referenced 7363.018 and received by the Local Planning Authority on 10 December 2020. All mitigation measures must be implemented

Reason: To ensure adequate mitigation is provided for the loss of habitat.

20. Prior to the removal of trees T3 and T4, as identified in the Biodiversity Mitigation Strategy (TEP, reference 7367.017) submitted to the Local Planning Authority on 10 December 2020, a method statement to deal with any bats that may be using the trees as a roost shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full

Reason: To ensure if bat roosts are found they are adequately dealt with.

21. Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and settlement to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted, shall be provided. The site works and construction phase shall thereafter be carried out in accordance with approved method statement.

Reason: To ensure pre and post development flood risk and water quality at the and off site have been taken into account Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

22. Development shall not commence until a detailed SUDS based drainage scheme on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted

and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall not generally exceed a greenfield runoff rate. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

The surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the following elements:

- (i) Evidence and justification that in selecting drainage features for post-development situation the surface water drainage discharge hierarchy has been followed. As requested by National Planning Practice Guidance applications should aim to discharge surface water runoff as high up the following hierarchy of drainage options as reasonably practicable:
 - into the ground (infiltration)
 - to a surface water body to a surface water sewer, highway drain, or another drainage system, and
 - to a combined sewer.

Any drainage strategy proposal should clearly demonstrate how the movement down the hierarchy has been considered and that the selection of the most appropriate set of SuDS techniques has taken into account the site geological and topographical characteristics. To assess the feasibility of infiltration techniques as part of the proposed drainage strategy, evidence must be provided to show that a suitable number of soakaway tests have been completed across the whole site within different geology and to a suitable depth (i.e. a similar depth to the proposed infiltration devices). The tests should be completed according to the BRE 365 method and their results should be submitted with the full application.

- (ii) inclusion of the site land drain map, their connectivity and, where they are compromised by new development, proposals for an alternative land drain.
- (iii) Evidence that surface water will not utilise motorway drainage or result in any overland flows to the M62 motorway.
- (iv) An assessment of groundwater levels on the site, their likely variations and, in the event that the assessment shows that groundwater levels will be high, details of mitigation measures proposed by the applicant to prevent groundwater flooding to new development.
- (v) Model Information (Micro Drainage or similar approved) to include a plan showing pipework model numbering and network details.
- (vi) Results showing all the modelling criteria and summary network results attenuation ponds for critical 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% CC storm events showing maximum water level, flow and velocity and details of any surface flooding anticipated are required.
- (vii) A drawing showing the proposed impermeable and permeable areas, suitably annotated.
- (viii) Drainage plan showing drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details.
- (ix) Plan showing overland exceedance routes in the event of a failure of the system or storm event in excess of the 1 in 100 + 30% CC storm event.
- (x) Summary Drainage Report setting out the Drainage Strategy and results of calculations demonstrating compliance with the above.

- (xi) Where third party agreements to construct sewers and to discharge flows are required, then written evidence of these two agreements shall be provided.
- (xii) A timetable for implementation of the drainage works including an assessment of any phasing of the development.
- (xiii) Demonstrating that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved during all phases of the development.

Where SUDs are only proposed in part or not at all, then a full justification statement shall be provided to demonstrate why it is not considered appropriate or reasonable.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

23. Prior to the first occupation of the development, a Management and Maintenance plan for the approved sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
- The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.
 - A schedule for on-going inspections relating to performance and condition.
 - Details for planned maintenance and a mechanism for remedial and urgent repair works.
 - Means of access for inspection and maintenance purposes.

The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

24. Before the approved building is first brought into use full details of the finished levels across the remaining parts of the site subject to full planning permission shall be submitted to and approved in writing by the Local Planning Authority. The agreed levels shall be implemented in full and maintained thereafter unless amendments are required as a result of the approved details for any reserved matters application pursuant to this application.

Reason: For the avoidance and to ensure the levels proposed do not compromise the delivery of the Country Park.

25. The development hereby permitted shall be implemented in accordance with the submitted Arboricultural Method Statement referenced 12267_R05, produced by Tyler Grange and received 10 December 2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

26. The development hereby permitted shall be implemented in accordance with paragraph 11.8 of the submitted Environment Statement Addendum received 10 December 2020.

Reason: To prevent any risk to the public and general pollution of the environment and in accordance with Policy CS2 in the Knowsley Local Plan Core Strategy and saved policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

27. The development shall be carried out in full accordance with the submitted flood risk assessment referenced September 2020/T.18.2126.FRA/Tier Consult received by the Local Planning Authority on 10 December 2020. The identified mitigation measures shall be fully implemented prior to first occupation of unit 1 and maintained thereafter.

Reason: To comply with National Planning Policy Framework (NPPF) and reduce risk of flooding to the proposed development and future occupants.

28. No development associated with the diversion of Fox's Bank Brook shall take place until a scheme for the diversion of Fox's Bank brook has been submitted to and approved in writing by the local planning authority. The submitted details shall include;

- Sufficient cross-sections to represent all design proposals associated with the new Fox's Bank Brook channel (i.e. channel meanders, straight sections of channel, where and what type of new revetment is proposed, culverted sections).
- Details of any channel reinforcement/structures proposed and/or bed substrate to be added to the channel.
- Details of proposed planting and channel reinstatement. Bankfull width and height to be marked on cross-sections in m.
- Channel long section.
- Site supervision requirements.
- A pre and post construction monitoring plan for the Fox's Bank Brook channel.

The diversion of Fox's Bank Brook shall be carried out in full accordance with the agreed details.

Reason: To comply with paragraphs 170 and 175 of the National Planning Policy Framework, ensure the natural functioning of the watercourse and meet the objectives of the Water Framework Directive (WFD).

29. No development within 20 metres of Fox's Bank Brook shall take place until a scheme for the provision and management of a minimum 4 metre wide buffer zone alongside Fox's Bank Brook has been submitted to, and approved in writing by, the local planning authority. The buffer zone scheme shall be free from built development including lighting, and formal landscaping. The scheme shall include:

- plans showing the extent and layout of the buffer zone.
- details of any land re-profiling or re-modelling within the riparian corridor.
- details of any new crossings or culverts (clarification required as to whether existing culvert is to be retained.)
- details of any new surface connections to watercourse.
- details of any new soft landscaping in riparian corridor, including landscape schedule predominantly based on native species.

The development shall be carried out in full accordance with the agreed details and shall be maintained thereafter.

Reason: To comply with paragraphs 170 and 175 of the National Planning Policy Framework, ensure the natural functioning of the watercourse and meet the objectives of the Water Framework Directive (WFD).

30. If piling is required as part of the development, prior to the commencement of any piling works the applicant shall submit a method statement, to be approved by the Local Planning Authority. The piling work shall be undertaken in accordance with the approved method statement:

The method statement shall include the following details:

1. Details of the method of piling
2. Days / hours of work
3. Duration of the pile driving operations (expected start date and completion date)

Reason: In the interests of residential amenity and protect against unacceptable levels of water pollution.

31. Before the approved development is first brought into use details of the surfacing and layout of the car park to serve the country park and a maintenance and management plan (inc arrangements for public access) shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full accordance with a timetable previously agreed in writing.

Reason: To ensure the car park is constructed to an acceptable standard.

32. Prior to the first occupation of Unit 1, a Habitat and Landscape Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include details of a management strategy for a period of 30 years to maximise gains in biodiversity within the wider site and shall be implemented in full accordance with the agree recommendations.

Reason: To ensure the required level of ecological mitigation is provided within the site.

33. Prior to the first occupation of unit 1 details of all external lighting within the curtilage of unit 1 and along the approved access road, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full before unit 1 is first occupied and maintained thereafter.

Reason: To ensure the lighting proposed is acceptable and is not detrimental to the amenity of nearby residential properties.

34. Application for approval of all the reserved matters shall be made to the Local Authority before the expiration of seven years from the date of this permission the development shall be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 for those parts of the application submitted for outline permission only, and that the period reflects the separated, phased development programme.

35. No development shall commence within the Outline area shown on plan reference OAP 01, unless Reserved Matters in respect of the whole outline area, or any phase within, have been submitted to and approved in writing by the Local Planning Authority. The following matters are reserved for future approval;
- i. Appearance;
 - ii. Landscaping;
 - iii. Layout; and,
 - iv. Scale
 - v. Part access

Reason: The application is submitted in hybrid form and parts of the site have outline permission only and these matters were reserved by the applicant for subsequent approval.

36. Any subsequent reserved matters application in respect of land that adjoins the M62 motorway corridor, pursuant to this approval shall provide details of boundary treatments along the M62 motorway boundary for the written approval of the Local Planning Authority. The boundary treatment shall be a solid structure not less than two metres in height and located at least 1 metre within the site boundary. The agreed details shall be implemented in full and maintained at all times thereafter.

Reason: To ensure a robust boundary to restrict any possible access to the motorway is provided.

37. No part of the development approved by any subsequent reserved matters application shall commence until an updated Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority that details the means of mitigation of construction effects. The Plan shall include timing/implementation details of each phase and shall include, but not be limited to the following:
- a) Methods for the mitigation of noise and vibration from building works, including piling works, and also for the operation of any temporary power generation or plant which will operate overnight.
 - b) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - c) Methods for the control of dust.
 - d) Location and layout of any site compound(s) including identification of areas for the storage of plant and materials, loading/unloading, and turning areas for delivery vehicles (for each phase as necessary);
 - e) and the methods of loading and unloading of plant and materials.
 - f) Management of deliveries including prevention of waiting/layover of construction related traffic on the highway; measures for the control of traffic to and from the site; and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
 - g) Identification of permanent on-site contact and/or traffic manager as main point of enquiries or issues arising from construction activities.
 - (h) An implementation programme of works including phasing if applicable.
 - (i) The parking of vehicles of site operatives and visitors.
 - (j) Scheme for recycling/disposal of waste resulting from construction works.
 - (k) The details of the design, siting, and maintenance of any security hoardings.
 - (l) There shall be no burning of materials on-site during construction work without the prior written approval of the Local Planning Authority.

The development shall thereafter be carried out in accordance with the measures described within the submitted Construction Environmental Management Plan.

Reason: To ensure a satisfactory development of the site and that appropriate measures are put in place in the interests of the amenity of neighbouring occupiers/areas and in the interest of highway safety and to comply with the National Planning Policy Framework (2019), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies ENV2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy WM8 the Merseyside and Halton Joint Waste Local Plan, adopted 2013.

38. Prior to first occupation of each unit approved as part of any subsequent reserved matters application, details of a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how measures to promote and encourage alternative modes of transport to the single-occupancy car would be communicated to [employees] [new residents]. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:
- a) Production and distribution of an information pack for employees detailing travel
 - b) options and information on all modes of transport.
 - c) Information on existing transport policies, services and facilities, travel behaviour and attitudes.
 - d) Access for all modes of transport.
 - e) Advice on appropriate measures and actions to reduce car dependency and encourage sustainable travel.

The approved Travel Plan shall be issued to employees on initial occupation of the development.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policies T6 and T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

39. No more than 17,000 square metres of floorspace subsequently approved as part of any reserved matters application shall be first brought into use until upcoming junction improvements to Tarbock Island have been commenced to the written satisfaction of the Local Planning Authority. The remaining floorspace approved as part of any reserved matters application shall be first brought into use until upcoming junction improvements to Tarbock Island have been implemented to the written satisfaction of the Local Planning Authority.

Reason: To ensure the development has no detrimental impact on the operation of the local highway network.

40. No development approved as part of any subsequent reserved matters application shall commence until details of any remediation works and/or mitigation measures to address land instability / mine gas arising from coal mining legacy, as may be necessary, have been submitted to and approved in writing by the Local Planning Authority. The agreed mitigation shall be implemented in full in order to ensure that the site is made safe and stable for the development proposed.

Reason: To ensure the development takes into account any legacy issue from former land uses on the site.

41. Prior to the occupation of each building approved as part of any subsequent reserved matters application, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the development takes into account any legacy issue from former land uses on the site.

42. Any subsequent reserved matters application pursuant to this permission shall be accompanied by an Arboricultural Impact Assessment that reflects the proposed development.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

43. None of the buildings proposed as part of any subsequent reserved matters application pursuant to this permission shall be of a height that exceeds 61m AOD (Above Ordnance Datum).

Reason: To ensure the amenity of neighbouring dwellings is maintained and to ensure an acceptable visual impact of the development.

44. Prior to the occupation of any building approved as part of any subsequent reserved matters approval details of the provision of bus stops within the site and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the agreed details and timetable and be retained thereafter.

Reason: To ensure the development is adequately served by sustainable forms of transport.

45. As part of any subsequent reserved matters application details of the finished levels across the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include cross sections and details of how any excess material will be disposed of. The agreed details shall be implemented in full before first occupation of the development approved under each reserved matters application.

Reason: To ensure the levels across the site are acceptable and do not have any unacceptable environmental impacts.

46. As part of any subsequent reserved matters application details of how the highways through the site will connect to neighbouring parcels of land, including through to the former mineral line, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include cross sections, details of the highway construction and a full timetable for implementation. The agreed details shall be implemented in full and maintained thereafter.

Reason: To ensure the development does not compromise the comprehensive development of the entire site.

47. Any subsequent reserved matters application shall allow a 15-metre buffer from the edge of the Ancient Woodland to the west of the site that shall be free of any form of built development or hardstanding.

Reason: To protect the ancient woodland by ensuring development is an appropriate distance from the woodland.

48. Prior to the commencement of site clearance works within the area subject to outline planning permission,, a Biodiversity Mitigation Strategy (BMS) shall be submitted to and approved in writing by the local planning authority. The BMS shall include details of the following:
- Fencing and protection of habitats to be retained
 - Strategy for the staged clearance works to avoid harm to amphibians, hedgehogs and enable identification of potential badger setts
 - Pre-commencement badger survey
 - Pre-commencement surveys of all trees with bat roost potential
 - Updated ground-based assessment and nocturnal surveys of tree T15
 - Supervision of all trees with bat roost potential being felled
 - Nesting bird checks to the end of September
 - Pre-commencement check for water vole
 - Bluebell translocation strategy
 - Bat and bird box scheme
 - The development shall be carried out in full accordance with the agreed details in accordance with a previously agreed timetable for implementation.

Reason: To ensure the tree does not have a bat roost within it and ensure no unnecessary harm is caused on local ecology.

49. As part of any subsequent reserved matters applications details shall be provided on the number and type of electric vehicle charging points to be provided for by each unit. The development shall be carried out in full accordance with the agreed details and maintained thereafter.

Reason: To ensure adequate charging points are required and reduce the impact of the development on local air quality.

50. Any subsequent reserved matters application shall be accompanied by an updated Heritage Impact Assessment that considers the impact of the proposed development on the setting of the Grade II listed Building known as Old Halsnead Hall.

Reason: To ensure the development has further unacceptable level of impact on the listed building adjoining the site.

51. Any subsequent reserved matters application shall be accompanied by an updated Overshadowing Assessment that considers the impact of the proposed development on the amenity of the residential properties along the northern boundary of the site.

Reason: To ensure the development has no unacceptable impact on the amenity of neighbouring properties.

52. Prior to the commencement of the reserved matters development details and a method statement for interim and temporary drainage measures during the demolition and construction phases shall be submitted to and approved in writing by

the Local Planning Authority. This information shall demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and settlement to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted, shall be provided. The site works and construction phase shall thereafter be carried out in accordance with approved method statement.

Reason: To ensure pre and post development flood risk and water quality at the and off site have been taken into account Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

53. No development shall commence, with the exception of details approved pursuant to Condition 32, until a detailed SUDS based drainage scheme on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA) for each phase unless otherwise agreed in writing. The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall not generally exceed a greenfield runoff rate. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

The surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be expected to consider the following elements:

- (i) Evidence and justification that in selecting drainage features for post-development situation the surface water drainage discharge hierarchy has been followed. As requested by National Planning Practice Guidance applications should aim to discharge surface water runoff as high up the following hierarchy of drainage options as reasonably practicable:
 - into the ground (infiltration)
 - to a surface water body to a surface water sewer, highway drain, or another drainage system, and
 - to a combined sewer.

Any drainage strategy proposal should clearly demonstrate how the movement down the hierarchy has been considered and that the selection of the most appropriate set of SuDS techniques has taken into account the site geological and topographical characteristics. To assess the feasibility of infiltration techniques as part of the proposed drainage strategy, evidence must be provided to show that a suitable number of soakaway tests have been completed for the outline area (or any phase within) within different geology and to a suitable depth (i.e. a similar depth to the proposed infiltration devices). The tests should be completed according to the BRE 365 method and their results should be submitted with the full application.

- (ii) inclusion of the site land drain map, their connectivity and, where they are compromised by new development, proposals for an alternative land drain.
- (iii) Evidence that surface water will not utilise motorway drainage or result in any overland flows to the M62 motorway.
- (iv) An assessment of groundwater levels on the site, their likely variations and, in the event that the assessment shows that groundwater levels will be high, details of mitigation measures proposed by the applicant to prevent groundwater flooding to new development.

- (v) Model Information (Micro Drainage or similar approved) to include a plan showing pipework model numbering and network details.
- (vi) Results showing all the modelling criteria and summary network results attenuation ponds for critical 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% CC storm events showing maximum water level, flow and velocity and details of any surface flooding anticipated are required.
- (vii) A drawing showing the proposed impermeable and permeable areas, suitably annotated.
- (viii) Drainage plan showing drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details.
- (ix) Plan showing overland exceedance routes in the event of a failure of the system or storm event in excess of the 1 in 100 + 30% CC storm event.
- (x) Summary Drainage Report setting out the Drainage Strategy and results of calculations demonstrating compliance with the above.
- (xi) Where third party agreements to construct sewers and to discharge flows are required, then written evidence of these two agreements shall be provided.
- (xii) A timetable for implementation of the drainage works including an assessment of any phasing of the development.
- (xiii) Demonstrating that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved during all phases of the development.

Where SUDs are only proposed in part or not at all, then a full justification statement shall be provided to demonstrate why it is not considered appropriate or reasonable.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

54. The development shall be carried out in full accordance with the submitted flood referenced September 2020/T.18.2126.FRA/Tier Consult received by the Local Planning Authority on 10 December 2020. The identified mitigation measures shall be fully implemented prior to the first occupation and subsequently in accordance with the scheme's timing/ phasing arrangements and maintained thereafter.

Reason: To comply with National Planning Policy Framework (NPPF) and reduce risk of flooding to the proposed development and future occupants.

55. The total quantum of development submitted as part of the subsequent reserved matters applications shall not exceed a total of 77,629 sq metres.

Reason: The development has been assessed at this level of accommodation and any increase in floorspace will require a reconsideration of the principle issues surrounding this proposal.

56. Prior to the first occupation of each phase within the outline area, a Habitat and Landscape Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include details of a management strategy for a period of 30 years to maximise gains in biodiversity within the wider site and shall be implemented in full accordance with the agree recommendations.

Reason: To ensure the required level of ecological mitigation is provided within the site.

57. No above ground works hereby approved shall be commenced for any development subsequently approved as part of any reserved matters application, until Social Value Strategy that accords with the Adding Social Value to Development: Employment and Skills Supplementary Planning Document shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full during the construction process and when the approved uses commence.

Reason: To ensure local economic benefits in accordance with Core Strategy Policy CS4.

58. Submission of Remediation Scheme

Where land, as part of any subsequent reserved matter application, 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.

Implementation of Approved Remediation Scheme and Verification Report

Should a remediation scheme be required the approved 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.

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the 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.

Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, carried out in line with the CL: AIRE code of practice and 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.

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: To prevent any risk to the public and general pollution of the environment and in accordance with Policy CS2 in the Knowsley Local Plan Core Strategy and

saved policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

59. Prior to the first occupation of any development approved as part of any subsequent reserved matters application, a Management and Maintenance plan for the approved sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
- The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.
 - A schedule for on-going inspections relating to performance and condition.
 - Details for planned maintenance and a mechanism for remedial and urgent repair works.
 - Means of access for inspection and maintenance purposes.

The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

60. Prior to the installation of any external plant or machinery on any phase of the development subsequently approved as part of any reserved matters application, details including the acoustic specification should be submitted to and approved in writing by the local planning authority in relation to that specific phase. The information should also include the results of a noise assessment to confirm that any fixed plant or machinery associated with the development achieves a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at the boundary of the closest affected noise sensitive property.

Reason: To ensure the noise caused by the development is not detrimental to residential amenity.

61. Prior to the occupation of each phase of development approved as part of any subsequent reserved matters application details of all external lighting within the curtilage of each building shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full before each building is first occupied and maintained thereafter.

Reason: To ensure the lighting proposed is acceptable and is not detrimental to the amenity of nearby residential properties.

SCHEDULE 1

Date Received	Reference No. on Plan/Report	Version No.
25 May 2021	P0001	F
25 May 2021	P0002	N
25 May 2021	P0003	D
25 May 2021	P0004	E
25 May 2021	P0005	G
25 May 2021	P0006	T

25 May 2021	P0007	E
25 May 2021	P0008	E
25 May 2021	P0400	F
25 May 2021	P0401	C
25 May 2021	P0402	C
25 May 2021	P0403	G
25 May 2021	P0404	B
25 May 2021	P0405	F
25 May 2021	P0406	D
25 May 2021	P0407	E
25 May 2021	P0408	D
25 May 2021	P0409	B
25 May 2021	P0410	B
26 February 2021	VN81193 - D0104	C
10 December 2021	VN81193 - D0105	B
26 February 2021	VN81193 - D0111	C
15 January 2021	VN81193 - D0112	A

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals in the Knowsley Replacement Unitary Development Plan (adopted June 2006) as set out below, and to all relevant material considerations including supplementary planning guidance:-

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

T5 – Location of Major Traffic Generating New Development.

T7 – New Development and Walking & Cycling Routes

T8 – Transport Assessments

T9 – Travel Plans

DQ2 – Security in the Built Environment

DQ4 – Trees and Development

ENV2 – Noise and Vibration

ENV3 – Light and Pollution

ENV4 – Hazardous Substances

ENV5 – Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development

CS1 – Spatial Strategy for Knowsley

CS2 - Development Principles

CS4 – Economy and Employment

CS7 - Transport Networks

CS8 – Green Infrastructure

SUE1 – Sustainable Urban Extensions and Safeguarded Land

SUE2 – Sustainable Urban Extensions – Development Principles

SUE2c – Sustainable Urban Extensions – South of Whiston and Land South of M62

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Boroughs Historic Environment

CS21 – Design Quality and Accessing New Development

CS24 - Managing Flood Risk.

CS26 – Waste management

CS27 – Planning for and Paying for New infrastructure

Merseyside Waste Local Plan (2013)

WM8 – Waste Prevention and Resource Management

WM9 – Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

Trees and Development SPD (2016)

Developer Contributions SPD (2016)

Adding Social Value to Development: Employment and Skills SPD (2018)

Halsnead Garden Village Masterplan SPD

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Kevin Foster on 0151 443 2893)

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

- 1 The proposed advertisement(s) indicated on the submitted plan(s) require a separate Express Consent to Display Advertisements. Please contact the Council's Development Control Section (Tel: 0151 443 2381) for further advice).
- 2 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No

tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.

- 3 Trees on the application site are included within a Tree Preservation Order. A separate consent is required from the Council for the cutting down, topping, lopping, uprooting or other works affecting these trees (other than work specifically included on the plans hereby approved). Please contact the Council's Arboricultural Officer (Tel: 0151 443 2278) for further advice.
- 4 Merseyside Fire Authority
- 5 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Executive Director - Regeneration and Economic Development

Date: 4 March 2022

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does **not** include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.
4. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
5. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Appeal forms and guidance can be downloaded from the web site www.planning-inspectorate.gov.uk
Alternatively they can be obtained from the following address:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Telephone: 0117 372 6372



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 24/00145/REM

Name and address of applicant

Tritax Symmetry Merseyside 1 Limited
C/O Gerald Eve LLP
1 Marsden Street
M2 1HW

Name and address of agent

Gerald Eve
1 Marsden Street
Manchester
M2 1HW

Date of Receipt: 21 March 2024

Date Valid: 9 April 2024

Address/Location Of Development

**Former Site Of Cronton Colliery
Cronton Road
Halsnead Garden Village
Knowsley
L35 1QR**

Description of Development

APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION 20/00494/HYB, COMPRISING THE DEVELOPMENT OF 495,720 SQ FT (GIA) OF STORAGE AND DISTRIBUTION FLOORSFACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)) ACROSS TWO WAREHOUSE UNITS, TOGETHER WITH LANDSCAPING AND THE PROVISION OF INFRASTRUCTURE

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Reserved Matters Approval has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents listed below:
 - Site Location Plan - Reference: 22605-UMC-XXXX-SI-DR-A-0502_P02
 - Illustrative Masterplan - Reference: 22605-UMC-XXXX-SI-DR-A-0671_P18
 - Unit 03 Site Plan - Reference: 22605-UMC-XXXX-SI-DR-A-0672_P11
 - Unit 03 Building Plan - Reference: 22605-UMC-XXXX-00-DR-A-1001_P08

- Unit 03 Office Plan - Reference: 22605-UMC-XXXX-ZZ-DR-A-1002_P06
- Unit 03 Roof Plan - Reference: 22605-UMC-XXXX-RF-DR-A-1003_P06
- Unit 03 Elevations - Reference: 22605-UMC-XXXX-ZZ-DR-A-1301_P08
- Unit 03 Proposed Architectural Feature Elevations - Reference: 22605-UMC-XXXX-ZZ-DR-A-1302_P04
- Unit 03 External Finishes - Reference: 22605-UMC-XXXX-SI-DR-A-0701_P10
- Unit 03 Fencing Details - Reference: 22605-UMC-XXXX-SI-DR-A-0702_P13
- Unit 03 Gatehouse Details - Reference: 22605-UMC-XXXX-ZZ-DR-A-0801_P01
- Unit 03 Cycle Shelter - Reference: 22605-UMC-XXXX-SI-DR-A-0703_P10
- Unit 03 Sprinkler Tank and Pump House - Reference: 22605-UMC-XXXX-SI-DR-A-0705_P10
- Unit 03 Sub Station Details - Reference: 22605-UMC-XXXX-SI-DR-A-0706_P09
- Unit 03 Bin Store - Reference: 22605-UMC-XXXX-SI-DR-A-0704_P10
- Unit 03 Building Sections - Reference: 22605-UMC-XXXX-ZZ-DR-A-1101_P05
- Unit 03 Site Cross Section - Reference: 22605-UMC-XXXX-SI-DR-A-0707_P05
- Unit 04 Site Plan - Reference: 22606-UMC-XXXX-SI-DR-A-0673_P10
- Unit 04 Building Plan - Reference: 22606-UMC-XXXX-00-DR-A-1001_P04
- Unit 04 Office Plan - Reference: 22606-UMC-XXXX-ZZ-DR-A-1002_P05
- Unit 04 Roof Plan - Reference: 22606-UMC-XXXX-RF-DR-A-1003_P06
- Unit 04 Elevations - Reference: 22606-UMC-XXXX-ZZ-DR-A-1301_P05
- Unit 04 Proposed Architectural Feature Elevations - Reference: 22606-UMC-XXXX-ZZ-DR-A-1302_P04
- Unit 04 External Finishes - Reference: 22606-UMC-XXXX-SI-DR-A-0701_P10
- Unit 04 Fencing Details- Reference: 22606-UMC-XXXX-SI-DR-A-0702_P11
- Unit 04 Gatehouse Details - Reference: 22606-UMC-XXXX-ZZ-DR-A-0801_P01
- Unit 04 Cycle Shelter - Reference: 22606-UMC-XXXX-SI-DR-A-0703_P10
- Unit 04 Sprinkler Tank and Pump House - Reference: 22606-UMC-XXXX-SI-DR-A-0705_P10
- Unit 04 Bin Store - Reference: 22606-UMC-XXXX-SI-DR-A-0704_P10
- Unit 04 Building Sections - Reference: 22606-UMC-XXXX-ZZ-DR-A-1101_Unit 04_P05
- Unit 04 Sub Station Details - Reference: 22606-UMC-XXXX-SI-DR-A-0706_P09
- Soft Landscape Plan (page 1 of 3) Reference: MAN.1453.008.ENZ.XX.00.DR.L.45.101_PL12
- Soft Landscape Plan (page 2 of 3) Reference: MAN.1453.008.ENZ.XX.00.DR.L.45.102_PL12
- Soft Landscape Plan (page 3 of 3) Reference: MAN.1453.008.ENZ.XX.00.DR.L.45.103_PL12
- Planting Schedule Reference: 1453.008_ENZ.00.XX.SH.L.45.001 REV PL12
- Landscape Technical Note Reference: 12267_R09b
- Landscape Technical Note Reference: 12267_R09b
- Design and Access Statement Reference: 22605-UMC-XXXX-XX-DN-A-2001_P07
- Noise Impact Assessment Reference 50-756-R2-2

- Transport Statement Reference: VN232867-Rev03 (excluding the plans included within the document except for the following: including:
- Proposed Access Junction Arrangement and Visibility Splays (Unit 3 HGV Yard) - Ref: VN232867D100 Rev. B
- Proposed Internal Link Road Geometry and Swept Path Analysis - Ref VN232867-D104 Rev C
- Mainline HGV Tracking - Ref: VN232867-TR104
- Unit 4 Turning Head - Ref: VN232867-TR105-C

Reason: For the avoidance of doubt.

2. No part of the development hereby permitted shall be commenced until an addendum Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects in relation to the impacts of the development on the adjacent listed building. The addendum CMP shall include (but not be limited to) the following actions to be carried out throughout the construction process:
 - Pre-commencement survey of the listed building which includes assessment/recording of cosmetic damage as well as structural surveys which will establish a baseline of the current condition of the listed building and any other permanent structures within the listed building's curtilage;
 - A system for monitoring the vibration level at the boundary of the application site nearest to Old Halsnead and details of who will undertake the monitoring. These details shall include the vibration monitor type, monitoring positions, frequency of checks, the period of monitoring, settings and thresholds for ceasing works and how the listed building will be monitored in relation to structural movements and stresses and strains including who will carry out this monitoring.
 - Procedure for the owner of the listed building to report damage which occurs during construction;
 - A schedule to demonstrate what steps will be taken should damage occur during construction, details of how the damage will be assessed and timescales for repairing the damage. The schedule will include details of how working methods will be reviewed;
 - A Post construction survey/assessment of the listed building to be submitted within four months of the construction works being completed and subject to the co-operation of the owner/permission to access the site being granted;
 - A record demonstrating that reasonable steps have been taken to communicate with the owner of Old Halsnead including notification of the proposed vibration and monitoring methods, opportunities to take into account any reasonable comments made by the owner in relation to monitoring methods only and to gain access to the listed building to undertake the surveys. Where the record demonstrates that access to the listed building has been denied or the owner does not respond within four weeks of first being contacted, the applicant will not be responsible for any survey or monitoring work or rectifying any damage to the listed building thereafter for the purposes of this condition only.
 - Details of construction working methods relating to construction, foundations, floorplates, piling and earthworks and details of any specific machinery likely to result in vibration impacts. Such details shall also include: days / hours of work; duration of any pile driving operations, operations likely to cause low level vibration, and earthworks (expected start date and completion date); and vibration monitoring details, including the number of monitors and the monitoring locations;

- Details of how survey, consultation and monitoring information will be reported to the Local Planning Authority;

All site works shall then proceed only in accordance with the approved addendum Construction Management Plan (and any timescales therein) and any Construction Environmental Management Plan approved under condition 37 of the hybrid consent reference 20/00494/HYB, unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To seek to preserve the listed building and minimise the impacts during construction on the listed building and in the interests of residential amenity. This condition is a pre-commencement condition to ensure the construction methods do not cause undue harm to residential amenity and to seek to preserve the listed building.

3. At least five working days written notice, prior to the commencement of development, shall be given to the Local Planning Authority of the intention to commence development.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing is in place prior to works commencing. This condition is a pre-commencement condition to secure the protection of the retained trees at the earliest possible stage of development.

4. The development including tree protection works/fencing shall be undertaken in accordance with the Tyler Grange Arboricultural Impact Assessment and Method Statement (report no. 12267_R10f_JJ). All tree protection shall be erected prior to the commencement of the development. Tree Retention shall be in accordance with the Tree Retention and Removal Plan reference 12267/P21f by Tyler Grange. Any fence posts within the root protection areas of the fence adjacent to the boundary with Old Halsnead shall be hand dug to protect the trees in accordance with a method statement that has been submitted to and approved in writing by the Local Planning Authority prior to commencement of any works within the buffer zone adjacent to the east elevation of unit 3 hereby permitted. The fence post Method Statement shall be implemented in accordance with the approved details.

Reason: To ensure that the proper protection of trees has been carried out, to ensure that the tree protection fencing is in place prior to works commencing, in the interests of visual amenity and to promote biodiversity. This condition is a pre-commencement condition to secure the protection of the retained trees at the earliest possible stage of development.

5. No development shall commence unless and until technical reports required by the Design Manual for Roads and Bridges CD622 - Managing Geotechnical Risk have been submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for the M62 motorway.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised. This condition is a pre-commencement condition to ensure the safe operation and integrity of the M62 at the earliest possible stage of development.

6. No development shall take place until :
- a. a plan showing the alignment and elevational treatment of a close-boarded fence of not less than two metres in height to be erected along the Northern boundary of the development site alongside the M62 (or at least one metre from any part of the existing motorway fence where the boundary lies within one metre of this) has been submitted to and agreed in writing by the local planning authority in consultation with National Highways; and
 - b. the fence approved by part (a) of this condition has been erected in accordance with the agreed details.

Thereafter the fence shall remain in situ and only be repaired or replaced in accordance with the requirements of the condition.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised. This condition is a pre-commencement condition to ensure the safe operation and integrity of the M62 at the earliest possible stage of development.

7. No development pursuant to this application shall commence until a detailed construction plan working method statement (including Risk Assessment Method Statement) relating to site development earthworks and drainage alongside the M62 has been submitted to and approved by National Highways and the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised. This condition is a pre-commencement condition to ensure the safe operation and integrity of the M62 at the earliest possible stage of development.

8. No drainage from the proposed development shall connect into the motorway drainage system, nor shall any drainage from the site run-off onto the M62 motorway.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised.

9. There shall be no closure to traffic of the M62 motorway in connection with the construction, maintenance, occupation or decommissioning of the development.

Reason: In the interests of highway safety and to ensure the safety and integrity of the M62 motorway is not compromised.

10. Development shall be carried out in accordance with the Bat Mitigation Strategy Report entitled 'Reserved Matters 3 - Bat Favourable Conservation Status Mitigation Strategy TEP (document ref 7367.043A v2). The Strategy shall have been implemented prior to first occupation or within an approved timetable for implementation that has been submitted to and approved in writing by the Local Planning Authority prior to first occupation.

Reason: To promote biodiversity.

11. The rating level of external plant should not exceed 32 dB at the closest existing receptor, or Old Halsnead, during night-time periods. Allowance should be given to acoustic characteristics, such as tonality, when measuring or calculating plant noise levels.

Where plant items may operate at a higher level during the day or switch off at night, a daytime limit of 40 dB should be applied at the closest receptor.

Prior to first occupation, a scheme shall be submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the site which shall include the submission of an Operational Noise Management and Mitigation Plan. The scheme shall be based on the results of a noise assessment which suitably characterises the noise climate at nearby residential dwellings both prior to and following the operation of the development permitted. The unit shall then only operate in accordance with the approved Operational Noise Management and Mitigation Plan and any mitigation shall be implemented or constructed in accordance with the approved details prior to each unit hereby permitted being brought into first use. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

Reason: In the interests of protecting residential amenity.

12. Prior to first occupation, a road management scheme shall be submitted to and approved in writing by the local planning authority for the eastern access road that lies adjacent to the boundary with Old Halsnead. The scheme shall include chicanes to prevent HGV access and a speed limit. The road management scheme shall then be implemented in accordance with the approved details prior to any vehicles using the eastern access road.

Reason: In the interests of residential amenity.

13. Prior to first occupation (and notwithstanding the approved plans) full details of the outside shelter/area including siting, design and materials shall be submitted to and approved in writing by the Local Planning Authority. The outside shelter/area shall then only be constructed in accordance with the approved details.

Reason: In the interests of residential and visual amenity.

14. The landscaping across the site and the fencing adjacent to Old Halsnead shall be carried out in accordance with the following approved landscape plans:

- Soft Landscape Plan (REM Application 3) page 1 of 3 dwg no. 1453.008.ENZ.XX.00.DR.L.45.101 Rev PL12
- Soft Landscape Plan (REM Application 3) page 2 of 3 dwg no. 1453.008.enz.xx.dr.l.45.102 Rev PL12
- Soft Landscape Plan (REM Application 3) page 3 of 3 dwg no. 1453.008.ENZ.XX.00.DR.L.45.103 Rev PL12
- Soft Landscape Schedule ENZ.00.XX.SH.L.45.001 Rev PL12

For the avoidance of doubt, climbing planters shall be included on the fencing facing Old Halsnead. Prior to any above ground works, a timetable for implementation for the fencing and landscaping shall be submitted to and approved

in writing by the Local Planning Authority. The landscaping and fence shall then be erected in accordance with the approved timetable for implementation.

Prior to any above ground works, a Planting Specification shall be submitted to and approved in writing by the Local Planning Authority. The planting specification shall also include how the trees will be planted around the retained trees in the buffer zone area adjacent to Old Halsnead. The landscaping and planting specification shall then be undertaken in accordance with the approved details.

Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: To promote biodiversity, to protect existing trees, to encourage tree planting in the interests of visual amenity and to protect the setting of Old Halsnead.

15. Prior to any above ground works, details of the retaining walls (to include materials and heights) shall be submitted to and approved in writing by the Local Planning Authority. The retaining walls shall then be constructed in accordance with the approved details.

Reason: In the interests of visual amenity.

16. The development shall be constructed in accordance with the details shown in cross section 22605-UMC-XXXX-SI-DR-A-0709 which relates to the slope adjacent to the Old Wood at the west of the site.

Reason: In the interests of protecting the ancient woodland.

17. Prior to any above ground works for unit 3, full details of the materials to be used for the east facing elevation of unit 3 (facing Old Halsnead) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the colour of the proposed cladding and, where requested, samples. Notwithstanding unit 3's east facing elevation, the materials for the development hereby permitted shall be constructed in accordance with the details shown on plan references 22605-UMC-XXXX-ZZ-DR-A-1301 Rev P08 (Unit 03 Elevations) and 22606-UMC-XXXX-ZZ-DR-A-1302 Rev P04 (Unit 4 Architectural Feature Elevations). Prior to any above ground works for unit 4, full details of the materials to be used in the external construction of unit 4, showing where each approved material is proposed to be used, shall be submitted to and approved in writing by the Local Planning Authority. Unit 4 and the east facing elevation shall then only be constructed in accordance with the approved materials detail.

Reason: In the interests of visual amenity, to protect residential amenity and to preserve the setting of Old Halsnead.

18. Notwithstanding the fencing details adjacent to the M62 motorway, prior to each unit being brought into first use, the boundary treatments for that unit shall be erected in accordance with the approved details shown on plan references 22605-UMC-XXXX-SI-DR-A 0702 P13 and 22606-UMC-XXXX-SI-DR-A 0702 Rev P11. Prior to the development being brought into first use, full details of the external finish of the boundary treatments/fencing shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall then be erected in

accordance with the approved details prior to the unit to which it relates being brought into first use.

Reason: In the interests of visual amenity and to protect the setting of Old Halsnead.

19. The levels of the development hereby permitted shall be carried out in accordance with the plan reference L005-TIE-ZZ-XX-DR-C-6034 Rev P18 entitled XL Unit 3 and 4 - Proposed Levels.

Reason: To protect residential amenity and in the interests of visual amenity.

20. Prior to first occupation of Unit 3 or 4 (as shown on plan reference 22605-UMC-XXXX-SI-DR-A-0672(P11) and 22606-UMC-XXXX-SI-DR-A-0673 (P10)), whichever is latest, or within a timetable for implementation that has been submitted to and approved in writing by the Local Planning Authority prior to first occupation, full construction standard drawings showing the internal road network being built to the southwestern boundaries of the site, where it adjoins the former mineral railway line, to facilitate a mineral line crossing and continuation of the loop road to allow a full continuous link to the site to the south (as identified within the site location plan of planning reference 22/00587/FUL) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- i. The proposed road ground level and levels details of any regrading of the land;
- ii. Construction details of the road to an adoptable standard;
- iii. Full details of the proposed highway drainage;
- iv. Full details of the proposed highway lighting;
- v. Indicative details of how the road will cross the former mineral line and connect to the development site to the south;
- vi. Forward visibility splays, in accordance with drawing VN232867-D104;
- vii. Assessment for, and if identified, inclusion of road restraint systems and/or pedestrian guard railing;
- viii. Details of any retaining structures required;
- ix. Timetable for implementation.

The approved details shall be implemented in full and in accordance with the approved timetable for implementation. The access road/ loop road link to the southwestern boundary shall then remain open and accessible to vehicles/pedestrians with no obstructions, in perpetuity and shall not be closed off. For the avoidance of doubt, forward visibility splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the carriageway level at both ends of the splay. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure the delivery of a comprehensive development and ensure an alternative future access into the site is provided.

21. Prior to first occupation of units 3 or 4 (whichever is sooner), or within a timetable for implementation that has been submitted and approved prior to first occupation of a unit, a turning area shall have been implemented in accordance with Drawing VN232867-TR105, unless otherwise agreed with the Council as Local Planning Authority. The turning area shall remain available for use until such time as the

loop road is completed, or a replacement turning facility is agreed, to the satisfaction of the Council as Local Planning Authority.

Reason : To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity.

22. No part of either unit shall be brought into use until visibility splays of 2.4 metres by 70 metres, have been provided at the respective site access junctions with the loop road. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained.

23. No part of unit 3 shall be brought into use until the areas indicated on 22605-UMC-XXXX-SI-DR-A-0672 (P11) have been set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown; and cycle parking has been provided in accordance with drawing 22605-UMC-XXXX-SI-DR-A-0703 (P10). These facilities shall be retained as such thereafter. The access road leading to units 3 and 4 (from Cronton Road) shall remain open and accessible to vehicles and pedestrians/cyclists and shall not be closed or gated/fenced off.

Reason: In the interests of highway and pedestrian safety.

24. No part of unit 4 shall be brought into use until the areas indicated on 22606-UMC-XXXX-SI-DR-A-0673 (P10) have been set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown; and cycle parking has been provided in accordance with drawing 22606-UMC-XXXX-SI-DR-A-0703 (P10). These facilities shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety.

25. Prior to first occupation, a Hard Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall exclude the buffer zone planting area and eastern fence adjacent to Old Halsnead. The development shall then be managed in accordance with the Hard Landscape Management Plan for the lifetime of the development. For the avoidance of doubt this shall include all other boundary treatments including the M62 fence.

Reason: In the interests of visual amenity.

26. Prior to first occupation of unit 3, a Buffer Zone Management Plan for the area of land adjacent to Old Halsnead and to the east of unit 3 shall be submitted to and approved in writing by the Local Planning Authority. This management plan shall include provisions to manage the fence, climbing planters, the strip of land immediately in front of the fence facing Old Halsnead, the landscaping to the east of unit 3 and a management and maintenance schedule for this buffer zone. Details shall include who will manage the buffer zone and what will happen in the event of

planting failures for a period of five years after planting of each tree/shrub including five years after re-planting of a failed and replaced shrub/tree.

The Buffer Zone Management Plan shall then be managed in accordance with the approved details for the lifetime of the development.

Reason: To preserve the setting of the listed building, to protect the landscape setting, in the interests of visual amenity and to promote biodiversity.

27. There shall be no open storage of materials, goods, equipment or machinery within the site.

Reason: In the interests of visual amenity.

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

- T5 - Location of Major Traffic Generating New Development
- T7 - New Development and Walking & Cycling Routes
- T8 - Transport Assessments
- T9 - Travel Plans
- DQ2 - Security in the Built Environment
- DQ4 - Trees and Development
- ENV2 - Noise and Vibration
- ENV3 - Light and Pollution
- ENV5 - Contaminated Land

Knowsley Local Plan Core Strategy (2016)

- SD1- Sustainable development
- CS1 - Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS4 - Economy and Employment
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- SUE1 - Sustainable Urban Extensions and Safeguarded Land
- SUE2 - Sustainable Urban Extensions - Development Principles
- SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Borough's Historic Environment
- CS21 - Greenspaces and Trees
- CS24 - Managing Flood Risk
- CS26 - Waste Management
- CS27 - Planning for and Paying for New Infrastructure

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Halsnead Garden Village Masterplan SPD
Merseyside Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management

WM9 - Sustainable Waste Management Design and Layout for New Development

This informative is only intended as a summary of the reason(s) for the granting of Reserved Matters. Should you require any further details relating to the decision please contact the relevant case officer (Clare Appleyard on 0151 443 2848)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

Informatives

1. The applicant's attention is drawn to comments from the Environment Agency (in particular note the possible need for a permit), United Utilities, the Fire Authority, National Highways and SPEN.
2. A copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead will be required in respect of the bat roost and the proposed tree removal.



Executive Director - Regeneration and Economic Development

Date: 20 August 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.