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Dear Claire

Mercury 62 Planning Application (ref. 22/00587/FUL): ES Addendum Letter

This letter has been prepared in relation to the proposed employment development in respect of the Mercury 62 planning application (ref. 22/00587/FUL). The letter constitutes a second ES Addendum and should be consulted upon as such.

In September 2022, Maro Developments ("the Applicant") submitted a planning application for an employment development on land off Cronton Road, Prescott (known as Mercury 62) (hereafter referred to as "the site"). The planning application seeks full permission for a single employment building and the description of development is:

"Full planning permission for the erection of a single unit (Use Classes B8) with ancillary offices, ancillary outbuildings, access, landscaping, service yard, car parking, servicing and all ancillary enabling works."

An Environmental Statement ("ES") was prepared in support of the planning application submitted in September 2022. Consultation was subsequently carried out with statutory consultees which led to the provision of an ES Addendum in March 2023. The ES Addendum was principally prepared to include a Landscape and Visual impact assessment as part of the EIA process. The additional assessment was submitted to Knowsley Metropolitan Borough Council ("KMBC") in accordance with Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571) as amended ("the EIA Regulations").

Changes to the Proposed Development

Further design discussions have been undertaken with KMBC which has identified the requirement to remove certain trees at the eastern access point of the site. The trees are proposed for removal principally on highways safety grounds to ensure that future road users have sufficient visibility splays when accessing and egressing the development.

Updated Reports

This has not necessitated a change to the application boundary. Instead the principal update relates to the ecology reports to ensure the effects are sufficiently captured in the assessment. The consultant, Urban Green, have confirmed that the significance of effects would not be changed as a result of the

amendment to the development, nor would new effects be realised which have not been previously identified. The following documents are proposed to be superseded as part of this submission:

Document	Original Reference	New Reference	Commentary
ES Figure 5.11 – Landscape Plan	CLPD 075 P01 rev b	CLPD 075 P01 rev d	This has been updated to reflect the new tree provision and landscaping measures to offset the loss within the application boundary, as much as is feasible.
ES Appendix 6.1 – Preliminary Ecological Appraisal	June 2022	September 2023	This has been updated to ensure the application boundary reflects the plan submitted for approval, and captures the trees/habitats not previously identified.
ES Appendix 6.2 – Biodiversity Net Gain Assessment	July 2022	December 2023	This has been updated to reflect the tree loss and new landscaping plan.
ES Appendix 6.3 – Biodiversity Enhancement Management Plan	July 2023	December 2023	This has been updated to include the new landscape plan which will require the ongoing management to proceed in accordance with.

The updated documents are provided alongside this letter. In addition, the Applicant has submitted an updated Arboricultural Impact Assessment but this is provided outside of the ES material.

There is a reduced level of Biodiversity Net Gain identified on site as a result of the revised design, but this does not affect the assessment of effects in the ES.

Summary

Whilst there is no change to previous findings, it is recommended that MEAS and any other relevant consultee is consulted in accordance with Regulation 25 of the EIA Regulations to provide sufficient opportunity to comment on the findings of the updated assessment material.

In summary, the significance of effects identified in the September 2022 ES and the March 2023 ES Addendum remain unchanged. There would be an increased level of tree loss as a result of this design change, but this is not considered to affect the previous findings in the ES'.

Yours sincerely

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for Egniol Consulting Ltd.